



WESTERN GATE

SWINDON

AN EXCITING NEW DEVELOPMENT OF
2, 3 & 4-BEDROOM HOMES

LaganHomes[®]



Image opposite 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.



Image shows an aerial view of Coate Water Country Park, Swindon.



Computer generated image represents a typical street scene at the development. Elevational treatments, handing, garage position, fencing and landscaping may vary. Please ask the Sales Advisor for details of specific plots.



WELCOME TO WESTERN GATE

Discover the perfect balance between urban convenience and green open space at **Western Gate.**

Situated in the southwest corner of Swindon, between the renowned Great Western Hospital and the beautiful Coate Water Country Park, with easy access to the M4, this exclusive new development of 2, 3 and 4-bedroom homes enjoys a fantastic location.

PROUD HISTORY



Swindon was transformed in the 1800s from a small market town to a thriving railway hub, with the arrival of The Great Western Railway in 1843.

The railway engineering complex was one of the largest in the world at its peak, bringing with it pioneering amenities including the UK's first lending library and a 'cradle-to-grave' healthcare centre that was later used as a blueprint for the NHS.

For a journey back in time, the STEAM Railway Museum off Kemble Drive in the Rodbourne area of town celebrates Swindon's historical significance and provides a fascinating insight into the golden age of steam. Today, the McArthurGlen Designer Outlet is housed in the renovated former railways works, whilst the Brunel Shopping Centre bears the name of the famous engineer who brought the railways to the Swindon.



MODERN FACILITIES

The new homes at Western Gate enjoy easy access to the wealth of facilities and modern amenities in this vibrant town. Everything you need is close at hand, from the delightful Old Town, with its array of independent boutiques, charming cafés and traditional pubs, to the bustling town centre which provides a diverse range of shopping destinations, along with many dining and entertainment options.

Discover a variety of high-street brands, designer boutiques, and popular eateries at both the Brunel Shopping Centre and the Regent Circus Shopping Centre in the heart of town.

From fashion and electronics to homeware and DIY, Greenbridge Retail Park offers a one-stop shopping destination and is also home to Swindon's Empire Cinema.

Here you will also find a variety of dining options including coffee shops, fast food, and restaurants that are open until late, all with ample free parking. Supermarkets in the town include Waitrose, Sainsbury's, Morrisons, Aldi and Co-op and there is also a Tesco Express just a 10 minute walk from the development.

GREAT OUTDOORS

It's easy to embrace the outdoors from your new home at Western Gate. The stunning Coate Water Country Park offers acres of green open space just a stone's throw away. With its tranquil beauty, serene lakes, and enchanting woodlands, this sprawling park is a gateway to countless adventures, from leisurely strolls along the lakeside to picnics, birdwatching, fishing and more. The park is a playground for all ages and also offers a splash park, miniature railway and children's play area.

You only need to travel just a little further afield and you can be in the beautiful Cotswolds in just 20 minutes. To the south, you also have the North Wessex Downs Area of Outstanding Natural Beauty right on your doorstep.



SPORT AND LEISURE

The town is home to Swindon Wildcats, a top professional ice hockey team that plays in the National Ice Hockey League and is based at the Better Link Centre ice rink. There is also Swindon Town FC, a professional football club based in the town. Known as "The Robins", the team currently compete in EFL League Two. Since 1896, the club has played its home matches at the County Ground, which has a capacity of over 15,000.

For your own fitness and well-being, you'll be spoilt for choice, with the Better Link Centre offering a gym, fitness studio, swimming pool, trampoline park and soft

play, in addition to the ice rink. There is also the Croft Sports Centre which provides a variety of sports activities for the whole community, including fitness classes, outdoor pitches, a multi-purpose sports hall, squash and a mini-gym, along with room hire for functions and parties.

The town is also home to a David Lloyd fitness club, the Delta Tennis Centre, the Dorcan recreation Complex and the New College Sports Centre. The renowned Health Hydro, currently under refurbishment and due to reopen late 2024, is the only original Victorian swimming pool and Turkish baths in southwest England.

A THRIVING COMMERCIAL HUB

Swindon serves as a regional centre for businesses and boasts a thriving tech and pharmaceutical sector, attracting cutting-edge companies and fostering innovation.

With head offices of renowned organisations including Intel, Nationwide Building Society, the UK Space Agency, English Heritage, National Trust, WHSmith and Zurich Insurance Group, there are endless opportunities for career growth and professional development within the town. BMW Mini and Halcrow engineering are also major employers locally along with the Great Western Hospital, which is just a few minutes' walk from Western Gate.



EXCELLENT EDUCATION



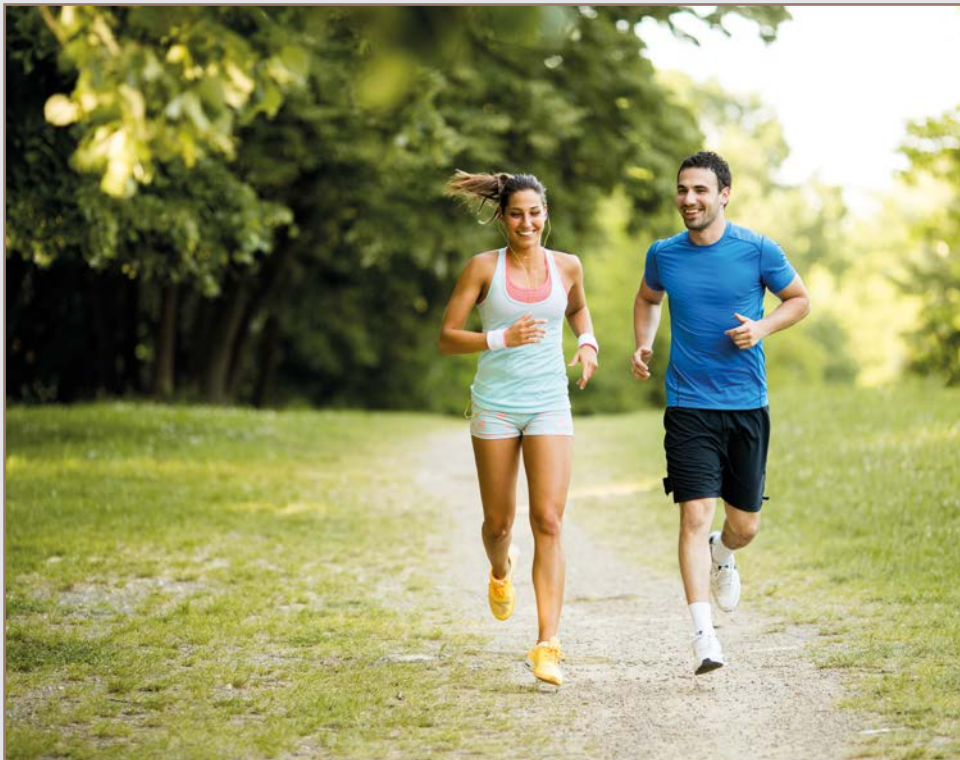
An ideal place to raise a family, primary schools nearby include the recently opened Badbury Park Primary School just a 10 minute walk away on Rainscombe Road and the Ofsted 'Good' rated OakTree Nursery and Primary School just over a mile away in Priory Road.

Secondary schools in the area include the Dorcan Academy, Ridgeway School and Sixth Form College, Commonweal School and the Swindon Academy, all Ofsted 'Good' rated. For further education, the New College Swindon's Queen's Drive Campus is less than 2 miles from Western Gate.

A SENSE OF COMMUNITY

Building more than just houses, we are creating an exciting new community here at Western Gate. Engage with like-minded neighbours through various community events, or simply relax and unwind in the beautifully landscaped central area of green open space, complete with children's playground, at the heart of the development.

Experience the pleasure and peace of mind of belonging to a close-knit neighbourhood, where friendships are forged and new memories are made. Contact us today to learn more about our new homes at this extraordinary new development.



THE DEVELOPMENT



2-bedrooms

■ Balina	Plots 16
■ Bushmills	46, 47
■ Bushmills Ginnel	48

3-bedrooms

■ Cookstown	Plots 53, 58
■ Cavan	30, 31, 32*, 34, 35, 36, 59, 60, 61
■ Strangford	28, 29, 41, 42
■ Ballymena	33
■ Carlow	26, 27, 43*, 44, 45, 50, 51, 52, 62, 63, 64, 65

4-bedrooms

■ Greystones	Plots 37, 38, 39, 40, 54, 55, 56, 57, 66, 67, 68, 69
■ Grange	10, 11, 12, 13, 14, 15
■ Limerick	49
■ Katesbridge	70

- Affordable Housing
- V Visitor Parking
- BCP Bin Collection Point
- LEAP Local Equipment Area of Play
- SS Sub Station
- Sheds

*Please note, these plots have an alternative first floor layout. Please ask the Sales Advisor for details of specific plots. The development plan is for illustrative purposes only and is not intended to be scaled or used to indicate specific boundaries. Lagan Homes reserves the right to change this layout subject to changes in planning.

	Ballina	Bushmills	Bushmills Ginnet	Cookstown	Cavan	Strangford	Ballymena	Carlow	Greystones	Grange	Limerick	Katesbridge
Cloakroom ceramic wall tiling splashback to basin		■	■	■	■	■	■	■	■	■	■	■
Ceramic wall tiling – half height to some walls with sanitary furniture in bathroom / ensuite where applicable (plot specific development)				■	■	■	■	■	■	■		■
Ceramic wall tiling – full height tiling to walls of separate ensuite shower enclosure				■	■	■	■	■	■	■	■	■
Ceramic wall tiling – full height tiling to walls bath and half height to some walls with sanitary ware furniture in bathroom	■	■	■								■	
INTERIOR FEATURES												
Plasterboard ceilings and walls finished in contract matt white emulsion	■	■	■	■	■	■	■	■	■	■	■	■
MDF architraves and skirtings finished in white with chrome ironmongery	■	■	■	■	■	■	■	■	■	■	■	■
Wardrobes to bedroom 1 or 2	■	■	■	■	■	■	■	■	■	■	■	■
ELECTRICAL FEATURES												
LED recessed downlights in kitchen, bathroom and en-suite where applicable – pendant / batten lights with energy efficient lamps to remaining rooms	■	■	■	■	■	■	■	■	■	■	■	■
White electrical fittings, switches and sockets, USB socket to kitchen and bedroom 1	■	■	■	■	■	■	■	■	■	■	■	■
Shaver point to main bedroom ensuite 1				■	■	■	■	■	■	■		■
Shaver point to main bathroom	■	■	■								■	
Niche low level low lumen PIR sensor light to ensuite				■	■	■	■	■	■	■		■
Mains wired smoke detectors (or Carbon Monoxide / heat detectors where required) with battery back up	■	■	■	■	■	■	■	■	■	■	■	■
TV aerial point to living room and master bedroom	■	■	■	■	■	■	■	■	■	■	■	■
2 way lighting to master bedroom	■	■	■	■	■	■	■	■	■	■	■	■
GARDEN, PATHS & DRIVEWAY												
Riven paving slabs to main entrance door (plot specific locations)	■	■	■	■	■	■	■	■	■	■	■	■
Riven paving slabs to side paths and patio areas (plot specific locations)		■	■	■	■	■	■	■	■	■	■	■
Tarmacadam or block paviments to car driveways / parking to properties (refer to external materials plot specific locations)	■	■	■	■	■	■	■	■	■	■	■	■
Landscape front gardens. Topsoil only to rear garden, for purchaser contractor to prepare for any turfing (refer to external landscape designs)		■	■	■	■	■	■	■	■	■	■	■
Outside tap		■	■	■	■	■	■	■	■	■	■	■
WARRANTY												
NHBC Buildmark Warranty	■	■	■	■	■	■	■	■	■	■	■	■

Fibre network provision to development. Rear garden slopes will be a maximum of 1:9 and gardens may have retaining structures / steps insitu to achieve this. Front and rear gardens will have drainage inspection chambers insitu – locations / drawing 'as built' designs may vary. Topsoil is laid to min 100mm using topsoil from the development. Purchaser landscaping company will be responsible for final soil grading, stone picking, raking and levelling. Driveway parking space and front garden may not be delineated, boundary lines will be shown on conveyance plans. Standing surface water to gardens may be experienced at times of high rainfall. This is normal and should not cause concern as ground improves with ecological and planting process. A period of time following construction activity is required for ecological and environmental conditions to re-establish. Some properties may have bird or bat boxes built in or fixed to the house to comply with planning obligations. Properties are wired for broadband. At times, particularly at the start of the development you may not have connectivity due to the service provider needing to connect the development.

Lagan Homes reserves the right to change or substitute products of similar quality affected by supply chain issues. Choices are dependent on stage of construction, please ask the Sales Advisor 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 Advisor at point of purchase. Specification is correct at the time of printing. Please note TV and telephone points only are provided, purchaser to arrange own connections, including extensions.



Computer generated images represent interiors of typical housetypes at the development. These are for illustrative purposes only and show indicative fixtures, fittings and furnishings. Please ask the Sales Advisor for details of specific plots.



THE BALINA

2 BEDROOM HOME

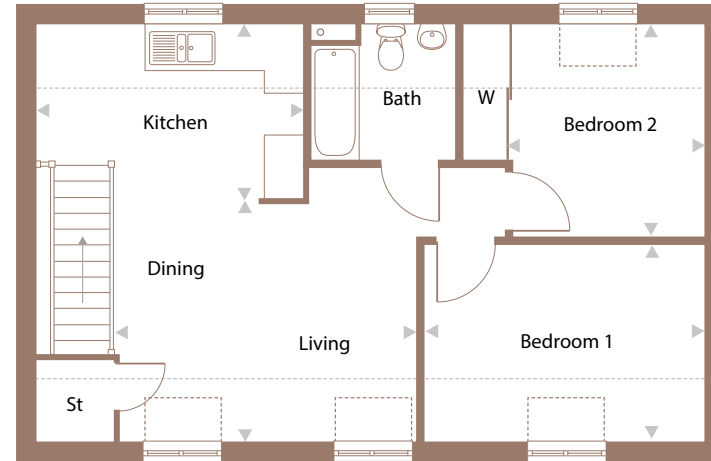


The computer generated image represents the house type, however elevational treatments, handing, garage position, optional extras, fencing and landscaping may vary. Please ask the sales advisor for details of specific plots.

THE BALINA

PLOT 16

A spacious **2 bedroom home** with open plan kitchen, dining area and living room



FIRST FLOOR

First Floor

Living/Dining	4,373mm x 3,478mm	14' 4" x 11' 5"
Kitchen	3,952mm x 2,613mm	13' 0" x 8' 7"
Bedroom 1	4,093mm x 2,873mm	13' 5" x 9' 5"
Bedroom 2	3,100mm x 2,817mm	10' 2" x 9' 3"
Bath		

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 plan. Lagan Homes has a policy of continuous improvement and individual features may vary from time to time. W = Wardrobe.

THE
BUSHMILLS

2 BEDROOM HOME



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THE BUSHMILLS

PLOTS 46, 47

An attractive home with open plan kitchen dining space and **two generous sized double bedrooms**

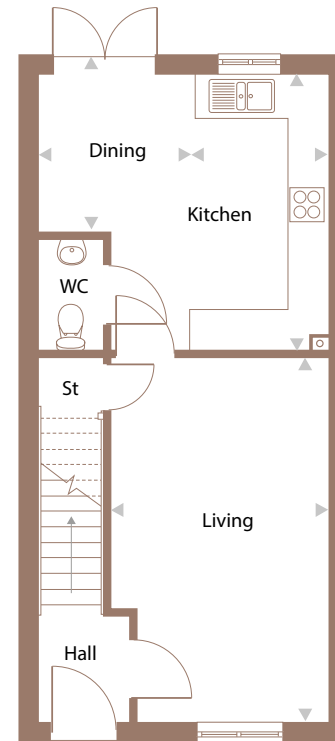
Ground Floor

Living	5,307mm x 2,820mm	17' 5" x 9' 3"
Kitchen	4,040mm x 1,950mm	13' 3" x 6' 5"
Dining	2,286mm x 2,270mm	7' 6" x 7' 5"
WC		

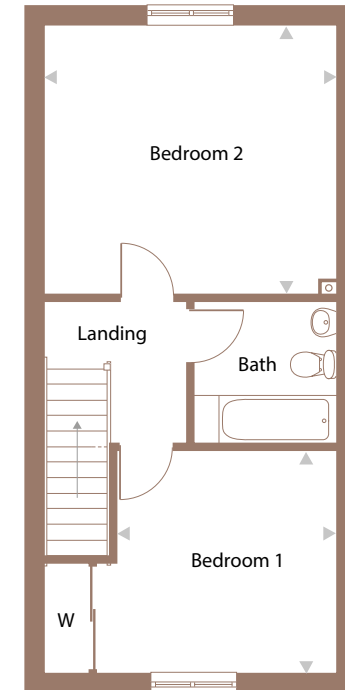
First Floor

Bedroom 1	3,520mm x 3,284mm	11' 7" x 10' 9"
Bedroom 2	4,220mm x 3,900mm	13' 10" x 12' 10"
Bath		

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GROUND FLOOR



FIRST FLOOR

THE
BUSHMILLS
GINNEL

2 BEDROOM HOME



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THE
BUSHMILLS
GINNEL

PLOT 48

An attractive home with open plan kitchen dining space and **two generous sized double bedrooms**

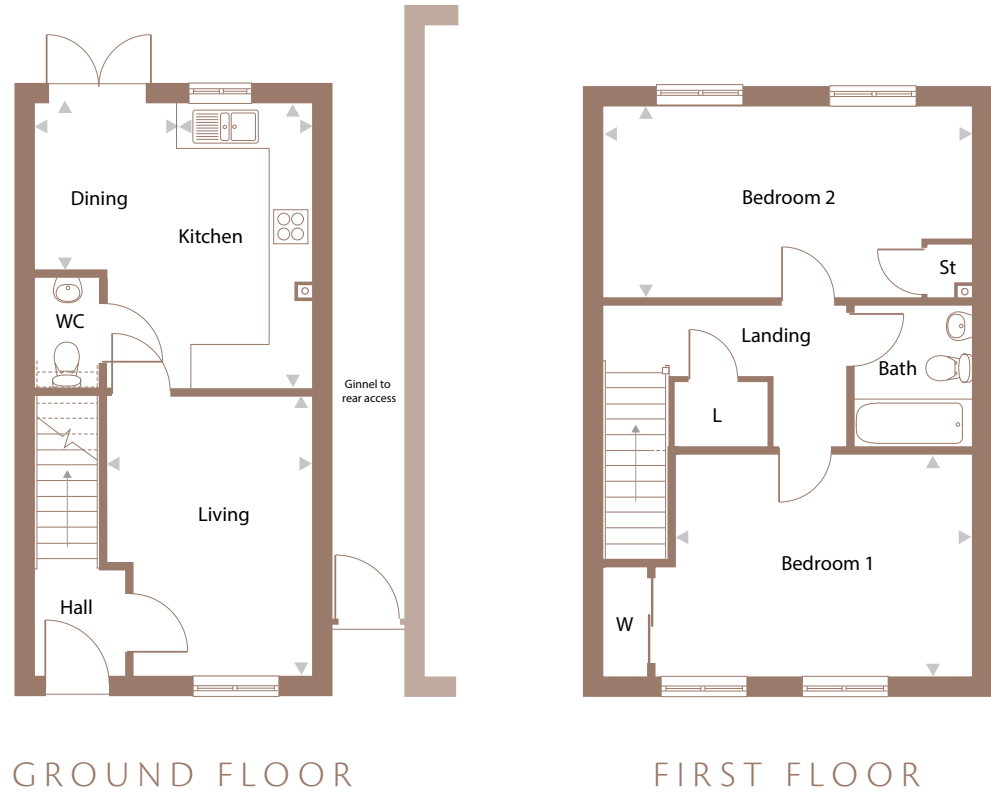
Ground Floor

Living	4,099mm x 3,045mm	13' 5" x 10' 0"
Kitchen	4,153mm x 1,950mm	13' 7" x 6' 5"
Dining	2,390mm x 2,088mm	7' 10" x 6' 10"
WC		

First Floor

Bedroom 1	4,660mm x 3,284mm	15'3" x 10' 9"
Bedroom 2	5,360mm x 2,805mm	17'7" x 9'2"
Bath		

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THE
COOKSTOWN

3 BEDROOM HOME



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THE COOKSTOWN

PLOTS 53, 58

A double fronted **3 bedroom family home** with dual aspect living room and stunning main bedroom suite

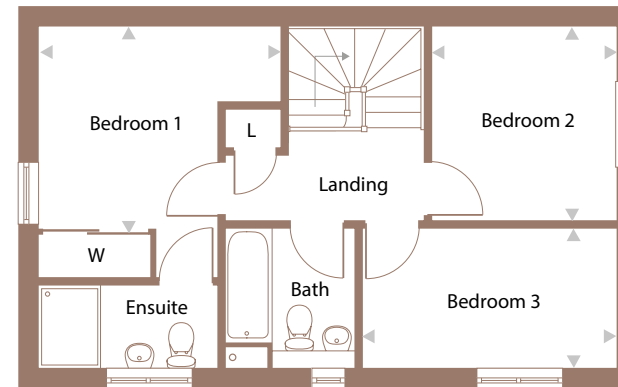
Ground Floor

Living	4,965mm x 3,162mm	16' 3" x 10' 4"
Dining	3,541mm x 2,083mm	11' 7" x 6' 10"
Kitchen	3,541mm x 2,882mm	11' 7" x 9' 5"
WC		

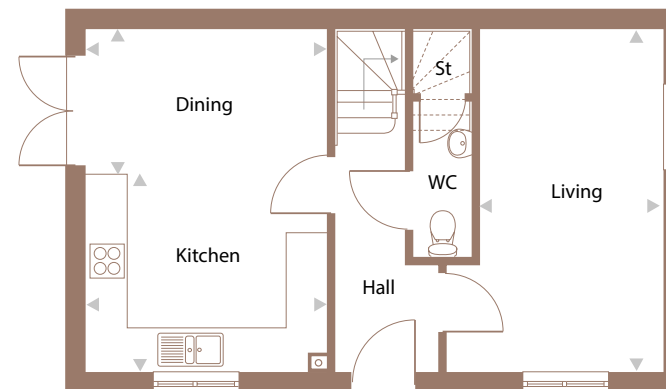
First Floor

Bedroom 1	3,685mm x 3,541mm	12' 1" x 11' 7"
Ensuite		
Bedroom 2	2,833mm x 2,713mm	9' 4" x 8' 11"
Bedroom 3	3,731mm x 2,045mm	12' 3" x 6' 8"
Bath		

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FIRST FLOOR



GROUND FLOOR

THE
CAVAN

3 BEDROOM HOME



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THE CAVAN

PLOTS 30, 31, 32*, 34, 35, 36, 59, 60, 61

A delightful **3 bedroom home** with spacious kitchen dining space and ensuite and wardrobes to bedroom 1

Ground Floor

Living	4,628mm x 3,224mm	15' 2" x 10' 7"
Dining	2,463mm x 2,389mm	8' 1" x 7' 10"
Kitchen	3,398mm x 2,463mm	11' 2" x 8' 1"
WC		

First Floor

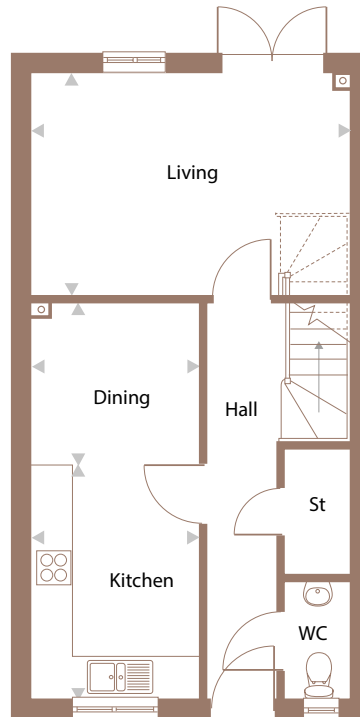
Bedroom 1	4,129mm x 2,496mm	13' 7" x 8' 2"
Ensuite		
Bedroom 2	3,006mm x 2,496mm	9' 10" x 8' 2"
Bedroom 3	3,674mm x 2,045mm	12' 1" x 6' 8"
Bath		

First Floor - Cavan Ginnel

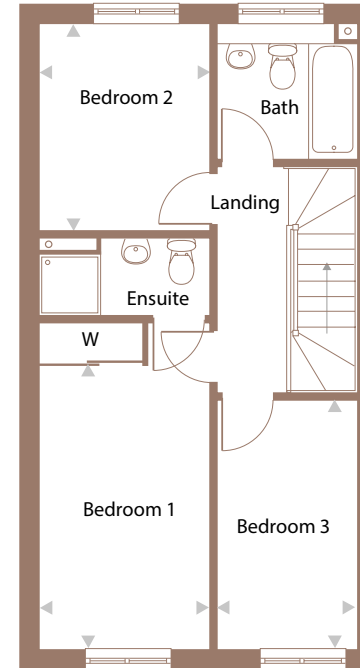
Bedroom 1	4,129mm x 3,818mm	13' 7" x 12' 6"
Ensuite		
Bedroom 2	3,818mm x 3,006mm	12' 6" x 9' 10"
Bedroom 3	3,674mm x 2,045mm	12' 1" x 6' 8"
Bath		

*Please note, this plot has an alternative first floor layout. Please ask the Sales Advisor for details of specific plots.

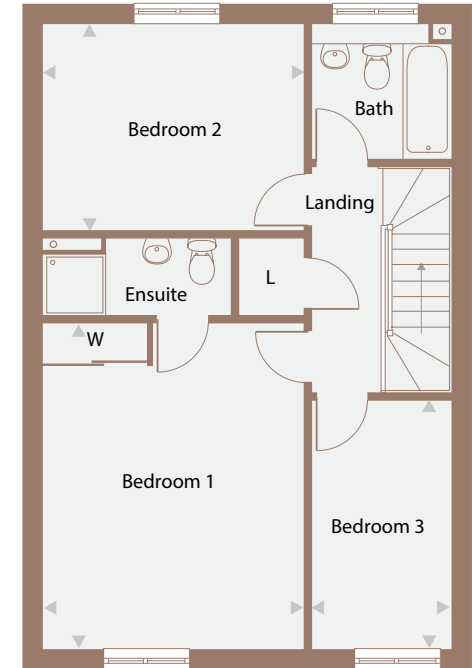
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GROUND FLOOR



FIRST FLOOR



FIRST FLOOR

Cavan Ginnel Plot 32

THE
STRANGFORD

3 BEDROOM HOME



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THE STRANGFORD

PLOTS 28, 29, 41, 42

A stylish **3 bedroom home** with open plan kitchen dining space with French doors leading out onto the garden

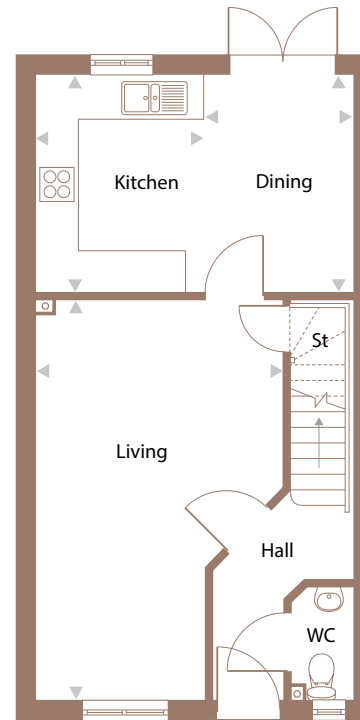
Ground Floor

Living	5,857mm x 3,635mm	19' 3" x 11' 11"
Dining	3,154mm x 2,180mm	10' 4" x 7' 2"
Kitchen	3,154mm x 2,448mm	10' 4" x 8' 0"
WC		

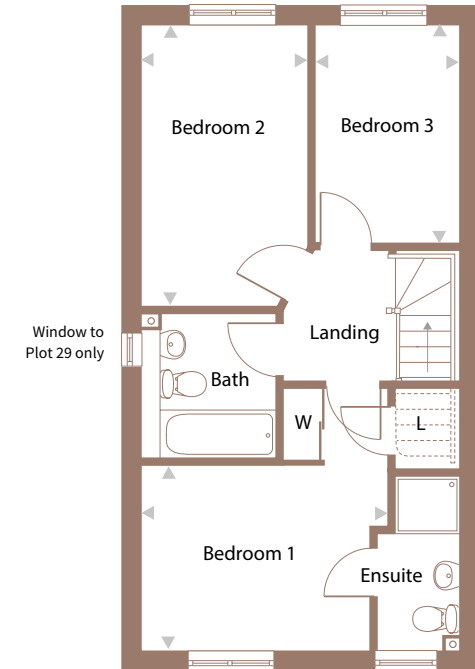
First Floor

Bedroom 1	3,316mm x 2,688mm	10' 11" x 8' 10"
Ensuite		
Bedroom 2	4,124mm x 2,428mm	13' 6" x 8' 0"
Bedroom 3	3,184mm x 2,113mm	10' 5" x 6' 11"
Bath		

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GROUND FLOOR



FIRST FLOOR

THE BALLYMENA

3 BEDROOM HOME



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THE BALLYMENA

PLOT 33

An impressive and spacious **3 bedroom family home** with dual aspect ground floor living dining space

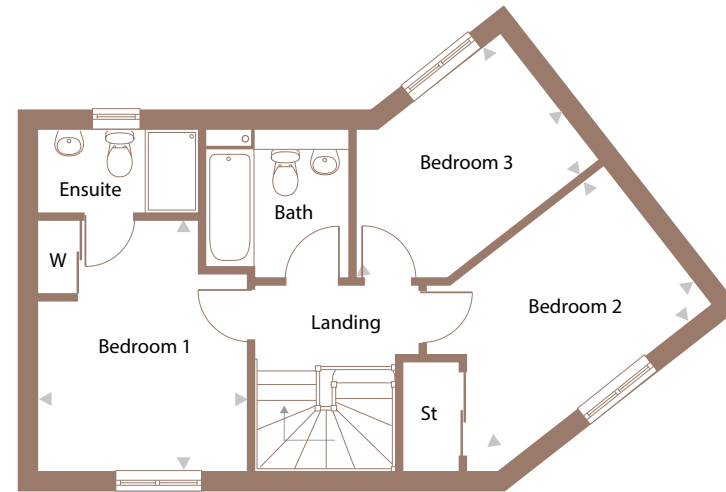
Ground Floor

Living	4,965mm x 3,030mm	16' 3" x 9' 11"
Kitchen/Dining	4,965mm x 3,050mm	16' 3" x 10' 0"
WC		

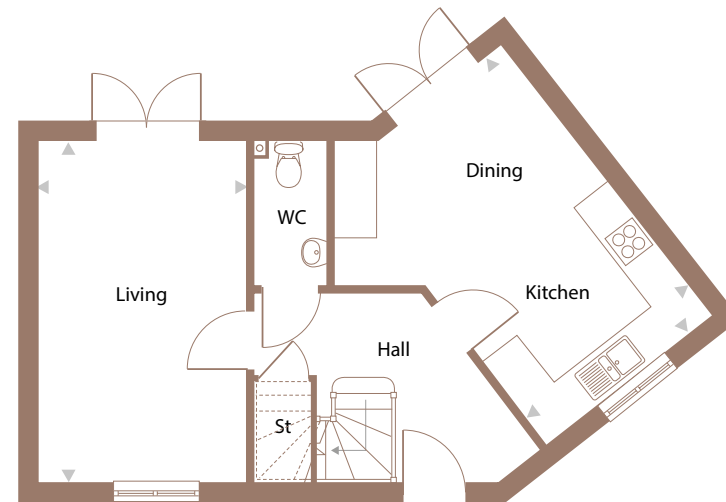
First Floor

Bedroom 1	3,685mm x 3,062mm	12' 1" x 10' 1"
Ensuite		
Bedroom 2	3,941mm x 2,585mm	12' 11" x 8' 6"
Bedroom 3	3,858mm (max) x 2,293mm	12' 8" (max) x 7' 6"
Bath		

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FIRST FLOOR



GROUND FLOOR

THE
CARLOW

3 BEDROOM HOME



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THE CARLOW

PLOTS 26, 27, 43*, 44, 45, 50, 51, 52, 62, 63, 64, 65

An attractive **3 bedroom home** featuring a spacious living room with French doors opening into the garden

Ground Floor

Living	4,853mm x 3,881mm	15' 11" x 12' 9"
Dining	3,148mm x 2,513mm	10' 4" x 8' 3"
Kitchen	2,513mm x 2,430mm	8' 3" x 8' 0"
WC		

First Floor

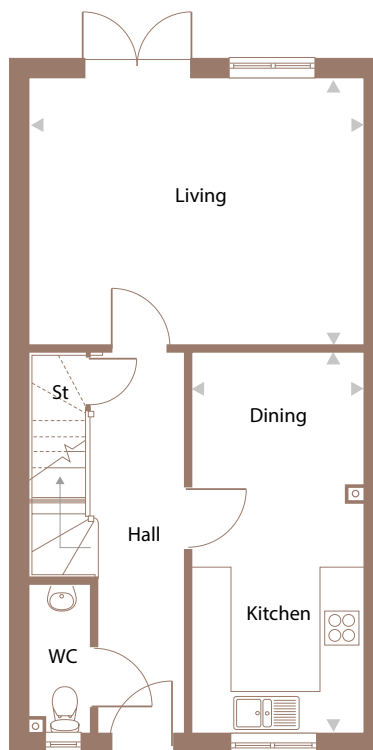
Bedroom 1	4,956mm x 2,573mm	16' 3" x 8' 5"
Ensuite		
Bedroom 2	3,321mm x 2,543mm	10' 11" x 8' 4"
Bedroom 3	3,911mm x 2,193mm	12' 10" x 7' 2"
Bath		

First Floor - Carlow Ginnel

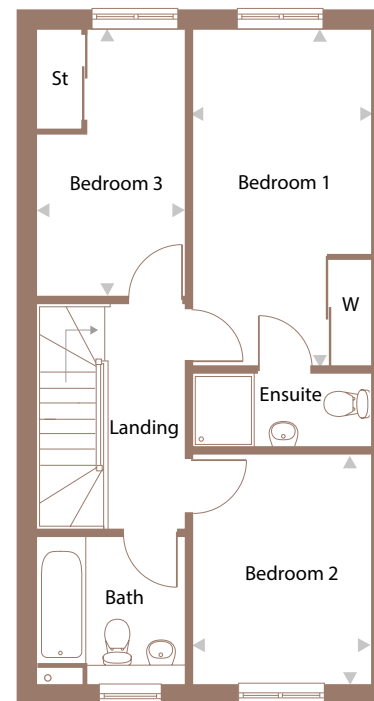
Bedroom 1	4,986mm x 3,895mm	16' 4" x 12' 9"
Ensuite		
Bedroom 2	3,865mm x 3,191mm	12' 8" x 10' 6"
Bedroom 3	3,911mm x 2,193mm	12' 10" x 7' 2"
Bath		

*Please note, this plot has an alternative first floor layout. Please ask the Sales Advisor for details of specific plots.

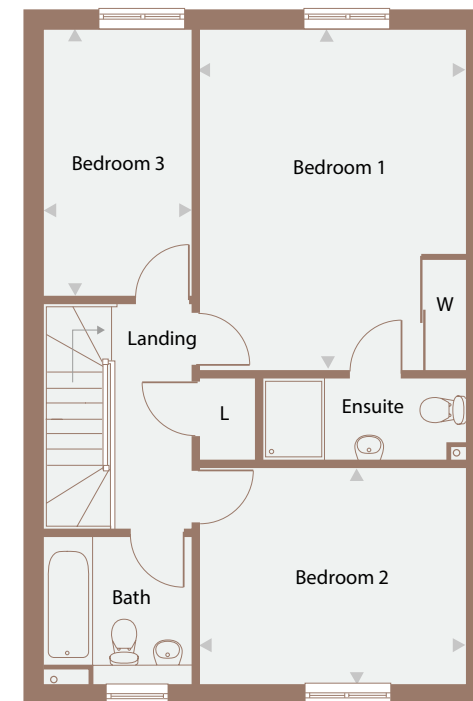
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GROUND FLOOR



FIRST FLOOR



FIRST FLOOR

Carlow Ginnel Plot 43

THE
GREYSTONES

4 BEDROOM HOME



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THE GREYSTONES

PLOTS 37, 38, 39, 40, 54, 55, 56, 57, 66, 67, 68, 69

An imposing **2.5 storey** 4 bedroom family home with open plan kitchen and dining room and a fabulous main bedroom suite with ensuite shower room and wardrobes

Ground Floor

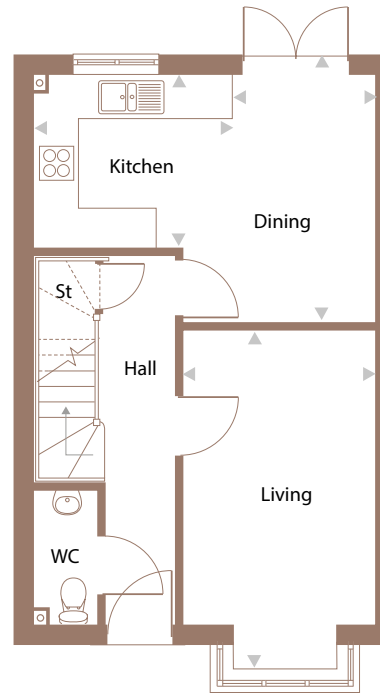
Living	4,980mm x 2,789mm	16' 4" x 9' 2"
Dining	3,610mm x 2,099mm	11' 10" x 6' 11"
Kitchen	2,866mm x 2,534mm	9' 5" x 8' 4"
WC		

First Floor

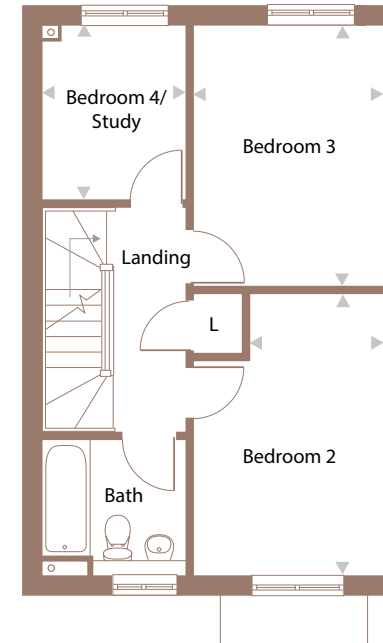
Bedroom 2	4,113mm x 2,789mm	13' 6" x 9' 2"
Bedroom 3	3,803mm x 2,789mm	12' 6" x 9' 2"
Bedroom 4/ Study	2,534mm x 2,088mm	8' 4" x 6' 10"
Bath		

Second Floor

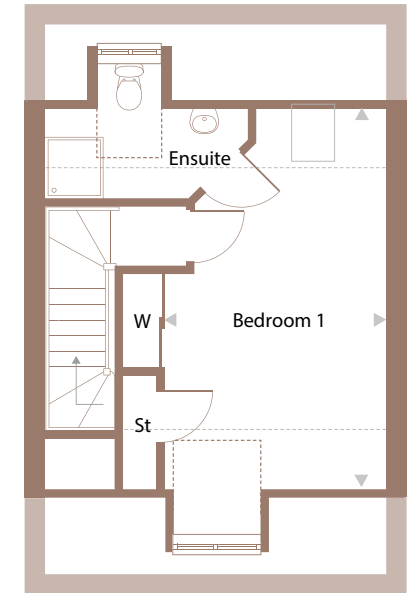
Bedroom 1	5,626mm x 3,244mm	18' 6" x 10' 8"
Ensuite		



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

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THE
GRANGE

4 BEDROOM HOME



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THE GRANGE

PLOTS 10, 11, 12, 13, 14, 15

A spacious **3 storey townhouse** with open plan living, dining and kitchen space, 4 bedrooms with 2-ensuites

Ground Floor

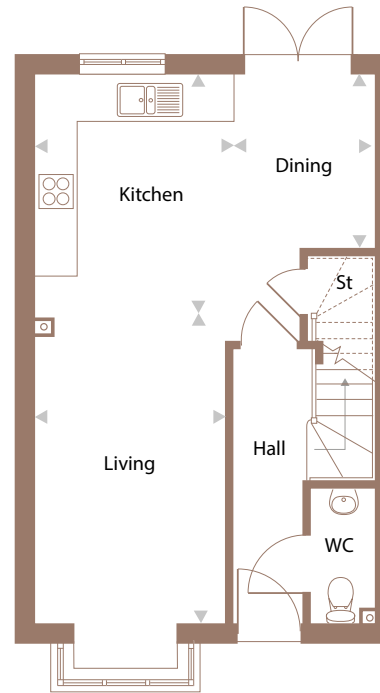
Living	5,151mm x 2,789mm	16' 11" x 9' 2"
Kitchen	3,527mm x 2,875mm	11' 7" x 9' 5"
Dining	2,534mm x 2,090mm	8' 4" x 6' 10"
WC		

First Floor

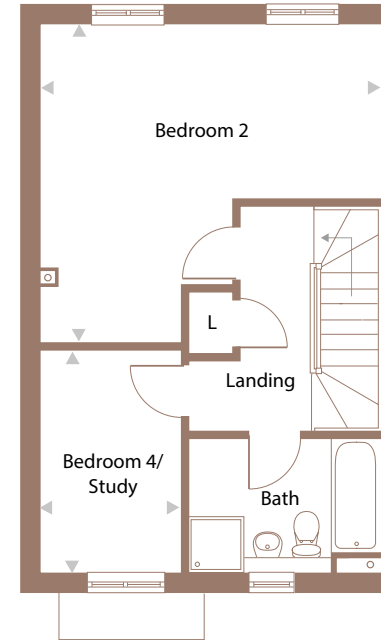
Bedroom 2	4,965mm x 4,663mm (max)	16' 3" x 15' 4" (max)
Bedroom 4/ Study	3,253mm x 2,050mm	10' 8" x 6' 9"
Bath		

Second Floor

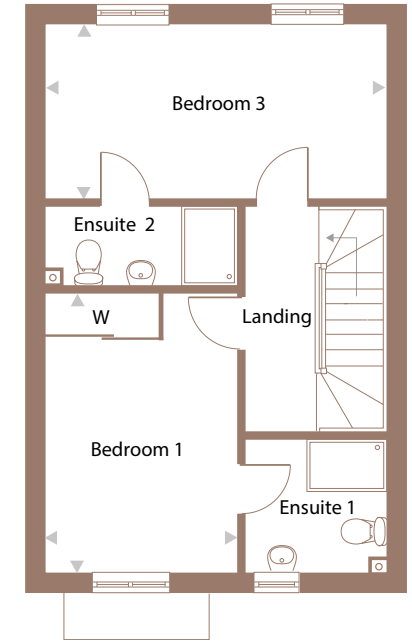
Bedroom 1	4,098mm x 2,789mm	13' 5" x 9' 2"
Ensuite 1		
Bedroom 3	4,965mm x 2,534mm	16' 3" x 8' 4"
Ensuite 2		



GROUND FLOOR



FIRST FLOOR



SECOND 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 plan. Lagan Homes has a policy of continuous improvement and individual features may vary from time to time. L = Linen, W = Wardrobe.

THE
LIMERICK

4 BEDROOM HOME



The computer generated image represents the house type, however elevational treatments, handing, garage position, optional extras, fencing and landscaping may vary. Please ask the sales advisor for details of specific plots.

THE LIMERICK

PLOT 49

A delightful **4 bedroom family home** with open plan kitchen and dining area, and ensuite and wardrobes to bedroom 1

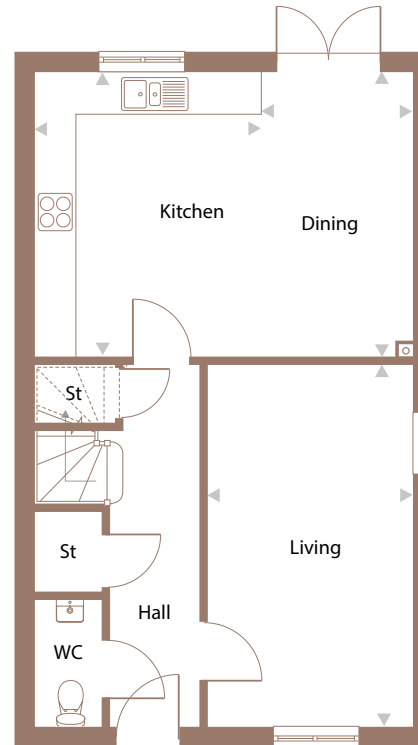
Ground Floor

Living	5,283mm x 3,015mm	17' 4" x 9' 11"
Dining	4,145mm x 2,228mm	13' 7" x 7' 4"
Kitchen	4,145mm x 3,300mm	13' 7" x 10' 10"
WC		

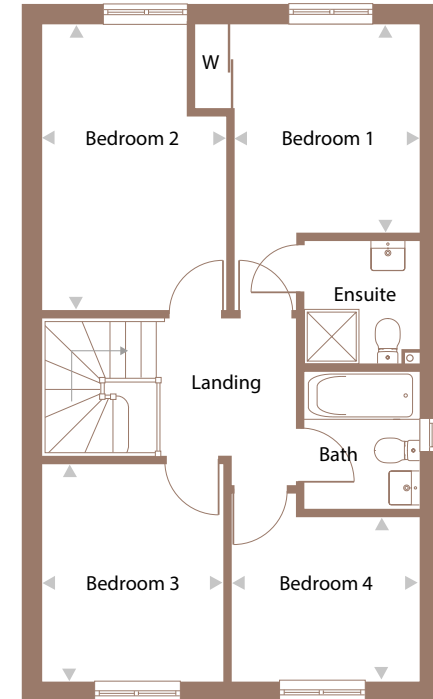
First Floor

Bedroom 1	3,037mm x 2,713mm	10' 0" x 8' 11"
Ensuite		
Bedroom 2	4,177mm x 2,728mm (max)	13' 8" x 8' 11" (max)
Bedroom 3	3,171mm x 2,662mm	10' 5" x 8' 9"
Bedroom 4	2,778mm x 2,398mm	9' 1" x 7' 10"
Bath		

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 plan. Lagan Homes has a policy of continuous improvement and individual features may vary from time to time. W = Wardrobe.



GROUND FLOOR



FIRST FLOOR

THE
KATESBRIDGE

4 BEDROOM HOME



The computer generated image represents the house type, however elevational treatments, handing, garage position, optional extras, fencing and landscaping may vary. Please ask the sales advisor for details of specific plots.

THE KATESBRIDGE

PLOT 70

An impressive **4 bedroom family home** with large entrance hall, open plan kitchen dining area and ensuite to bedroom 1

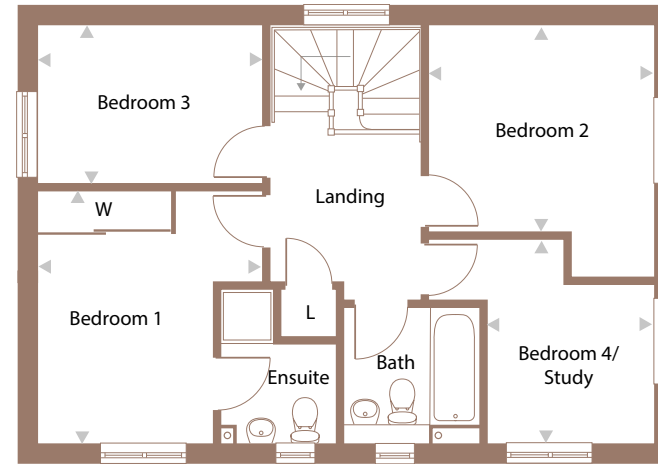
Ground Floor

Living	6,090mm x 3,250mm	20' 0" x 10' 8"
Dining	3,250mm x 3,144mm	10' 8" x 10' 4"
Kitchen	3,250mm x 2,946mm	10' 8" x 9' 8"
WC		

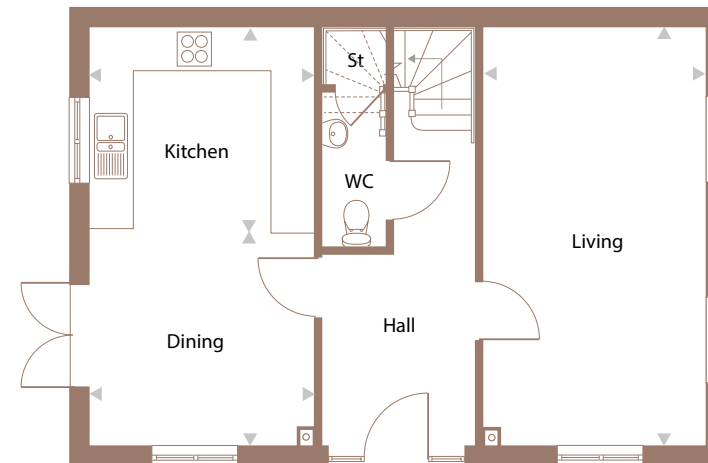
First Floor

Bedroom 1	3,713mm x 3,312mm	12' 2" x 10' 10"
Ensuite		
Bedroom 2	3,282mm x 3,005mm	10' 9" x 9' 10"
Bedroom 3	3,312mm x 2,289mm	10' 10" x 7' 6"
Bedroom 4/ Study	2,454mm x 2,348mm	8' 1" x 7' 8"
Bath		

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 plan. Lagan Homes has a policy of continuous improvement and individual features may vary from time to time. L = Linen, W = Wardrobe.



FIRST FLOOR



GROUND FLOOR



SUSTAINABLE ENVIRONMENT






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. Such as;

-  **Good levels of insulation**
-  **Quality construction on-site**
-  **High-efficiency heating systems**
-  **Energy efficient appliances**
-  **Low energy lighting**
- £ Save £2,200 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 2022 were rated EPC B or above, and by buying a new build home this will help reduce carbon emissions by more than 2.2 tonnes a year. On average this could mean as a new home owner you could save £2,200 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 saving figures quoted are provided by the Home Builders Federation (HBF) Energy Report "Watt a Save" Updated July 2023.

Photographs show typical show home interiors from previous developments.



WHY CHOOSE LAGAN HOMES

Lagan Homes is a family company with over 40 years' experience of building well designed quality homes to the highest standards. We are committed to creating sustainable communities and environments for generations to enjoy.

Customer Care

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

Environmental

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

Safety and Security

Double glazing, 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 Western Gate come with a 10 Year NHBC warranty, with the first 2 years provided by Lagan Homes' customer care team.

Two Year Warranty

Every new Lagan home comes with a two year customer care warranty subject to NHBC guidelines.

Your New Home

Home owners have the satisfaction of knowing that Western Gate 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 Home Builders Federation.



Privately family owned homebuilder



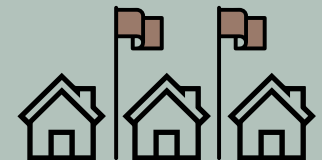
Experienced team



Eco-friendly design and construction methods



6000+ homes built since 1983



9 live sites

OPTIONAL EXTRAS

We recognise that each of our purchasers 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.

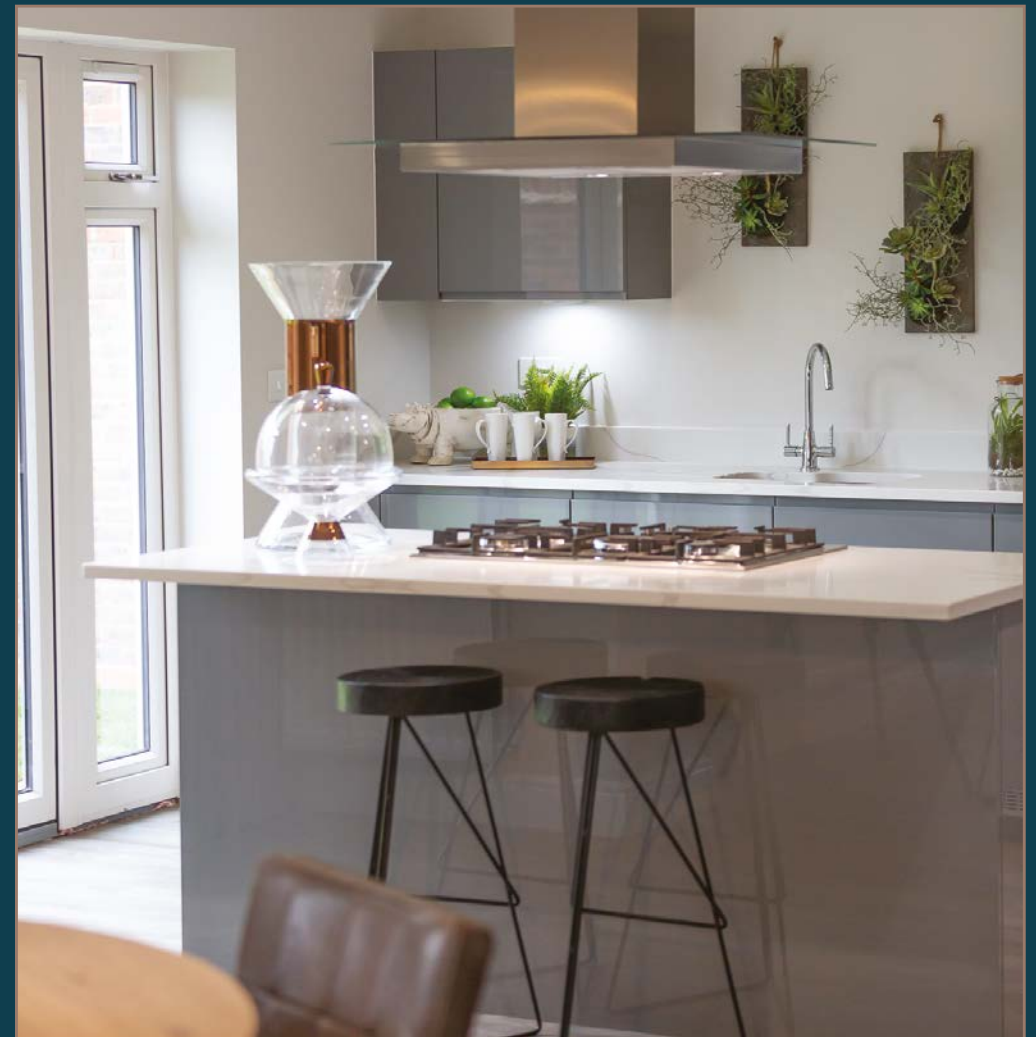
Optional extras will depend upon the stage of build but can include:

- Kitchen unit, worktop and lighting upgrades
- Bathroom upgrades and extra tiling
- Fitted carpets, floor tiling and Karndean flooring
- Extra electrical, lighting and BT points
- Additional wardrobes

Please ask your Sales Advisor for full details and pricing



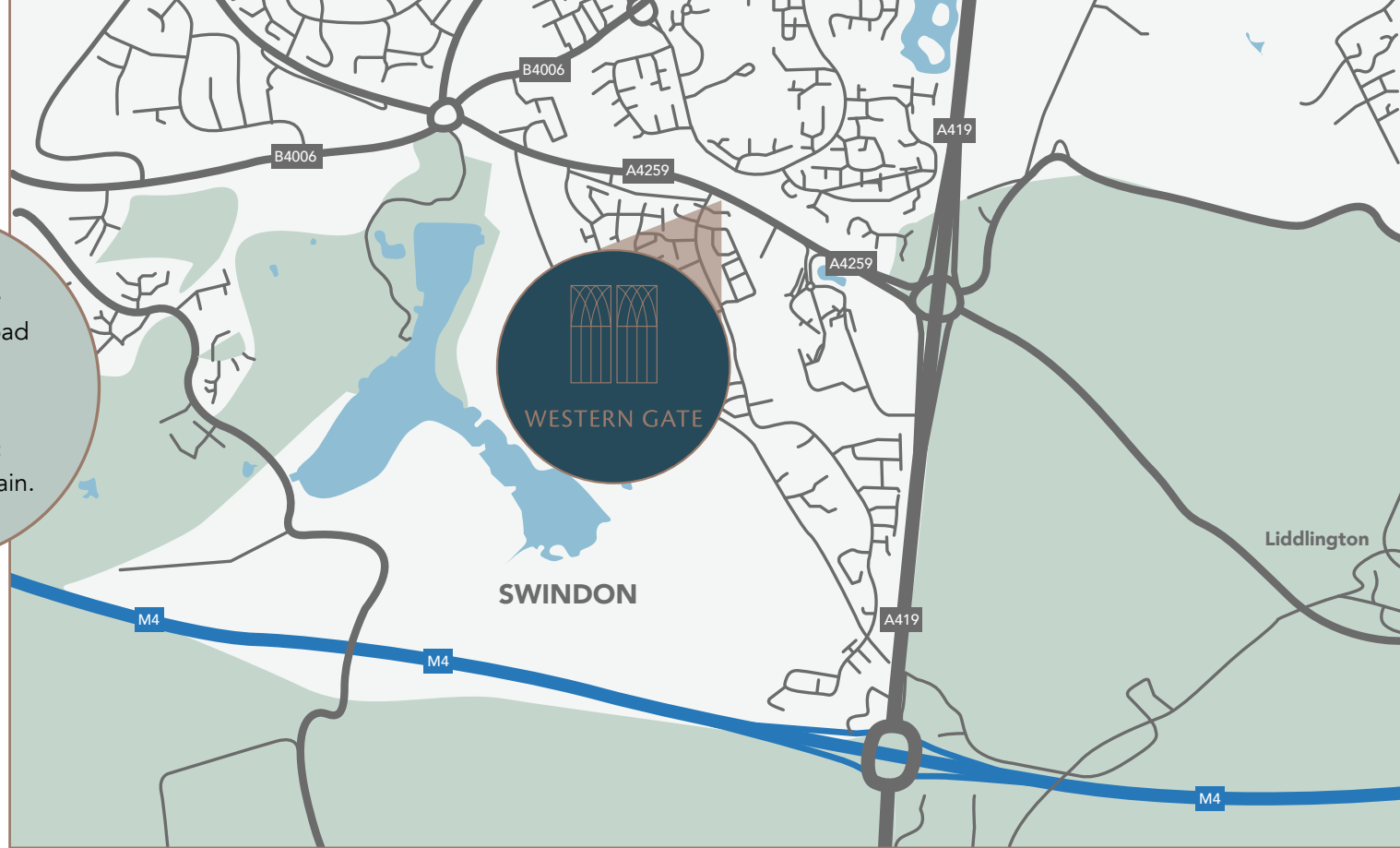
...well designed quality homes
to the **highest standards**



EXCELLENT CONNECTIVITY

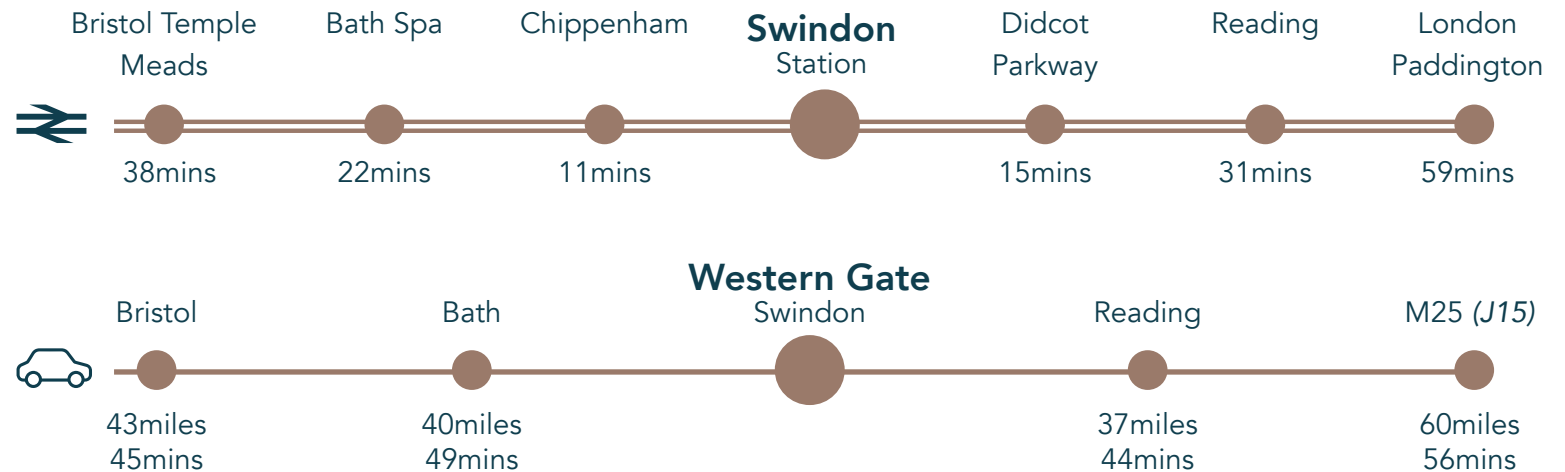
Find us at:
Western Gate
Marlborough Road
Swindon
SN3 6AA

What3words:
Impulsive.complain.
kindness



Western Gate benefits from fantastic road and rail links, with easy access to major motorway networks and public transport options. With the M4 motorway just minutes away, via the A419 Marlborough Road, you can either head east towards the M25 and London or west to Bristol. Historic Bath is only 40 miles away, the renowned university city of Oxford is just 34 miles northeast via the A420 and Reading is around 38 miles along the M4.

As you would expect with its Great Western rail history, Swindon's rail links are second to none, making it an ideal location for commuters. Swindon station provides direct access to London Paddington station in just under an hour, for either work or leisure travel. There are also regular trains to Bristol Temple Meads station in as little as 38 minutes, Bath Spa in 22 minutes and Reading in around 31 minutes.



Train travel times are taken from trainline.com and may be subject to change. Road travel distances and times are approximate, taken from google maps.





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LaganHomes[®]

