

FARRIERS REACH



ALLISON  
HOMES



# Farriers Reach

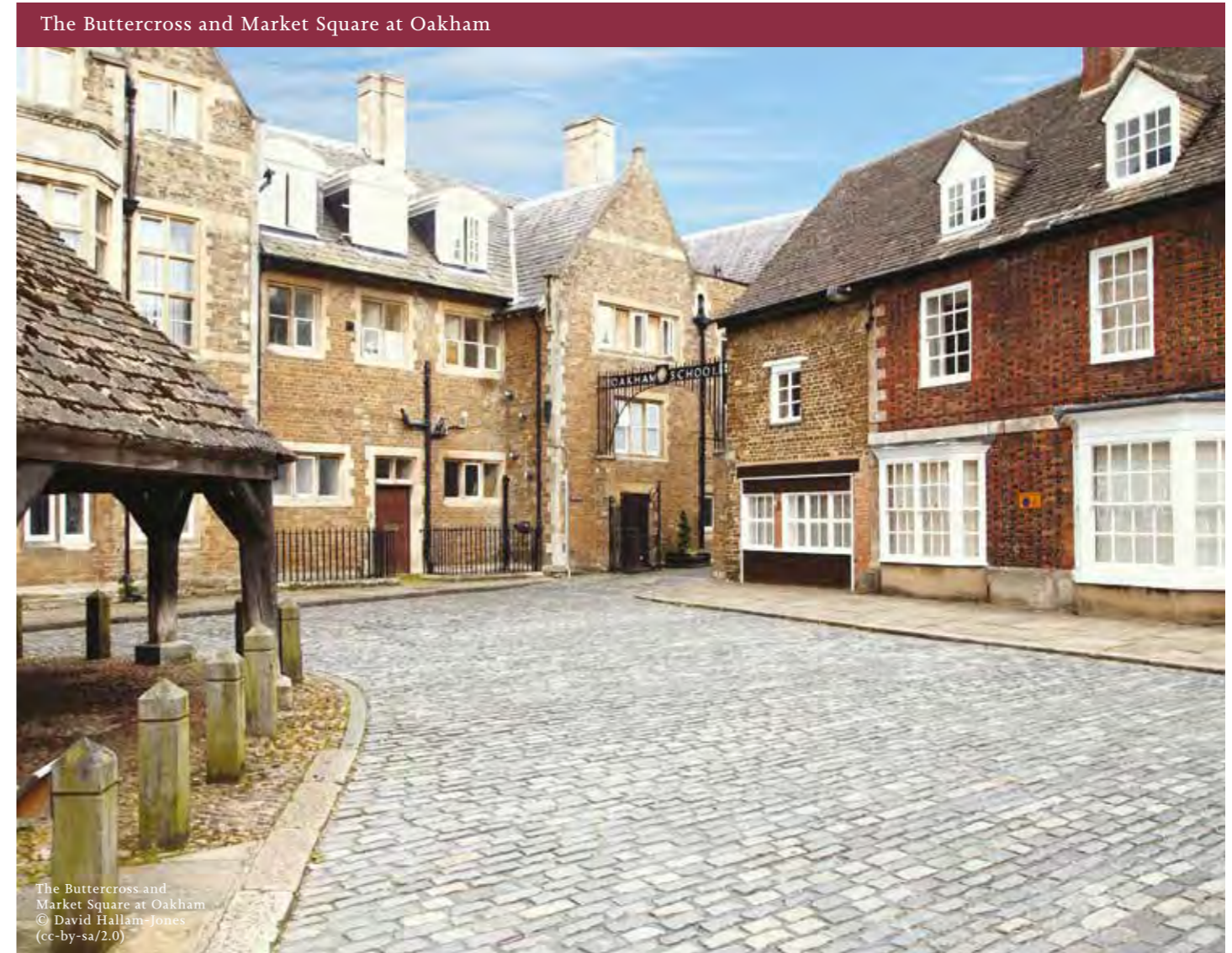
Farriers Reach offers a range of traditionally styled 1, 2, 3 and 4 bedroom properties which will suit home buyers looking for a quality home in rural surroundings.

Situated on the outskirts of Oakham, Farriers Reach is part of the Oakham Heights development.

Oakham is a pretty, bustling market town which boasts a regular twice-weekly market which includes stalls selling local produce. A trip to the market or the monthly Farmers' Market could coincide with a visit to the numerous cafés, restaurants and pubs.

There are many high-quality education choices and Rutland is consistently high in GCSE results tables.

Nearby Rutland Water is a renowned water sports facility with stunning nature and wildfowl reserves, outdoor adventure centre and cycling and walking routes.



There are excellent road links to the nearby towns of Corby, Grantham, Melton Mowbray and Stamford. The larger towns of Leicester and Nottingham are within 35 miles of Farriers Reach. Oakham railway station provides links to Birmingham, Leicester, Peterborough, Cambridge and Stansted Airport.

## Farriers Reach features at a glance

- Choice of 11 home styles
- 1, 2, 3 & 4 bedroom homes
- Great commuter location
- Close to Peterborough and Melton Mowbray
- Great amenities close by





# Farriers Reach Development Plan



-  **The Hainton I A3604**  
1 bedroom apartments  
HOMES 312, 314 & 316
-  **The Hainton II A3604**  
1 bedroom apartments  
HOMES 311, 313 & 315
-  **The Digby A3501**  
2 bedroom apartments  
HOMES 306 - 310 & 329 - 333
-  **The Eagle A3602**  
2 bedroom apartments  
HOMES 152 - 157, 317 - 322 & 323 - 328
-  **The Claythorpe I A3901**  
2 bedroom apartments  
HOMES 144, 145, 147, 148, 150 & 151
-  **The Claythorpe II A3901**  
2 bedroom apartments  
HOMES 143, 146 & 149
-  **The Hemingby 2224**  
2 bedroom home  
HOMES 122, 123, 126, 127, 128, 129, 132, 133, 136, 137, 138, 139, 140, 141, 302 & 337
-  **The Alford 2218A**  
2 bedroom home  
HOMES 160 & 171
-  **The Roxby 2225**  
2 bedroom home  
HOMES 161, 166 & 172
-  **The Normanby 2324**  
3 bedroom home  
HOMES 121, 124, 125, 130, 131, 134, 135, 142, 301 & 338
-  **The Ruskington 3401**  
4 bedroom home  
HOMES 158, 159, 162, 163, 164, 165, 167, 168, 169, 170, 173, 174, 303, 304, 305, 334, 335 & 336
-  **Property from previous phase, shown to highlight garages within**

V = Visitor Parking

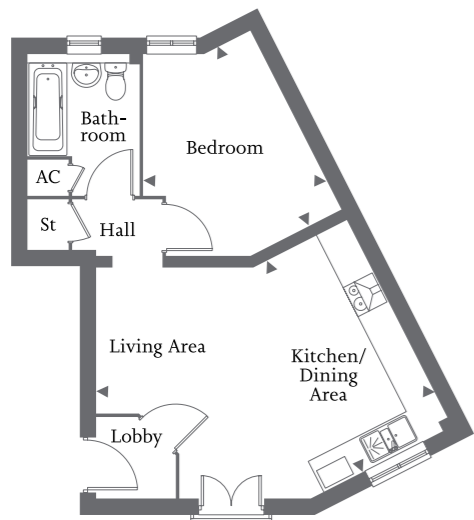
Every care has been taken to ensure the accuracy of these particulars, but the contents shall not form part of any contract and the vendors reserve the right to alter specification and/or design without notice. The site plan is drawn to show the relative position of individual properties. NOT TO SCALE. This is a two dimensional drawing and will not show land contours and gradients, boundary treatments or local authority street lighting. Footpaths subject to change. Purchasers are advised to check with our Sales Executives on the home of their choice. The site details and individual house types may be subject to planning variation. The landscaping shown on the computer-generated illustration of the development is for illustration purposes only.





| Entrance lobby | Open-plan kitchen/living/dining area with Juliet balcony | Storage cupboard |  
 | One bedroom | Bathroom | Allocated parking |

| Entrance lobby | Open-plan kitchen/living/dining area | Storage cupboard |  
 | One bedroom | Bathroom | Allocated parking |


**Dimensions**

Living/Kitchen/ Dining Area	6.37m x 4.20m	20'11" x 13'10"
Bedroom	3.63m x 3.47m	11'11" x 11'5"
Bathroom	2.56m x 2.02m	8'5" x 6'8"

Appliance positions may vary depending on plot

**Ground Floor**

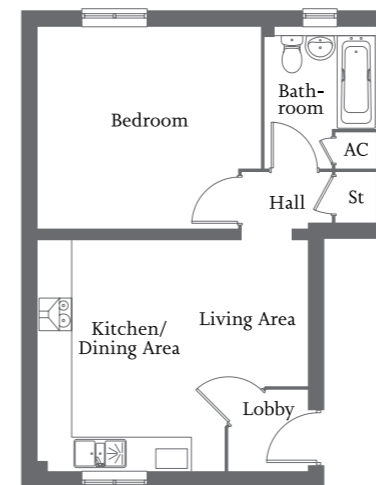
[Home 312](#)

**First Floor**

[Home 314](#)

**Second Floor**

[Home 316](#)


**Dimensions**

Living/Kitchen/ Dining Area	4.91m x 4.19m	16'1" x 13'9"
Bedroom	4.06m x 3.65m	13'4" x 12'0"
Bathroom	2.56m x 2.02m	8'5" x 6'8"

Appliance positions may vary depending on plot

**Ground Floor**

[Home 311](#)

**First Floor**

[Home 313](#)

**Second Floor**

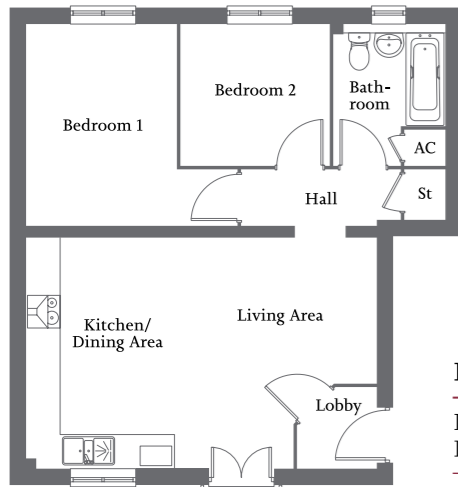
[Home 315](#)





Entrance lobby | Open-plan kitchen/living/dining area with Juliet balcony | Storage cupboard |  
Two bedrooms | Bathroom | Allocated parking |

Entrance lobby | Open-plan kitchen/living/dining area with Juliet balcony | Storage cupboard |  
Two bedrooms | Bathroom | Allocated parking |



Dimensions

Kitchen/Living/Dining Area	6.38m x 4.19m	20'11" x 13'9"
Bedroom 1	3.65m x 2.73m	12'0" x 8'11"
Bedroom 2	2.71m x 2.56m	8'11" x 8'5"
Bathroom	2.56m x 2.02m	8'5" x 6'8"

Appliance positions may vary depending on plot

Ground Floor

Home 306

First Floor

Home 307 Home 330

Second Floor

Home 309 Home 332

A3501 (605 sq ft)



Ground Floor

Home 329

First Floor

Home 308 Home 331

Second Floor

Home 310 Home 333



Ground Floor

Home 153

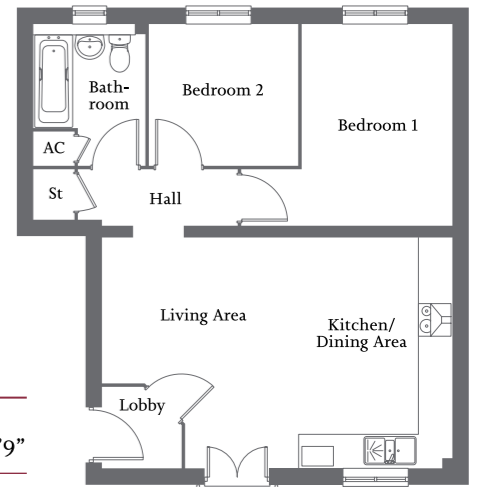
First Floor

Home 155

Second Floor

Home 157

A3602 (605 sq ft)



Dimensions

Kitchen/Living/Dining Area	6.38m x 4.19m	20'11" x 13'9"
Bedroom 1	3.65m x 2.73m	12'0" x 8'11"
Bedroom 2	2.71m x 2.56m	8'11" x 8'5"
Bathroom	2.56m x 2.02m	8'5" x 6'8"

Appliance positions may vary depending on plot

Ground Floor

Home 152

First Floor

Home 154

Second Floor

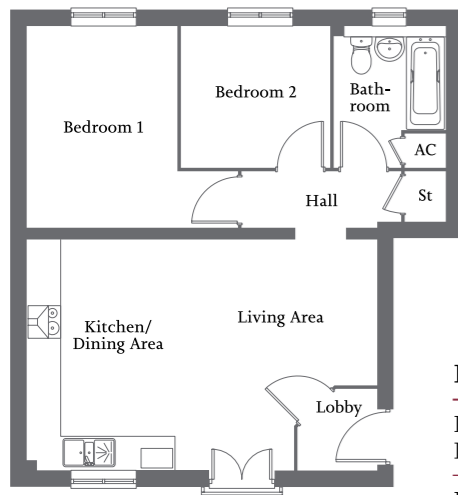
Home 156





Entrance lobby | Open-plan kitchen/living/dining area with Juliet balcony | Storage cupboard |  
Two bedrooms | Bathroom | Allocated parking |

Entrance lobby | Open-plan kitchen/living/dining area with Juliet balcony | Storage cupboard |  
Two bedrooms | Bathroom | Allocated parking |



Dimensions

Kitchen/Living/Dining Area	6.38m x 4.19m	20'11" x 13'9"
Bedroom 1	3.65m x 2.73m	12'0" x 8'11"
Bedroom 2	2.71m x 2.56m	8'11" x 8'5"
Bathroom	2.56m x 2.02m	8'5" x 6'8"

Appliance positions may vary depending on plot

Ground Floor

Home 317 Home 323

First Floor

Home 319 Home 325

Second Floor

Home 321 Home 327

A3602 (605 sq ft)



Ground Floor

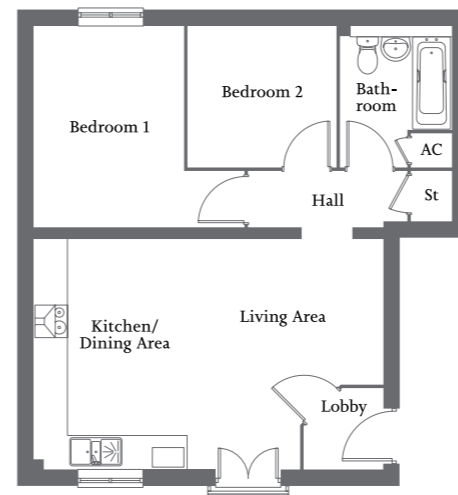
Home 318 Home 324

First Floor

Home 320 Home 326

Second Floor

Home 322 Home 328



Ground Floor

Home 145

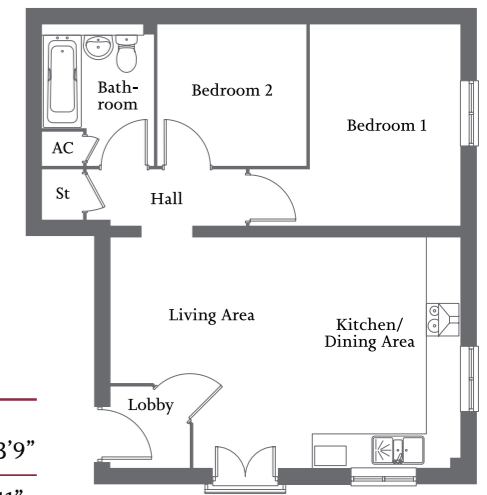
First Floor

Home 148

Second Floor

Home 151

A3901 (605 sq ft)



Dimensions

Kitchen/Living/Dining Area	6.38m x 4.19m	20'11" x 13'9"
Bedroom 1	3.65m x 2.73m	12'0" x 8'11"
Bedroom 2	2.71m x 2.56m	8'11" x 8'5"
Bathroom	2.56m x 2.02m	8'5" x 6'8"

Appliance positions may vary depending on plot

Ground Floor

Home 144

First Floor

Home 147

Second Floor

Home 150





| Entrance lobby | Open-plan kitchen/living/dining area with Juliet balcony | Storage cupboard |  
| Two bedrooms | Bathroom | Allocated parking |

| Front aspect living room | Kitchen/dining area with French Doors |  
| Fitted wardrobe to bedroom two | One further bedroom and family bathroom | Garage and allocated parking space(s) |



**Dimensions**

Kitchen/Living/ Dining Area	6.38m x 4.19m	20'11" x 13'9"
Bedroom 1	3.80m x 3.65m	12'6" x 11'11"
Bedroom 2	2.72m x 2.56m	8'11" x 8'5"
Bathroom	2.56m x 2.21m	8'5" x 7'3"

Appliance positions may vary depending on plot

**Ground Floor**

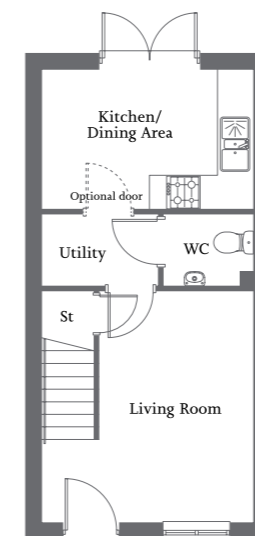
Home 143

**First Floor**

Home 146

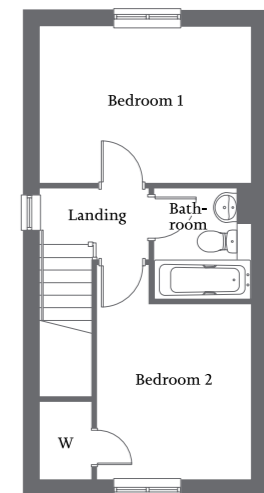
**Second Floor**

Home 149



**Ground Floor**

Living Room	4.08m x 3.71m	13'6" x 12'2"
Kitchen/ Dining Area	3.71m x 2.46m	12'2" x 8'1"
Utility	2.04m x 1.27m	6'8" x 4'2"



**First Floor**

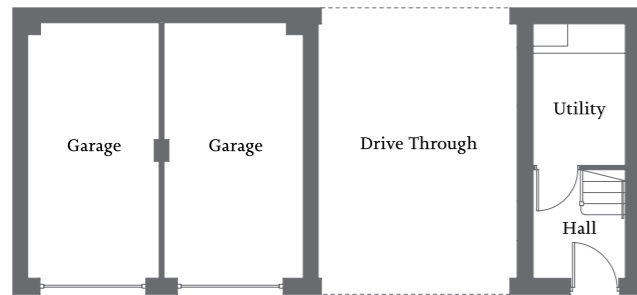
Bedroom 1	3.71m x 2.76m	12'2" x 9'1"
Bedroom 2	3.08m x 2.71m	10'1" x 8'10"
Bathroom	1.97m x 1.70m	6'5" x 5'7"





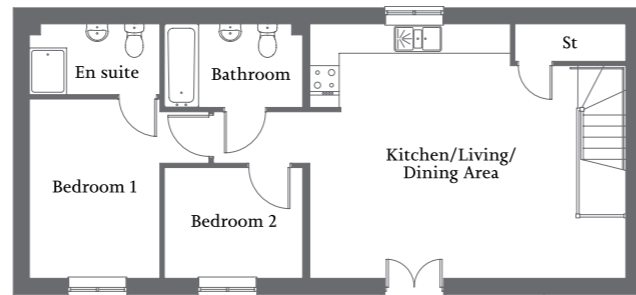
| Open-plan kitchen/living/dining area with Juliet balcony | Ground floor utility |  
| En suite to bedroom 1 | One further bedroom and family bathroom | Garage and allocated parking |

| Open-plan kitchen/living/dining area | En suite to Bedroom 1 |  
| One further bedroom and family bathroom | Garage | Allocated parking spaces |



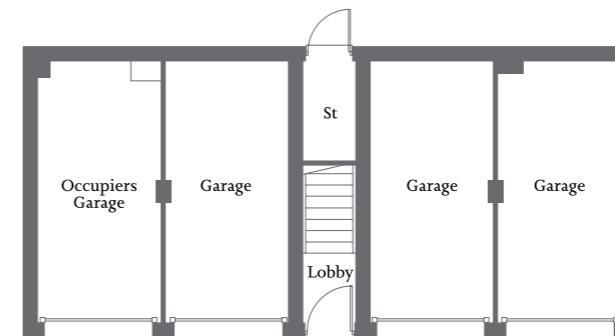
Ground Floor

Utility	2.87m x 1.88m	9'5" x 6'2"
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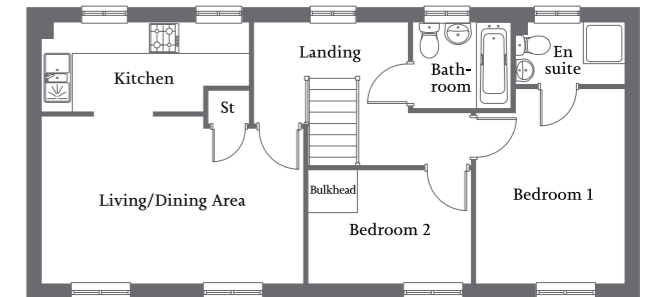
First Floor

Kitchen/Living/ Dining Area	6.23m x 5.18m	20'5" x 17'0"
Bedroom 1	3.65m x 2.66m	11'11" x 8'8"
En suite	2.66m x 1.44m	8'8" x 4'8"
Bedroom 2	3.02m x 2.25m	9'11" x 7'4"
Bathroom	2.82m x 1.70m	9'2" x 5'6"



Ground Floor

Garage	5.21m x 2.46m	17'1" x 8'1"
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First Floor

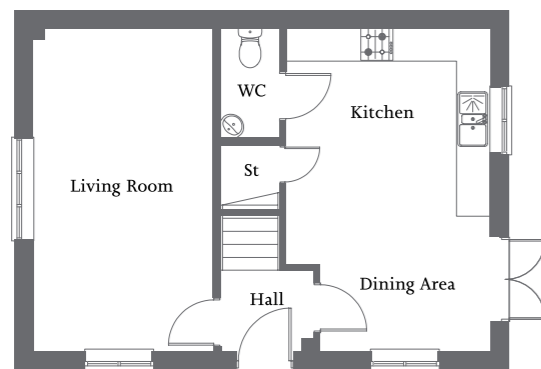
Living/Dining Area	5.20m x 3.33m	17'1" x 10'11"
Kitchen	4.12m x 1.76m	13'6" x 5'9"
Bedroom 1	3.88m x 2.96m	12'8" x 9'8"
En suite	2.16m x 1.22m	7'1" x 4'0"
Bedroom 2	3.27m x 2.26m	10'8" x 7'5"
Bathroom	1.97m x 1.70m	6'5" x 5'7"





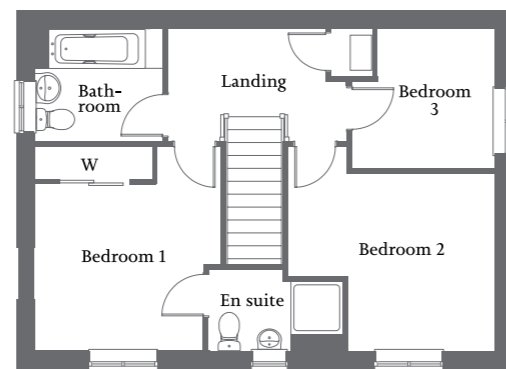
| Dual aspect living room | Kitchen/dining area with French Doors |  
| Bedroom 1 with en suite and fitted wardrobe | Two further bedrooms and family bathroom | Allocated parking spaces |

| Front aspect living room with Juliet balcony | Open-plan kitchen/dining/utility | Bedroom 1 and shower room to first floor |  
| Three further bedrooms and family bathroom to second floor | Single garage and allocated parking space |



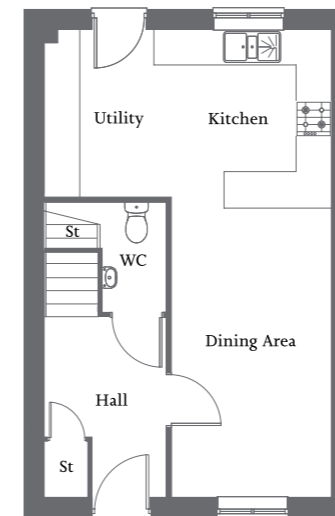
Ground Floor

Living Room	5.63m x 3.14m	18'6" x 10'4"
Kitchen/ Dining Area	5.63m x 3.57m	18'6" x 11'9"



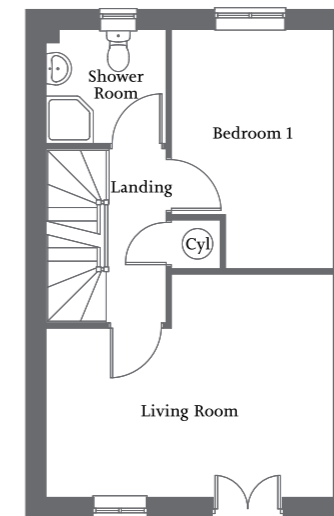
First Floor

Bedroom 1 (incl. wardrobe)	3.58m x 3.20m	11'9" x 10'6"
En suite	2.35m x 1.43m	7'8" x 4'8"
Bedroom 2	3.60m x 3.10m	11'9" x 10'2"
Bedroom 3	2.50m x 2.44m	8'2" x 8'0"
Bathroom	2.19m x 1.96m	7'2" x 6'5"



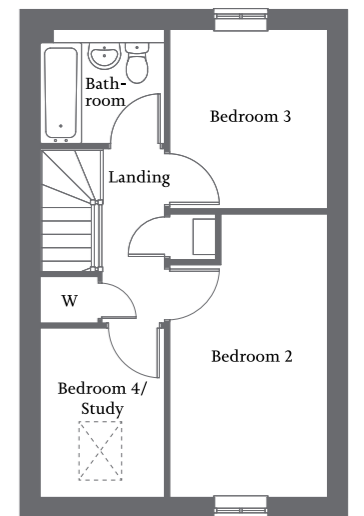
Ground Floor

Kitchen/Utility	4.85m x 2.76m	15'11" x 9'0"
Dining Area	5.12m x 2.71m	16'10" x 6'9"



First Floor

Living Room	4.85m x 3.76m	15'11" x 12'3"
Bedroom 1	4.03m x 2.74m	13'3" x 9'0"
Shower Room	2.02m x 1.91m	6'7" x 6'3"



Second Floor

Bedroom 2	4.77m x 2.67m	15'7" x 8'8"
Bedroom 3	3.01m x 2.67m	9'10" x 8'8"
Bedroom 4/ Study	2.85m x 2.09m	9'3" x 6'9"
Bathroom	2.09m x 1.91m	6'9" x 6'3"



# Farriers Reach Sales Specification

	The Hainton I	The Hainton II	The Digby	The Eagle	The Claythorpe I	The Claythorpe II	The Hemingby	The Alford	The Roxby	The Normanby	The Ruskington
<b>Internal finishes and fittings</b>											
<b>GENERAL</b>											
White Supermatt Emulsion ceiling plain finish (inc. all dwellings c/w sloping ceilings)	●	●	●	●	●	●	●	●	●	●	●
White Supermatt Emulsion wall finish	●	●	●	●	●	●	●	●	●	●	●
White 4 panel grained doors	●	●	●	●	●	●	●	●	●	●	●
Ironmongery (Customer Choice)	●	●	●	●	●	●	●	●	●	●	●
119mm MDF OGEE moulded skirting painted white	●	●	●	●	●	●	●	●	●	●	●
70mm MDF OGEE moulded architrave painted white	●	●	●	●	●	●	●	●	●	●	●
Staircase, softwood with stop chamfered newels & balusters all white painted, with painted handrails and newel caps	●	●	●	●	●	●	●	●	●	●	●
Wardrobes to bedroom 1 where applicable	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	●	N/A
<b>KITCHEN</b>											
Fitted kitchen units (Chosen from ranges displayed in site sales office to design available)	●	●	●	●	●	●	●	●	●	●	●
40mm worktop with 100mm upstand to match (Chosen from ranges displayed in site sales office)	●	●	●	●	●	●	●	●	●	●	●
Integrated single oven, gas hob and chimney style extractor (All in Stainless Steel)	●	●	●	●	●	●	●	●	●	●	N/A
Integrated double oven, gas hob and chimney style extractor (All in Stainless Steel)	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	●
Integrated fridge freezer	N/A	N/A	N/A	N/A	N/A	N/A	●	N/A	N/A	●	●
Integrated dishwasher	N/A	N/A	N/A	N/A	N/A	N/A	●	N/A	N/A	●	●
Freestanding washer/dryer	●	●	●	●	●	●	N/A	N/A	N/A	N/A	N/A
Vinyl floor to kitchen and utility room/area (where applicable) (Choices available from range in sales office)	●	●	●	●	●	●	N/A	●	●	N/A	N/A
Ceramic tiles to kitchen and utility room/area (where applicable) (Choices available from range in sales office)	N/A	N/A	N/A	N/A	N/A	N/A	●	N/A	N/A	●	●
One and half bowl sink and mixer taps	●	●	●	●	●	●	●	●	●	●	●
<b>UTILITY ROOM</b>											
40mm worktop with 100mm upstand to match (Chosen from ranges displayed in site sales office)	N/A	N/A	N/A	N/A	N/A	N/A	●	N/A	N/A	N/A	●
Washing machine/tumble dryer space (where applicable)	N/A	N/A	N/A	N/A	N/A	N/A	●	N/A	N/A	N/A	●
<b>CLOAKROOM</b>											
White WC and cistern, wash basin and taps	N/A	N/A	N/A	N/A	N/A	N/A	●	N/A	N/A	●	●
Splash back tiling above basin with tiled window cill (if applicable)	N/A	N/A	N/A	N/A	N/A	N/A	●	N/A	N/A	●	●
<b>BATHROOM</b>											
White WC and cistern	●	●	●	●	●	●	●	●	●	●	●
White basin and pedestal complete with mixer taps	●	●	●	●	●	●	●	●	●	●	●
White 1700mm bath with deck mounted bath filler mixer	N/A	N/A	N/A	N/A	N/A	N/A	N/A	●	●	●	●
White 1700mm bath with bath filler with shower mixer (No En suites)	●	●	●	●	●	●	●	N/A	N/A	N/A	N/A
White heated towel rail	●	●	●	●	●	●	●	●	●	●	●
Shaver point	●	●	●	●	●	●	●	●	●	●	●
Extractor fan with external switch	●	●	●	●	●	●	●	●	●	●	●
Full height tiling to shower area if no en suite	●	●	●	●	●	●	●	N/A	N/A	N/A	N/A
450mm height tiling to length and sides of bath	●	●	●	●	●	●	●	●	●	●	●
Half height tiling behind all sanitaryware and tiled window cill (if applicable)	●	●	●	●	●	●	●	●	●	●	●
Half height tiling to whole room	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	●
Bath shower mixer and bath screen	●	●	●	●	●	●	●	N/A	N/A	N/A	N/A
<b>EN SUITE</b>											
White WC and cistern	N/A	N/A	N/A	N/A	N/A	N/A	N/A	●	●	●	●
White basin and pedestal complete with single lever basin mixer	N/A	N/A	N/A	N/A	N/A	N/A	N/A	●	●	●	●
Shower tray and shower riser rail	N/A	N/A	N/A	N/A	N/A	N/A	N/A	●	●	●	●
White heated towel rail	N/A	N/A	N/A	N/A	N/A	N/A	N/A	●	●	●	●
Shaver point	N/A	N/A	N/A	N/A	N/A	N/A	N/A	●	●	●	●
Extractor fan with external switch	N/A	N/A	N/A	N/A	N/A	N/A	N/A	●	●	●	●
Full height tiling to shower area	N/A	N/A	N/A	N/A	N/A	N/A	N/A	●	●	●	●
Half height tiling behind all sanitaryware and tiled window cill (if applicable)	N/A	N/A	N/A	N/A	N/A	N/A	N/A	●	●	●	●
Extractor fan with external switch	N/A	N/A	N/A	N/A	N/A	N/A	N/A	●	●	●	●
Splash back tiling to basin only with tiled window cill	N/A	N/A	N/A	N/A	N/A	N/A	N/A	●	●	●	●

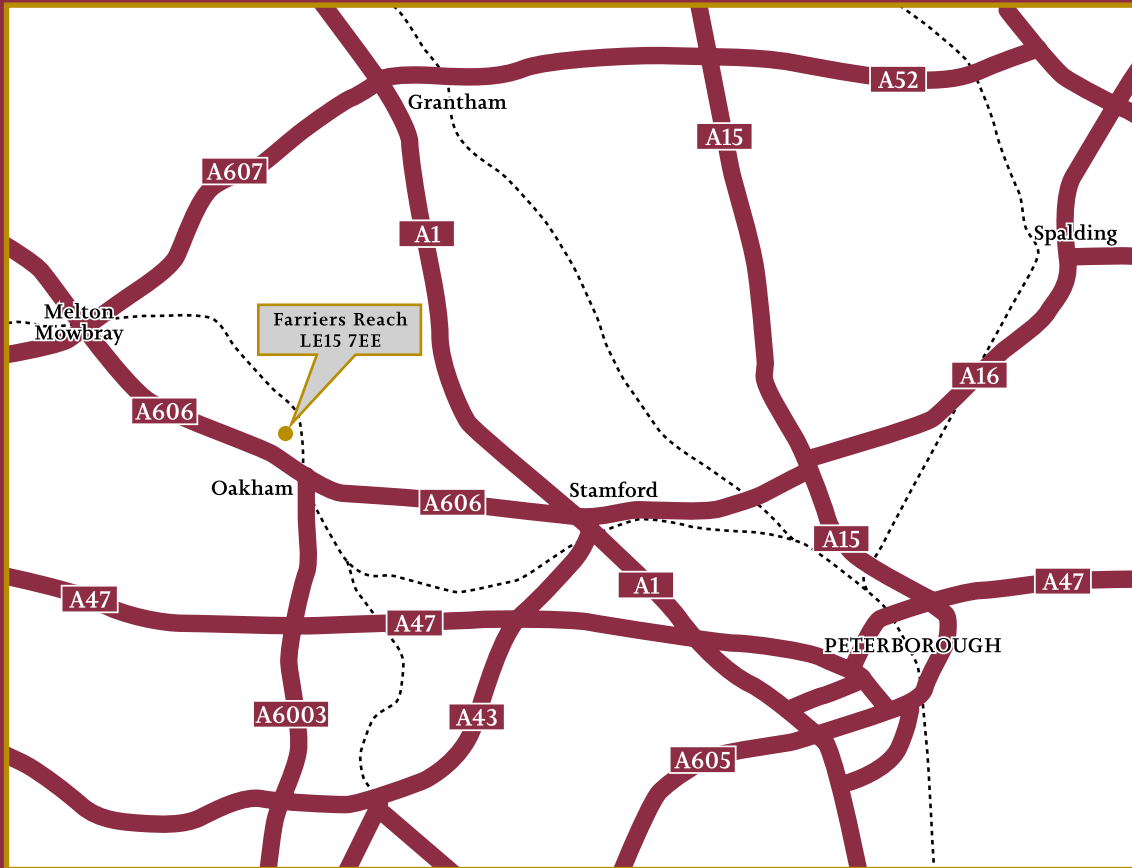
	The Hainton I	The Hainton II	The Digby	The Eagle	The Claythorpe I	The Claythorpe II	The Hemingby	The Alford	The Roxby	The Normanby	The Ruskington
<b>HEATING AND HOT WATER</b> (For positions and design refer to house type M&E designs)											
Wall mounted combination boiler	●	●	●	●	●	●	●	●	●	●	N/A
Wall mounted system boiler	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	●
Premier Prefinished radiators	●	●	●	●	●	●	●	●	●	●	●
Thermostatic radiator valves to all habitable rooms	●	●	●	●	●	●	●	●	●	●	●
<b>ELECTRICAL</b> (For positions and design refer to house type M&E designs)											
All sockets to be white fittings	●	●	●	●	●	●	●	●	●	●	●
White LED downlighters to kitchen	●	●	●	●	●	●	●	●	●	●	●
White LED downlighters to bathroom and en suite (if applicable)	●	●	●	●	●	●	●	●	●	●	●
Carbon monoxide detector	●	●	●	●	●	●	●	●	●	●	●
Smoke alarm to current legislation to hall and landing if applicable	●	●	●	●	●	●	●	●	●	●	●
Media plate to living room	●	●	●	●	●	●	●	●	●	●	●
<b>Telephone points to:</b>											
Living room (1 point)	●	●	●	●	●	●	●	●	●	●	●
Hallway or cupboard (1 point)	●	●	●	●	●	●	●	●	●	●	●
Bedroom 1 (1 point)	●	●	●	●	●	●	●	●	●	●	●
<b>TV Points to:</b>											
Living room (1 point)	●	●	●	●	●	●	●	●	●	●	●
Family area (1 point)	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Bedroom 1 (1 point)	●	●	●	●	●	●	●	●	●	●	●

## External finishes and fittings

	The Hainton I	The Hainton II	The Digby	The Eagle	The Claythorpe I	The Claythorpe II	The Hemingby	The Alford	The Roxby	The Normanby	The Ruskington
<b>GENERAL</b>											
Housetype bricks as External Plot Material Schedule/Charter Plan	●	●	●	●	●	●	●	●	●	●	●
Housetype roof tiles as External Plot Material Schedule/Charter Plan	●	●	●	●	●	●	●	●	●	●	●
White PVCu windows, fascia and soffit	●	●	●	●	●	●	●	●	●	●	●
Paths and driveways (Refer to Charter Plan)	●	●	●	●	●	●	●	●	●	●	●
Buff Riven slabs to foot paths	●	●	●	●	●	●	●	●	●	●	●
Tarmac driveways as per Charter Plan	●	●	●	●	●	●	●	●	●	●	●
<b>EXTERNAL DOORS</b>											
Front insulated composite door (See External Material Schedule for style and colour)	●	●	●	●	●	●	●	●	●	●	●
French doors (refer to dwelling style)	N/A	N/A	N/A	N/A	N/A	N/A	●	N/A	N/A	●	N/A
Chrome effect door furniture	●	●	●	●	●	●	●	●	●	●	●
Chrome effect door bell & door numerals	●	●	●	●	●	●	●	●	●	●	●
<b>GARDENS</b>											
Fencing as per development charter plan	●	●	●	●	●	●	●	●	●	●	●
Rear garden (where applicable) to be rotovated and levelled	N/A	N/A	N/A	N/A	N/A	N/A	●	N/A	N/A	●	●
External tap (where applicable)	N/A	N/A	N/A	N/A	N/A	N/A	●	●	●	●	●
<b>EXTERNAL LIGHTING</b>											
Front door outside light	●	●	●	●	●	●	●	●	●	●	●
Rear entrance outside light	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	●
French doors outside light	N/A	N/A	N/A	N/A	N/A	N/A	●	N/A	N/A	●	N/A

Please note: Computer generated images and floorplans show typical house types. Details may vary from plot to plot. All floor plan measurements shown in this brochure are approximate maximum room dimensions and are + or - 50mm. They are not intended to be used for carpet sizes, appliance sizes or items of furniture. Floorplans depict a typical layout of the type. Please refer to the development plan for confirmation of the plot numbers for the particular house type. Depending on plot number, the floor plans for the house types may be opposite to those shown. Windows and other elevational treatments are subject to change and may differ at each development, please confirm details with your Sales Executive. For further information on the specific materials for your chosen property, exact plot specification, details of external and internal finishes, dimensions, floorplans and full site-specific details, please speak with your Sales Executive. Landscaping shown is for illustration purposes only. Levels and building heights are subject to change. Every care has been taken to ensure the accuracy of these particulars, but the contents shall not form part of any contract and the vendors reserve the right to alter the specification and/or design without notice.





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