

Homes you love.
Choose Lagan.

Roman Gate

Weston under Penyard, Ross-on-Wye

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

LaganHomes[®]

Crafting quality living spaces for over 40 years

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

About Us

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





Why Choose Us

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

Sustainability

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

Our Awards

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



Buy With Confidence

Customer Care

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

Environmental

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

Safety and Security

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

New Home Warranty

All homes at Roman Gate come with a 10 Year LABC warranty, with the first 2 years provided by Lagan Homes' customer care team.

Your New Home

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

A Company You Can Trust

We are proud to have been awarded In-House Gold Standard, with 98% of customers saying they would recommend Lagan Homes. With an overall excellent star rating[†] on Trustpilot, our purchasers frequently highlight our exceptional staff, noting the helpfulness, professionalism and guidance provided. From initial enquiries to aftercare, we help make your home purchase feel easy and stress free.



Privately family
owned housebuilder



Experienced
team



Eco-friendly design and
construction methods



6000+ homes
built since 1983



11 live sites

[†]Rating correct as of March 2026.



Aerial View

Penyard Park Woods

St Lawrence Church

Village Hall

The Park

Primary School

A40 Gloucester Road

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

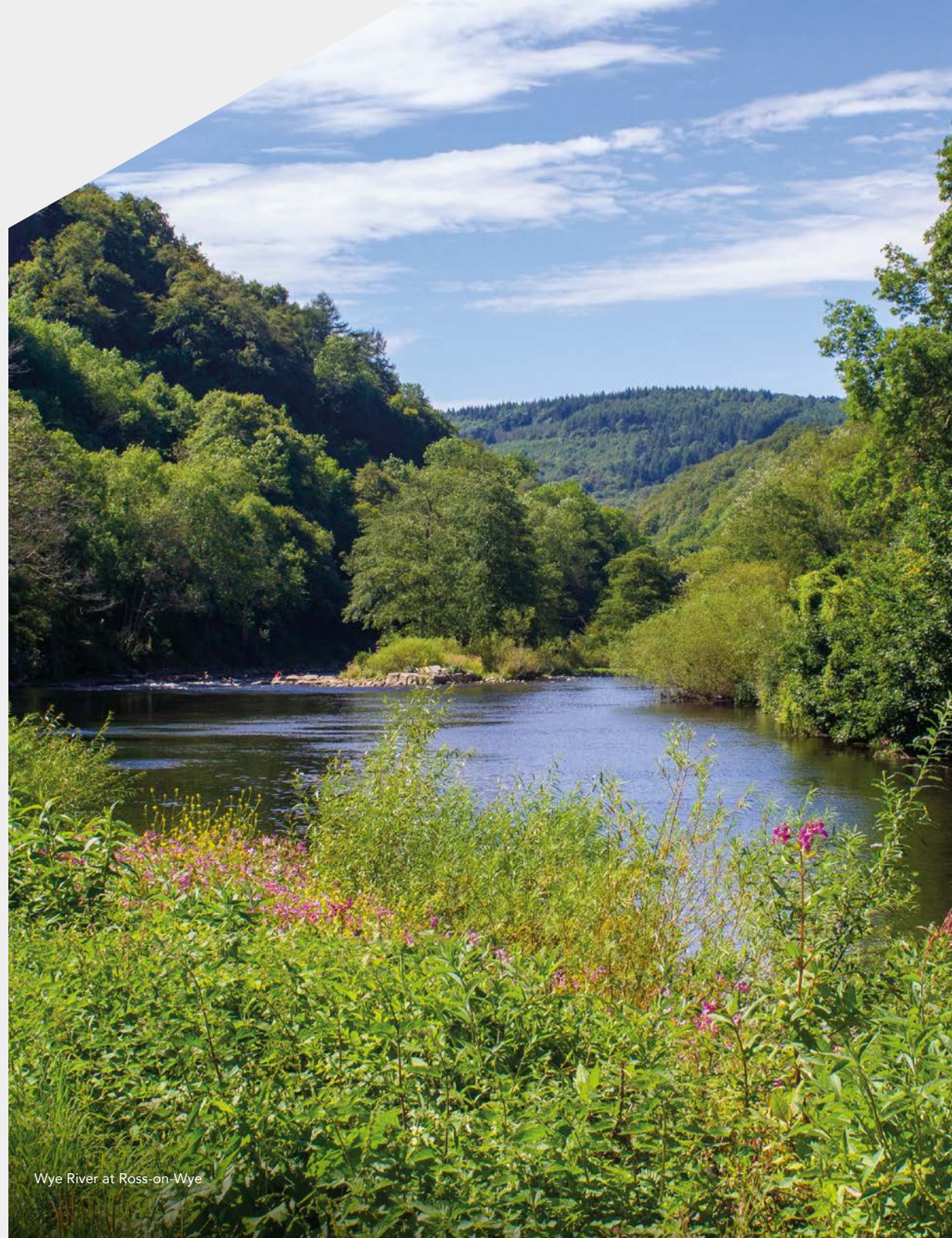


Welcome to Roman Gate

Roman Gate is an exceptional collection of just 44 new two, three, four and five-bedroom homes set within the picturesque village of Weston under Penyard, just moments from the historic market town of Ross-on-Wye.

Surrounded by gently rolling countryside, traditional orchards and ancient woodland, this idyllic setting captures the very best of rural Herefordshire living.

Situated close to the spectacular landscapes of the Wye Valley Area of Outstanding Natural Beauty and within easy reach of the majestic Forest of Dean, Roman Gate offers a lifestyle where nature, heritage and modern convenience combine seamlessly.



Wye River at Ross-on-Wye



Market House, Ross-on-Wye



Ross-on-Wye



River Wye

Life in Ross-on-Wye

Just two miles from Roman Gate, the historic market town of Ross-on-Wye offers a charming blend of heritage, independent shopping and vibrant local life.

Often described as the gateway to the Wye Valley, Ross-on-Wye sits in an elevated position above the River Wye, providing spectacular countryside views. From the famous Prospect Viewpoint in St Mary's Churchyard, sweeping vistas stretch across the river valley and surrounding hills.

The town's historic centre is filled with character, with attractive buildings such as the iconic Market House, standing proudly in the centre of the market square. Independent shops, cafés and traditional pubs line the surrounding streets, creating a welcoming atmosphere.

For entertainment, The Phoenix Theatre, a hidden gem off St Mary's Street, offers live amateur performances along with regular film screenings in its 64 seat auditorium, whilst the independent Gateway Cinema in the heart of the town also offers a diverse programme of films.

Nearby landmarks such as Wilton Bridge, a beautiful sandstone bridge dating from the late 16th century, provide an iconic gateway to the town and a reminder of its rich history.

Ross-on-Wye continues to host regular markets, seasonal events and community gatherings, preserving its historic market town heritage while offering modern amenities including supermarkets, leisure facilities and riverside dining.

Local Amenities

Weston under Penyard offers a welcoming village environment with a strong sense of community. At its heart is the well-regarded Weston under Penyard Church of England Primary School, alongside a village hall, church and recreational playing fields that support local sports and community events throughout the year.

The village is also home to the popular Weston Cross Inn, a traditional country pub located just a short walk from the development. Known for its warm hospitality, locally sourced food and relaxed atmosphere, it provides a welcoming setting for casual meals, drinks with friends or a traditional Sunday lunch.

Everyday essentials including healthcare services, pharmacies and independent retailers are just a short drive away in Ross-On-Wye.

Shopping

Ross-on-Wye offers a delightful mix of independent shops, boutiques and artisan retailers. The historic High Street and Market Place feature characterful buildings including the beautifully restored Corn Exchange, now home to a popular bookshop and community hub.

For larger shopping trips, the cathedral city of Hereford or the stylish shopping districts of Cheltenham and Gloucester are all easily accessible by road.

Roman Gate is also well-served for supermarkets, including Morrisons, Sainsbury's, Aldi and Co-op.



Weston Cross Public House



Village Hall



Penyard C of E Primary School



Man of Ross Public House

Dining Out

Herefordshire is celebrated for its exceptional local produce and warm hospitality, and the Ross-on-Wye area offers a diverse and enticing culinary scene. No3 Restaurant, widely regarded as one of the town's finest dining destinations, offers refined modern British cuisine, where seasonal ingredients are crafted into elegant, contemporary dishes. For those seeking authentic Italian flavours, Avellino Italian Restaurant has long been a local favourite, serving classic recipes in a welcoming and convivial atmosphere.

The charming Hope & Anchor, perched on the banks of the River Wye, provides relaxed riverside dining with scenic views, while the award-winning Moody Cow countryside restaurant and boutique hotel offers creative seasonal menus in a stylish setting.

Education

Families living at Roman Gate benefit from a wide selection of respected schools in the Ross-on-Wye area.

In addition to the village school, other well-regarded primary schools within easy reach include Ashfield Park Primary School, Walford Primary School, Brampton Abbots CofE Primary School and Whitchurch CofE Primary School. Secondary pupils typically attend John Kyrle High School, Ross-On-Wye. This well-established 11–18 academy with a sixth-form centre serves families across the wider area. The school is known for its strong academic results, supportive pastoral care and wide range of extracurricular opportunities.

Additional independent and alternative schooling options can be found in nearby towns including Monmouth, Ledbury and Hereford.

Outdoor Living

The countryside surrounding Weston under Penyard provides an ideal setting for outdoor living. Scenic walking routes weave through farmland and woodland, while local viewpoints such as Coppet Hill offer breathtaking panoramic views across the Wye Valley. The nearby Wye Valley Area of Outstanding Natural Beauty is one of Britain's most scenic regions, perfect for walking, cycling and wildlife watching. The River Wye also provides opportunities for canoeing, paddleboarding and peaceful riverside walks.

Sports and Fitness

Residents at Roman Gate benefit from a wide variety of sports and leisure facilities nearby. The modern Halo Ross Swimming Pool & Leisure Centre offers a gym, swimming pool, fitness classes and sports courts. Golf enthusiasts can enjoy the scenic parkland course at Ross-on-Wye Golf Club, while the nearby Forest Hills Golf Club provides another highly regarded course set within the beautiful Forest of Dean landscape. Ross-on-Wye also boasts a vibrant sporting community with rugby, cricket, football and rowing clubs providing opportunities for players of all ages and abilities.

Transport and Connectivity

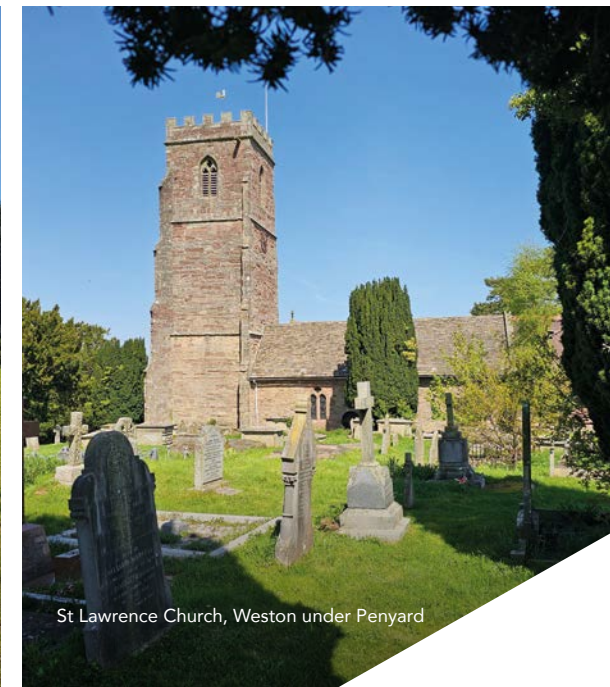
Roman Gate enjoys excellent regional connectivity while retaining its peaceful countryside setting. Situated close to the A40 and M50 motorway, the development offers convenient access to major towns and cities across the Midlands and South West.



River Wye



Penyard Woods



St Lawrence Church, Weston under Penyard

Your Home, Styled By You

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

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

Optional extras can include:

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

Please ask your Sales Adviser for full details and pricing.

*Dependent on build stage at point of reservation.



Development Plan

4-bedroom

 The Katesbridge
Plots: 1, 4, 11, 13, 40

 The Greencastle
Plot: 12

 The Hilltown
Plots: 3, 5, 16, 23, 32

 The Knightstown
Plots: 6, 15, 26, 39, 42

 The Kinnegad
Plots: 24, 41, 43

5-bedroom

 The Kingscourt
Plots: 2, 14, 33, 44

 The Lifford
Plot: 34

 The Portsalon
Plots: 25, 35

Discount Market Sale homes

2-bedroom

 The Bantry
Plot: 38

 The Bushmills
Plot: 7, 8, 17, 18, 19, 20, 21,
22, 36, 37

3-bedroom

 The Cavan
Plots: 9, 10, 27, 28, 29, 30, 31

Please ask for details.

 BCP Bin collection point



The Bantry

Plot 38

Roman Gate

| 2 bedroom | 1 bathroom | Detached

LaganHomes[®]

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

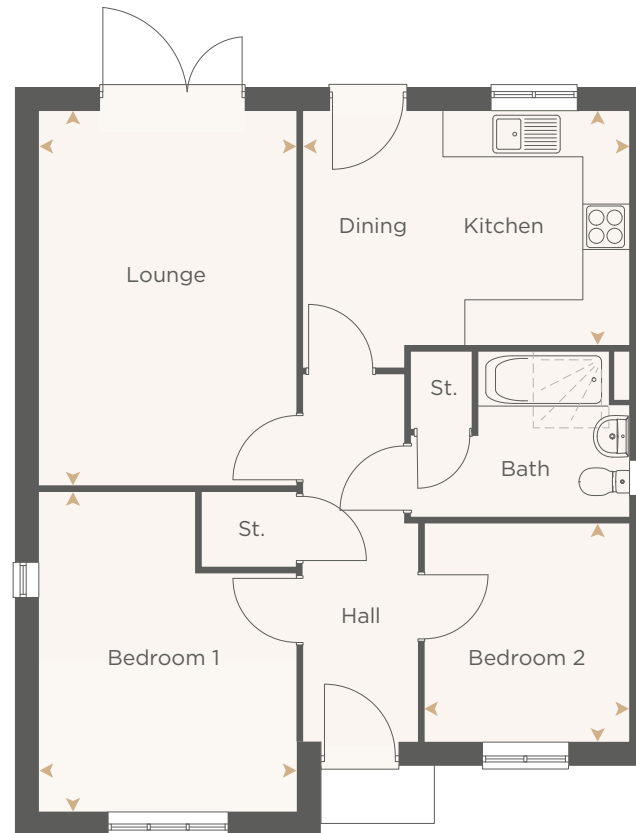
The Bantry

Plot 38

Ground Floor

Lounge	4,945mm x 3,390mm	16'3" x 11'1"
Kitchen/Dining	4,300mm x 3,091mm	14'1" x 10'2"
Bedroom 1	4,208mm x 3,390mm	13'10" x 11'1"
Bedroom 2	2,888mm x 2,692mm	9'6" x 8'10"
Bathroom		

Ground Floor



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RG0526_R1

The Bushmills

Plots 17, 18, 19, 20,
21, 22, 36, 37

Roman Gate

| 2 bedroom | 1 bathroom | Semi-detached

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The Bushmills

Plots 7, 8, 17, 18, 19, 20,
21, 22, 36, 37

Ground Floor

Lounge 4,384mm x 3,059mm 14'5" x 10'0"

Kitchen 4,094mm x 4,052mm 13'5" x 13'3"

WC

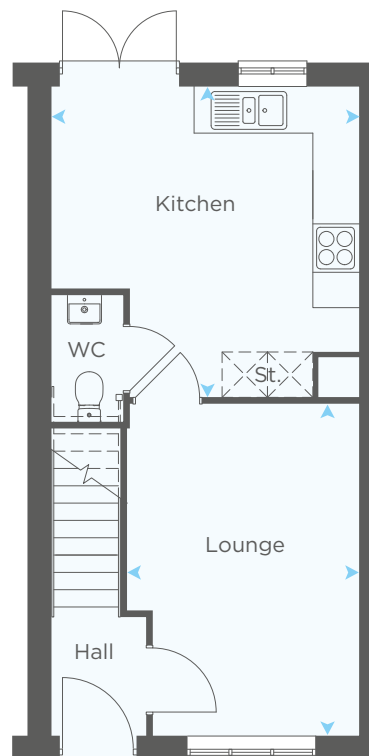
First Floor

Bedroom 1 4,052mm x 3,216mm 13'4" x 10'7"

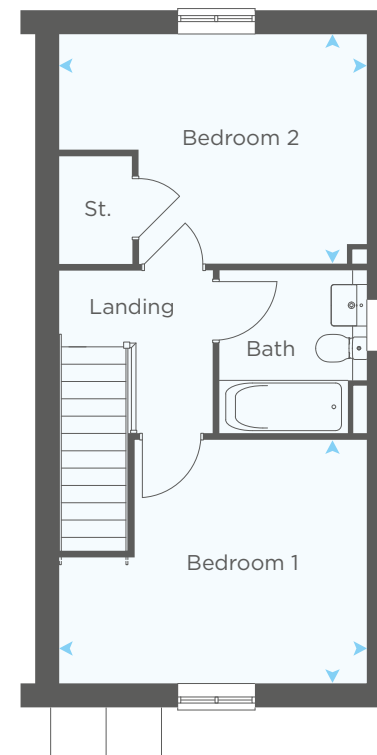
Bedroom 2 4,052mm x 3,021mm 13'4" x 9'11"

Bathroom

Ground Floor



First Floor



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RG0526_R1

The Cavan

Plots 9, 10, 27, 28, 29, 30, 31

Roman Gate

| 3 bedroom | 2 bathroom | Semi-detached / mid & end terrace

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The Cavan

Plots 9, 10, 27, 28, 29, 30, 31

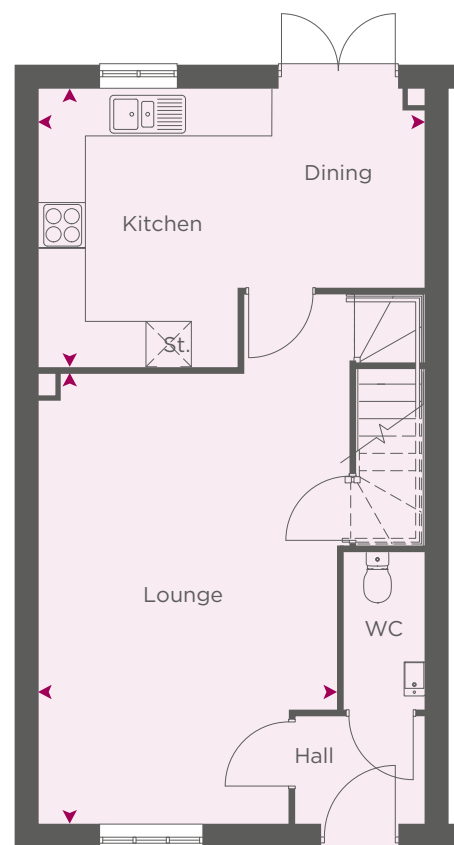
Ground Floor

Lounge	5,938mm x 3,925mm	19'6" x 12'11"
Kitchen/Dining	5,068mm x 3,635mm	16'8" x 11'11"
WC		

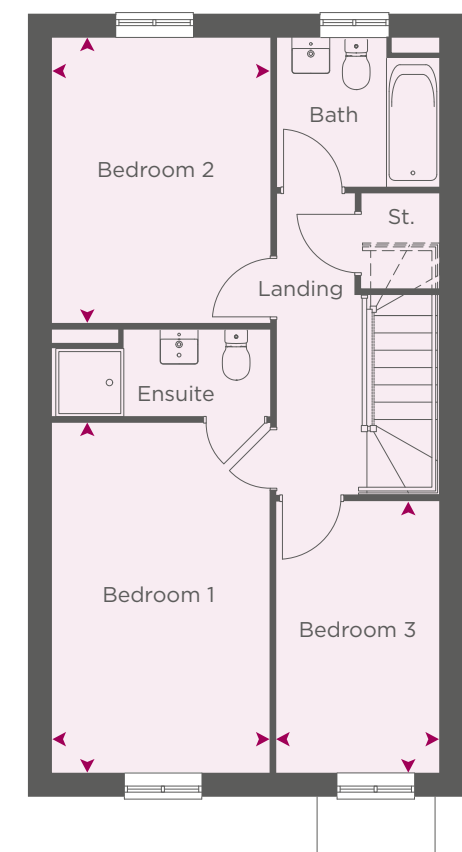
First Floor

Bedroom 1	4,617mm x 2,831mm	15'2" x 9'3"
Ensuite		
Bedroom 2	3,742mm x 2,831mm	12'3" x 9'3"
Bedroom 3	3,580mm x 2,150mm	11'9" x 7'1"
Bathroom		

Ground Floor



First Floor



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RG0526_R1

The Katesbridge

Plots 1, 4, 11, 13, 40

Roman Gate

| 4 bedroom | 2 bathroom | Detached

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LaganHomes[®]

The Katesbridge

Plots 1, 4, 11, 13, 40

Ground Floor

Lounge 6,090mm x 3,250mm 20'0" x 10'8"

Kitchen/Dining 6,090mm x 3,250mm 20'0" x 10'8"

Utility 2,215mm x 1,587mm 7'3" x 5'2"

WC

First Floor

Bedroom 1 3,312mm x 3,042mm 10'10" x 10'0"

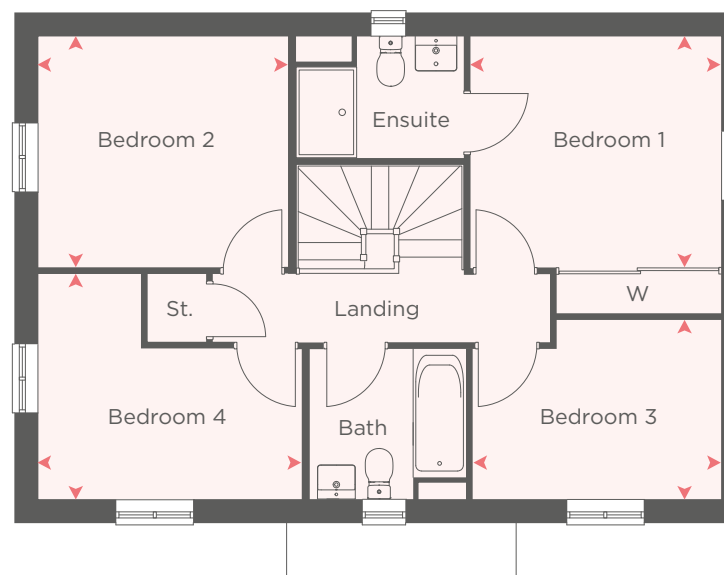
Ensuite

Bedroom 2 3,282mm x 3,042mm 10'9" x 10'0"

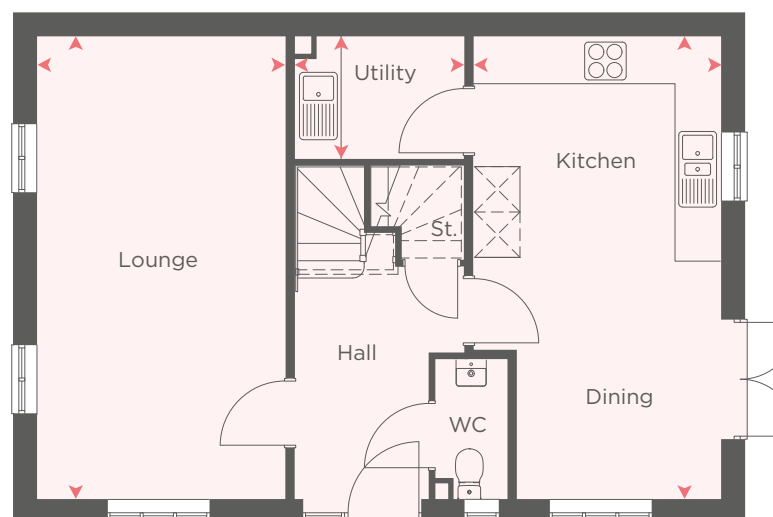
Bedroom 3 3,282mm x 2,361mm 10'9" x 7'9"

Bedroom 4 3,461mm x 2,961mm 11'4" x 9'9"

Bathroom



First Floor



Ground Floor



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RG0526_R1

The Greencastle

Plot 12

Roman Gate

| 4 bedroom | 2 bathroom | Detached

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The Greencastle

Plot 12

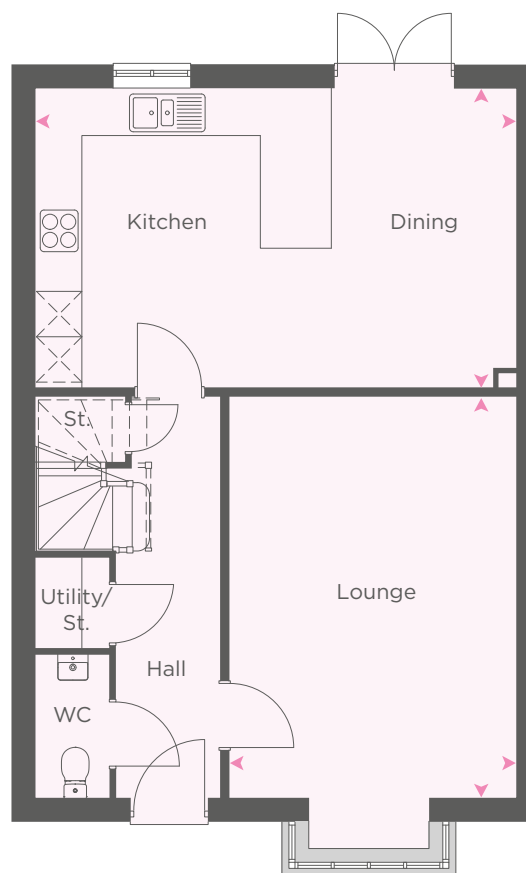
Ground Floor

Lounge	5,283mm x 3,752mm	17'4" x 12'4"
Kitchen/Dining	6,315mm x 3,920mm	20'8" x 12'10"
Utility		
WC		

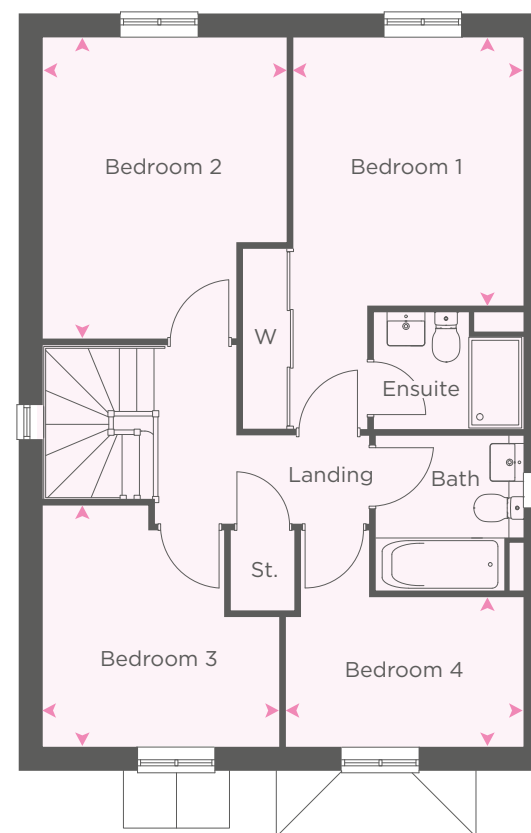
First Floor

Bedroom 1	3,542mm x 3,013mm	11'7" x 9'11"
Ensuite		
Bedroom 2	3,952mm x 3,214mm	13'0" x 10'7"
Bedroom 3	3,171mm x 3,115mm	10'5" x 10'3"
Bedroom 4	3,113mm x 1,963mm	10'3" x 6'5"
Bathroom		

Ground Floor



First Floor



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RG0526_R1

The Hilltown

Plots 3, 5, 16, 23, 32

Roman Gate

| 4 bedroom | 3 bathroom | Detached

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The Hilltown

Plots 3, 5, 16, 23, 32

Ground Floor

Lounge 6,878mm x 3,150mm 22'7" x 10'4"

Kitchen/Dining 8,678mm x 3,840mm 28'5" x 12'7"

Utility 2,050mm x 1,988mm 6'9" x 6'6"

WC

First Floor

Bedroom 1 3,958mm x 3,810mm 13'0" x 12'6"

Ensuite 1

Bedroom 2 3,840mm x 3,463mm 12'7" x 11'4"

Ensuite 2

Bedroom 3 3,028mm x 2,934mm 9'11" x 9'7"

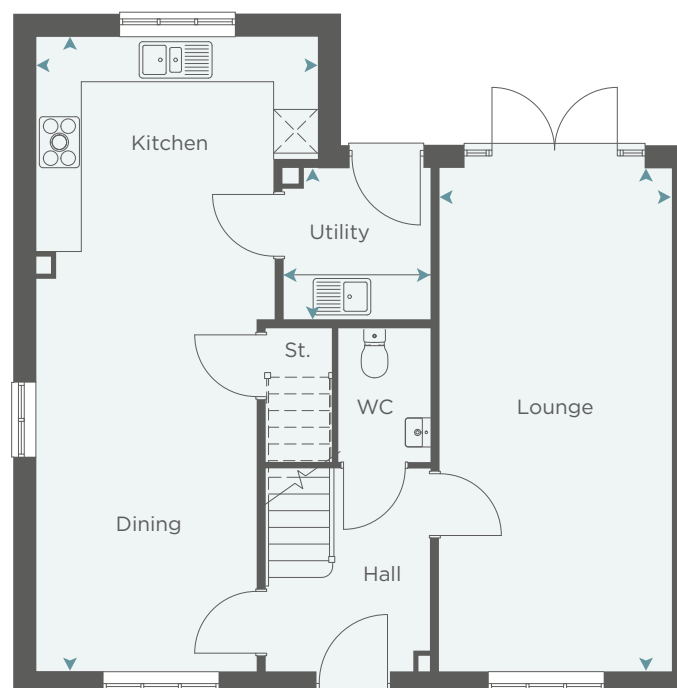
Bedroom 4 2,833mm x 2,363mm 9'4" x 7'9"

Bathroom

First Floor



Ground Floor



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RG0526_R1

The Knightstown

Plots 6, 15, 26, 39, 42

Roman Gate

| 4 bedroom | 2 bathroom | Detached

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The Knightstown

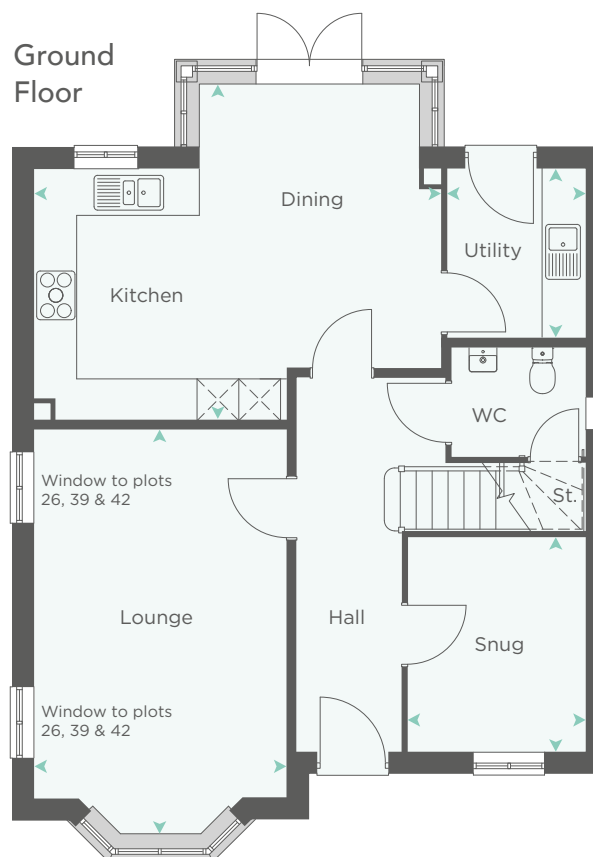
Plots 6, 15, 26, 39, 42

Ground Floor

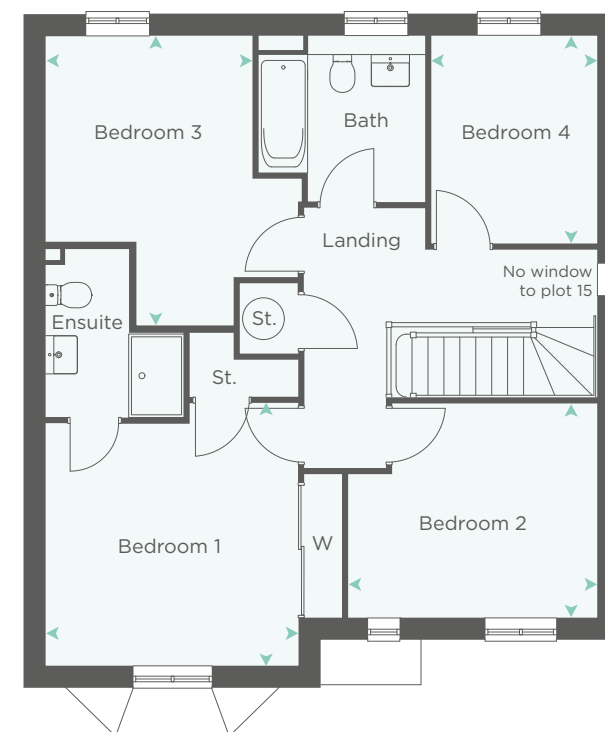
Lounge	5,821mm x 3,615mm	19'1" x 11'10"
Kitchen/Dining	5,850mm x 4,848mm	19'2" x 15'11"
Utility	2,400mm x 1,962mm	7'10" x 6'5"
Snug	3,067mm x 2,532mm	10'1" x 8'4"
WC		

First Floor

Bedroom 1	3,742mm x 3,615mm	12'3" x 11'10"
Ensuite 1		
Bedroom 2	3,556mm x 3,067mm	11'8" x 10'1"
Bedroom 3	4,165mm x 2,963mm	13'8" x 9'9"
Bedroom 4	2,978mm x 2,363mm	9'9" x 7'9"
Bathroom		



First Floor



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RG0526_R1

The Kinnegad

Plots 24, 41, 43

Roman Gate

| 4 bedroom | 3 bathroom | Detached

LaganHomes[®]

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The Kinnegad

Plots 24, 41, 43

Ground Floor

Lounge	5,520mm x 4,403mm	18'1" x 14'5"
Kitchen/Dining	6,540mm x 4,687mm	21'6" x 15'5"
Utility	1,888mm x 1,827mm	6'2" x 6'0"
Study	2,848mm x 2,563mm	9'4" x 8'5"
WC		

First Floor

Bedroom 1	4,403mm x 3,850mm	14'5" x 12'8"
Ensuite 1		
Bedroom 2	5,476mm x 3,350mm	18'0" x 11'0"
Ensuite 2		
Bedroom 3	3,048mm x 3,102mm	10'0" x 10'2"
Bedroom 4	3,943mm x 2,533mm	12'11" x 8'4"
Bathroom		

First Floor

Studio	4,345mm x 4,056mm	14'3" x 13'4"
WC		



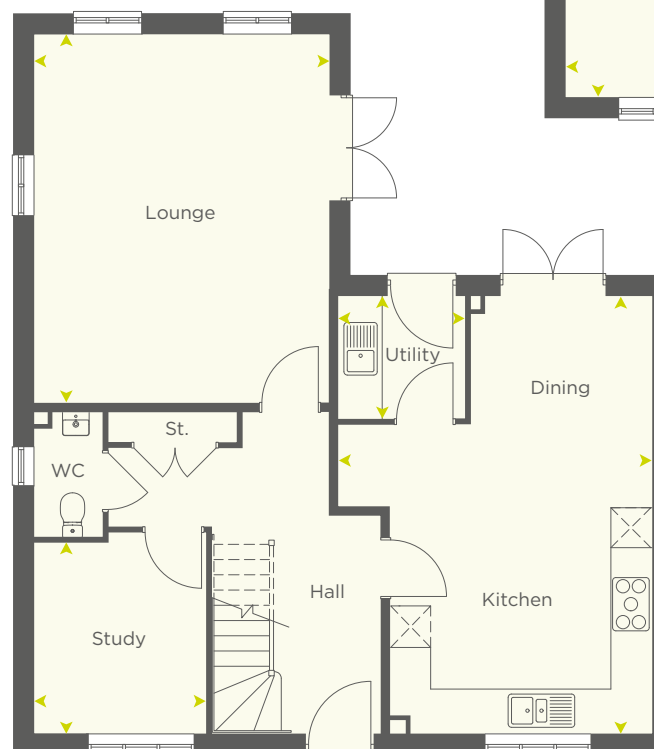
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RG0526_R1

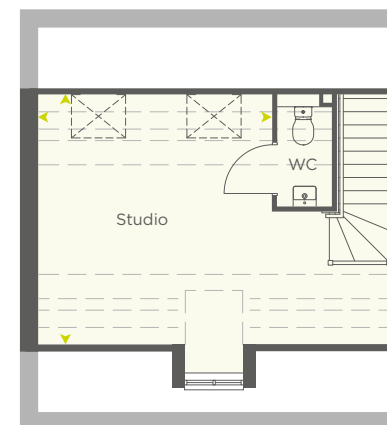
First Floor



Ground Floor



First Floor - Garage



The Kingscourt

Plots 2, 14, 33, 44

Roman Gate

| 5 bedroom | 3 bathroom | Detached

LaganHomes[®]

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The Kingscourt

Plots 2, 14, 33, 44

Ground Floor

Lounge	7,103mm x 3,440mm	23'4" x 11'3"
Family/Kitchen/ Dining	8,038mm x 3,900mm	26'5" x 12'10"
Utility	1,990mm x 1,813mm	6'6" x 5'11"
Study/Snug	3,053mm x 1,845mm	10'0" x 6'1"
WC		

First Floor

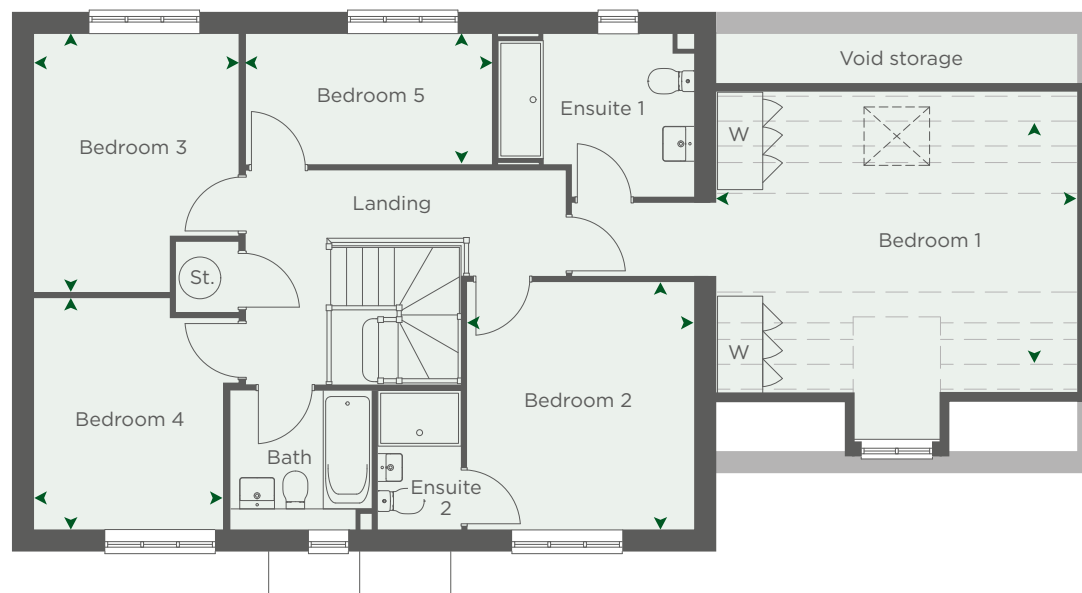
Bedroom 1	5,163mm x 3,496mm	16'11" x 11'6"
Ensuite 1		
Bedroom 2	3,548mm x 3,243mm	11'8" x 10'8"
Ensuite 2		
Bedroom 3	3,698mm x 2,929mm	12'2" x 9'7"
Bedroom 4	3,318mm x 2,709mm	10'11" x 8'11"
Bedroom 5	3,532mm x 1,866mm	11'7" x 6'1"
Bathroom		



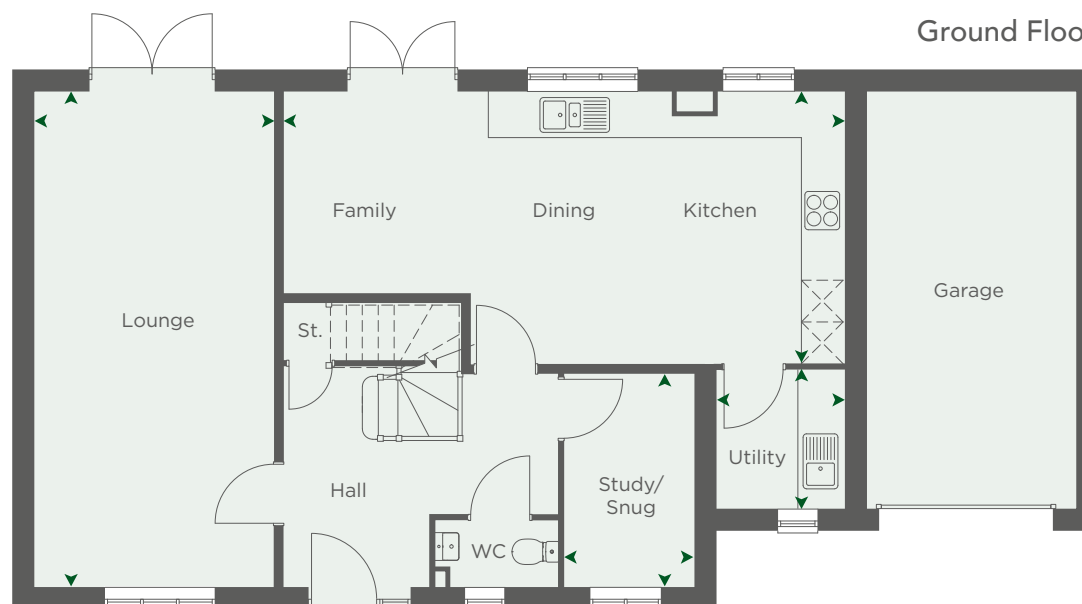
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RG0526_R1

First Floor



Ground Floor



The Lifford

Plot 34

Roman Gate

| 5 bedroom | 3 bathroom | Detached

LaganHomes®

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The Lifford

Plot 34

Ground Floor

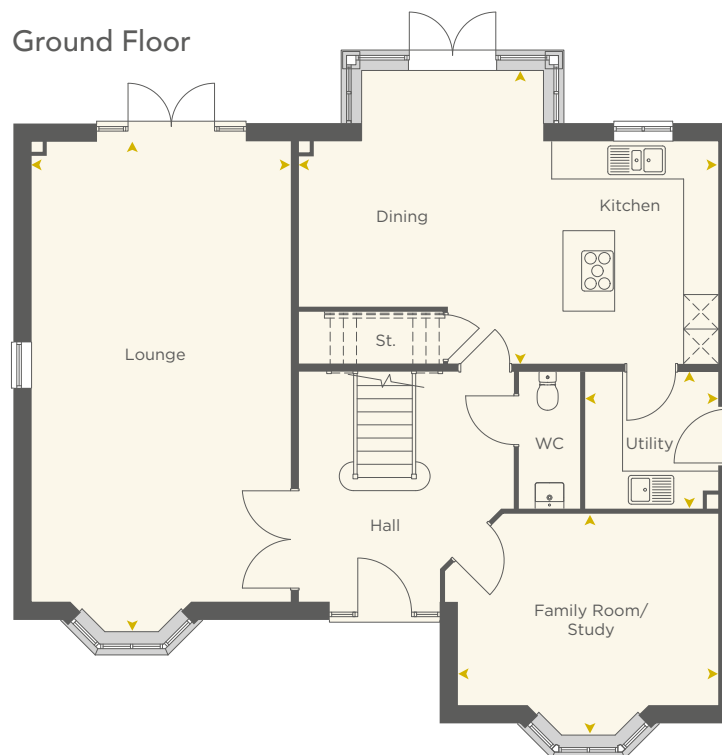
Lounge	8,559mm x 4,500mm	28'1" x 14'9"
Kitchen/Dining	7,290mm x 5,108mm	23'11" x 16'9"
Utility	2,373mm x 2,313mm	7'9" x 7'7"
Family Room/ Study	4,515mm x 3,888mm	14'10" x 12'9"
WC		

First Floor

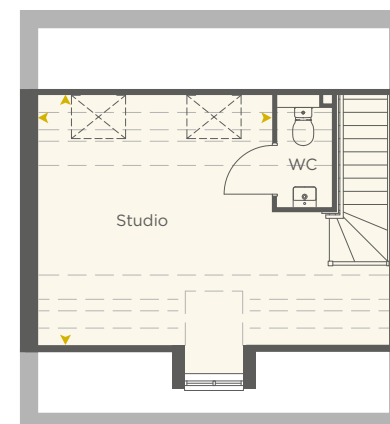
Bedroom 1	4,515mm x 3,939mm	14'10" x 12'11"
Ensuite 1		
Bedroom 2	4,628mm x 3,968mm	15'2" x 13'0"
Ensuite 2		
Bedroom 3	3,881mm x 3,412mm	12'9" x 11'2"
Bedroom 4	3,968mm x 3,288mm	13'0" x 10'9"
Bedroom 5	2,872mm x 2,016mm	9'5" x 6'7"
Bathroom		

First Floor - Garage

Studio	4,345mm x 4,056mm	14'3" x 13'4"
WC		



First Floor - Garage



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RG0526_R1

The Portsalon

Plots 25, 35



Roman Gate

| 5 bedroom | 3 bathroom | Detached

LaganHomes[®]

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

The Portsalon

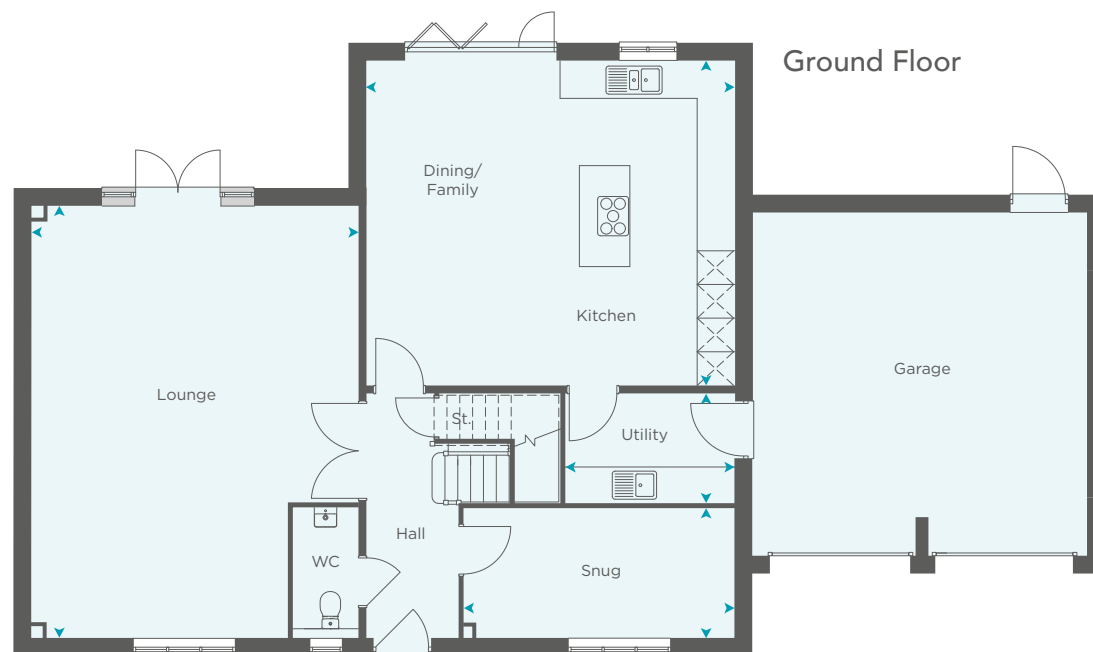
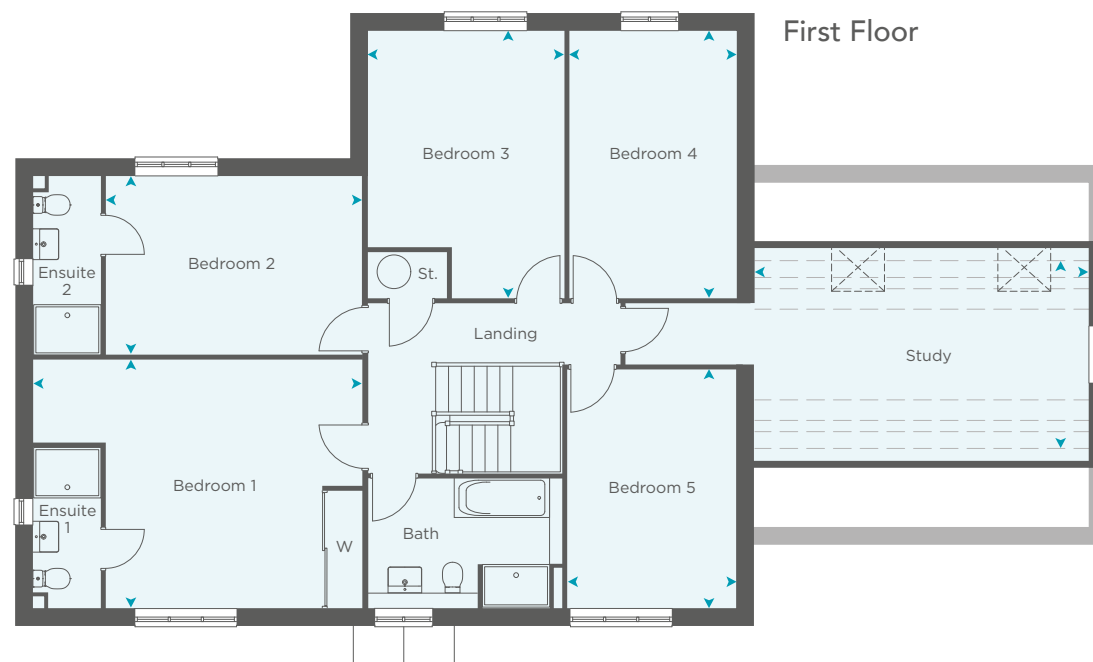
Plots 25, 35

Ground Floor

Lounge	7,666mm x 5,813mm	25'1" x 19'1"
Dining/Family/ Kitchen	6,540mm x 5,768mm	21'6" x 18'11"
Utility	3,005mm x 1,954mm	9'10" x 6'5"
Snug	4,813mm x 2,293mm	15'9" x 7'6"
WC		

First Floor

Bedroom 1	5,845mm x 4,402mm	19'2" x 14'5"
Ensuite 1		
Bedroom 2	4,565mm x 3,175mm	15'0" x 10'5"
Ensuite 2		
Bedroom 3	4,755mm x 3,490mm	15'7" x 11'5"
Bedroom 4	4,755mm x 2,963mm	15'7" x 9'9"
Bedroom 5	4,232mm x 3,005mm	13'11" x 9'10"
Study	5,950mm x 3,348mm	19'6" x 11'0"
Bathroom		



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

RG0526_R1

HEATING & PLUMBING												
Combination boiler												
Heat only boiler and cylinder												
Compact style radiators with TRV												
Compact style radiators with TRV to bathroom												
White heated towel rail to ensuite 1												
Anthracite heated towel rail to ensuite 1												
EXTERNAL FEATURES												
PVCu windows with triple glazing. Colour white outside, white inside (refer to material schedule for style of windows)												
GRP entrance door – double glazed.* Colour black outside, white inside (refer to material schedule for style of door)												
PVCu French patio doors – double glazed*												
Aluminium powder coated double glazed bifold doors												
PVCu rear/side doors												
Garador up and over garage door [†] (style and colour to site material schedule). <i>Note: The Katesbridge plots 1 and 4 have no garage</i>												
KITCHEN / UTILITY												
Fitted kitchen with choice of colour of unit doors with laminate worktop and laminate upstand in kitchen with glass splashback – development specific choice.												
Standard range with uplift options												
Integrated Electrolux single undercounter oven with 600mm gas hob and 600mm extractor hood												
Integrated Electrolux double undercounter oven with 600mm gas hob and 600mm extractor hood												
Integrated Electrolux double oven in tall housing with 600mm gas hob and 600mm extractor hood												
Integrated AEG double oven in tall housing unit with 750mm gas hob and 900mm extractor hood												
Integrated AEG double oven in tall housing unit with 750mm gas hob and 900mm extractor hood in island												
Integrated Electrolux 70/30 fridge/freezer												
Integrated Electrolux dishwasher												
Space only for freestanding fridge/freezer												
Removeable base unit for dishwasher to kitchen												
Inset stainless steel 1.5 bowl sink with chrome mixer tap to kitchen												
Space for washing machine in kitchen												
Space for washing machine in utility room												
Inset stainless steel single sink bowl with mixer tap to utility room												
BATHROOM												
Ideal Standard sanitaryware with chrome fittings												
Ensuite 1 – Shower enclosure – Idealrain shower with riser rail shower												
Ensuite 2 – Shower enclosure – Ideal Standard thermostatic shower with riser rail only												
Main bathroom – bath with hair rinse station												
Main bathroom – bath with thermostatic shower with riser rail and bath screen												
Main bathroom – bath with Idealrain shower with riser rail shower and bath screen												
Cloakroom – ceramic tiling splash to wash hand basin												
Main bathroom – full height tiling to bath walls with shower, half height to walls with sanitaryware fitted												
Main bathroom – half height tiling to bath and walls with sanitaryware fitted												
Ensuite 1 – full height tiling to shower enclosure, half height tiling to walls with sanitaryware fitted												
Ensuite 2 – full height tiling to shower enclosure, half height tiling to walls with sanitaryware fitted												

	Bantry	Bushmills	Cavan	Katesbridge	Greencastle	Hilltown	Knightstown	Kinnegad	Kingscourt	Lifford	Portsalon
INTERIOR FEATURES											
Plasterboard walls. Ceilings finished in contract matt white emulsion and walls finished in white emulsion											
MDF architraves and skirtings finished in white satin											
Chrome ironmongery to doors											
White painted softwood staircase with chamfered newel and balustrade											
Varnished ash handrail and newel cap in clear stain varnish											
Fitted wardrobes to bedroom 1											
5 panel internal door finished in Crown brilliant white satin											
ELECTRICAL FEATURES											
LED recessed downlights in kitchen, bathrooms and ensuites where applicable											
Pendant and batten lights with energy efficient lamps to remaining rooms											
White electrical fittings, switches and sockets, 1 USB socket to kitchen and 2 USB sockets to bedroom 1											
2-way lighting to ceiling light to bedroom 1											
Shaver socket fitted to bathroom where there is no ensuite											
Shaver socket to ensuite 1											
PIR ceiling sensor with low level lighting to ensuite 1											
Greenwood fans to bathroom, ensuite and cloakrooms (where applicable)											
Mains wired smoke and heat detectors with battery back up											
RJ45 point to living room and bedroom 1											
Main entrance light fitting with PIR and switch operated DETA up and down wall lights											
Wire only to rear external light fitting											
Electrical vehicle charging points											
Double switch socket and strip light fitting to garage [†] . <i>Note: The Katesbridge plots 1 and 4 have no garage</i>											
Photovoltaic (PV) solar panels											
ONT fibre box to cupboard											
GARDEN, PATHS & DRIVEWAY											
Riven paving slabs to main entrance door, side/area of the plot (where applicable, plot specific locations)											
Turf and/or planting to front (as landscape design)											
Tarmacadam surface and/or block paving driveway as per hard landscape design (refer to external materials, plot specific locations)											
Site grade soil to rear and side gardens											
Outside tap											
WARRANTY											
10-year LABC warranty											
2-year customer care warranty											

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

[†]Katesbridge plots 1 & 4 have no garage.

Sustainable Living

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



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

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

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



-  Air source heat pumps
-  Good levels of insulation
-  Quality construction on-site
-  Energy efficient appliances
-  Low energy lighting

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

Every effort is made to combine the character of our exteriors with that of their locations. When buying a new-build home with Lagan Homes you can be certain that alongside the thoughtful design and high-quality specification, your home has been created to maximise energy efficiency. 100% of all our homes built in 2024 were rated EPC B or above, and by buying a new build home this will help reduce carbon emissions by around 50% a year.

Meet the Neighbours

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



Share to win!

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



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

Cotton Meadows Resident



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

Western Gate Residents



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

Willow Grove Residents

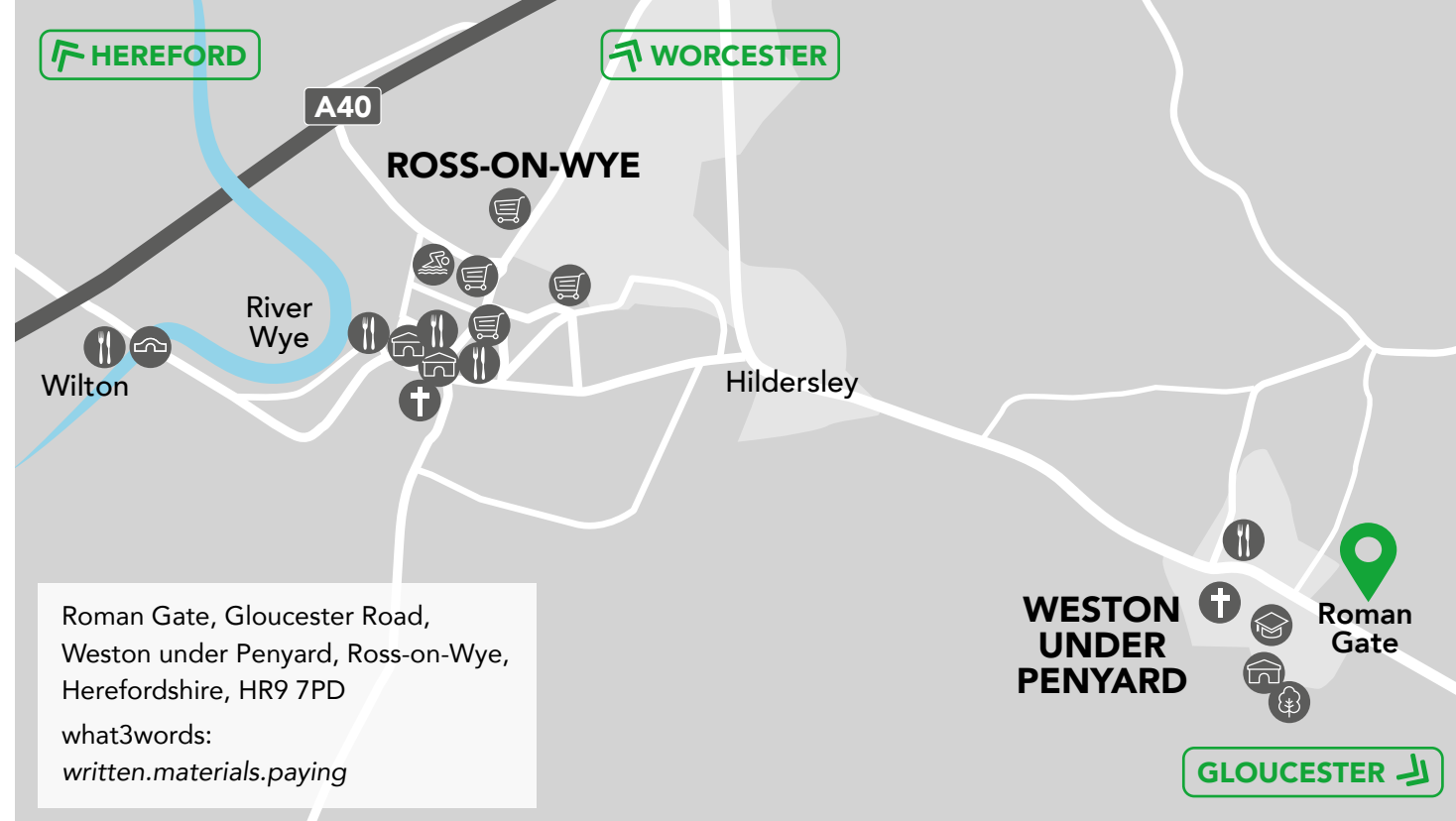
The Location

Walking distance

	Primary School	0.1m
	Village Hall	0.2m
	Park	0.2m
	St Lawrence Church	0.2m
	Weston Cross Inn	0.2m

Ross-on-Wye

	No3 Restaurant	2.3m
	Morrisons	2.3m
	Avellinos Restaurant	2.4m
	Market House	2.4m
	Sainsburys	2.4m
	Aldi	2.5m
	St Mary's Church	2.5m
	CoOp	2.6m
	Halo Ross Swimming Pool and Leisure Centre	2.6m
	Corn Exchange	2.6m
	Hope & Anchor	2.6m
	Wilton Bridge	3.0m
	The White Lion	3.2m

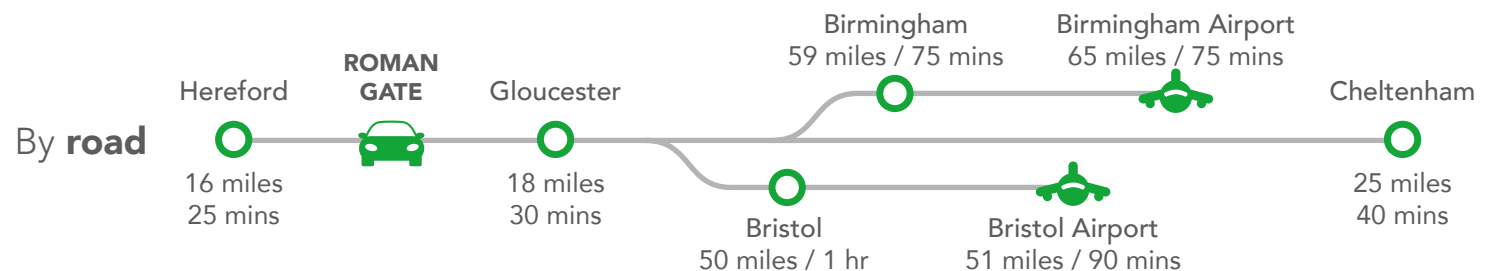


Further afield

Under ten miles away, you will find the Moody Cow pub, Coppett Hill Nature Reserve, Ross-On-Wye Golf Club, Forest Hills Golf Club, and Goodrich Castle.

Rail connections

Rail services are available from nearby Hereford Railway Station, which offers services to Birmingham, Manchester and South Wales; Gloucester Railway Station, providing direct routes to London, Bristol and Cardiff; and Ledbury Railway Station, offering convenient regional connections.



Journey times and distances are approximate, taken from Trainline.com and Google maps March 2026. Map not to scale.

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



Roman Gate
Gloucester Road, Weston under Penyard
Ross-on-Wye, Herefordshire, HR9 7PD

what3words: *written.materials.paying*

Tel: 01989 554744

www.lagan-homes.com



Protection for new-build home buyers

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