



HR

HERON RISE

WESTBURY

A climate considerate development of 2, 3 and 4 bedroom homes in the historic Wiltshire town of Westbury, looking across to the famous White Horse.



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DEVELOPMENT PLAN

SUSTAINABLE LIVING

SPECIFICATION

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Welcome to Heron Rise

a climate considerate development in Westbury

Heron Rise is a fantastic new development of 87 homes and enjoys an elevated position on the western side of the historic Wiltshire town of Westbury looking across to the famous White Horse.

The development features a wide range of accommodation options from stylish 2-bedroom apartments through to impressive 4-bedroom family homes. Heron Rise also features many of our Climate Considerate features - see below.



Please note play area will be equipped, design to be confirmed.



'Climate Considerate' encapsulates our approach to building our homes sustainably. It's a lot more than just one or two initiatives that make our homes sustainable, it's a whole raft of measures that make them reduce their impact and be kinder on the environment.

HOMES AT HERON RISE INCLUDE...



RHS approved, bee friendly planting schemes.



Wiring provision for electric vehicle charging points where possible.



Cycle storage for every home where possible.



Over 560m of hedgehog highway taking an average hedgehog over 5 mins to traverse throughout.



Eco bins integrated into each kitchen to encourage recycling.



Work from home spaces and fibre broadband provision designed into every home.



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Home of the White Horse...

in the historic market town of Westbury

Westbury is a bustling market town located below a vast chalk escarpment on the western edge of Salisbury Plain. There is a rich local heritage, dominated by the iconic White Horse carved into the hillside just a couple of miles to the east. The town also enjoys a range of modern shops and amenities around the busy High Street and beyond.

Ancient Roots

Westbury retains a footprint of history from the Iron Age through to the Industrial Revolution with a strong background in cloth manufacturing, glove-making and iron ore production. In 878AD, legend has it that King Alfred defeated the Danes at nearby Bratton Camp at the Battle of Ethandun and sowed the seeds of what we know today as England. When King Gunthrum

surrendered, victorious Alfred came down the hill and passed through the town where the street still bears his name. Some 900 years later the locals carved a huge white horse on the soft chalkland to commemorate the victory - the oldest and largest of the eight white chalk horses in the county.

Historic Wiltshire

This area is brimming with history. Wiltshire is home to the Stonehenge and Avebury stone circles and these outstanding prehistoric monuments have World Heritage Site status. There are many stately homes in the county, including Longleat, Stourhead House and Gardens and Bowood House. The quintessential Wiltshire village of Lacock, owned by the National Trust, looks much like it did 200 years ago. The nearby city of Bath has been a wellbeing destination since Roman times.



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Local Facilities

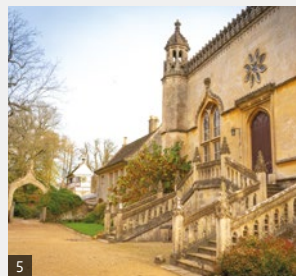
In Westbury itself you can find a host of shops and amenities including several large supermarkets, a number of newsagents and convenience stores as well as the usual coffee shops and cafes together with a Boots pharmacy, but additional options can also be found in the nearby towns of Frome, Trowbridge and Warminster just a short drive away.

There are a number of good education options in Westbury including six primary schools within two miles of Heron Rise. Secondary provision is catered for within the town and also in nearby Trowbridge and Warminster. There is easy access to nearby private schools.

The centre of town is also home to one of the longest serving swimming pools in the country. Built by Westbury Mill owner WH Laverton to mark Queen Victoria's Golden Jubilee, Westbury Swimming Baths were opened in 1888 and retain a unique charm, thanks to the traditional Victorian architecture.

Transport Links

Thanks to excellent transport links, Bristol, Bath and Swindon are commutable and Westbury Station (less than 10 mins on foot) provides a rail service to Bath Spa (24 mins), Bristol Temple Meads (40 mins), Swindon (42 mins) and direct to London Paddington, via Reading, (less than 90 mins).



Travel connections

Westbury Station
0.4 miles – 9 mins on foot

Westbury Town Centre
1.2 miles – 24 mins on foot

Westbury White Horse Car Park
2.9 miles – 9 mins by car

Warminster
5.1 miles – 12 mins by car

Bath
16.1 miles – 36 mins by car

M4 Motorway (J17)
19.7 miles – 36 mins by car

Stonehenge
22.5 miles – 34 mins by car

Bristol
27.8 miles – 1hr 10 mins by car

* all times and distances from Googlemaps.
Car travel times fastest route with no traffic.

1. Stonehenge 2. The Historic Roman Baths 3. The Palladian bridge at Stourhead House & Gardens
4. Cley Hill (picture: visitwiltshire.co.uk) 5. Lacock Abbey (picture: greatwestway.co.uk) 6. A day out at Longleat (picture: greatwestway.co.uk)

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Heron Rise features a wide range of accommodation options from stylish 2-bedroom apartments through to impressive 4-bedroom family homes.



The Prestbury
4 bedroom home
Plot: 10



The Thatcham
4 bedroom home
Plot: 3



The Tetbury
3 bedroom home
Plots: 12a, 14, 20, 21, 26, 31 to 42,
48 to 50, 77, 86 & 87



The Bourton
3 bedroom home
Plots: 1, 2, 5, 6, 11, 12, 18 & 70 to 73



Kingfisher apartments
2 bedroom home
Plots: 57 to 62



Osprey apartments
2 bedroom home
Plots: 63 to 68



The Hilmarton
4 bedroom home
Plots: 7, 8 & 9



The Hinton
3 bedroom home
Plot: 88



The Sandridge
2 bedroom home
Plots: 15 to 17, 24, 25, 28 to 30,
45 to 47, 84 & 85



Heron apartments
2 bedroom home
Plots: 78 to 83



The Cherington
4 bedroom home
Plots: 4, 19, 27, 69, 74 & 76



The Honeybourne
3 bedroom home
Plot: 75



The Frampton
2 bedroom home
Plot: 89



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The Prestbury

Plot: 10

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.



PLANS AND
DIMENSIONS



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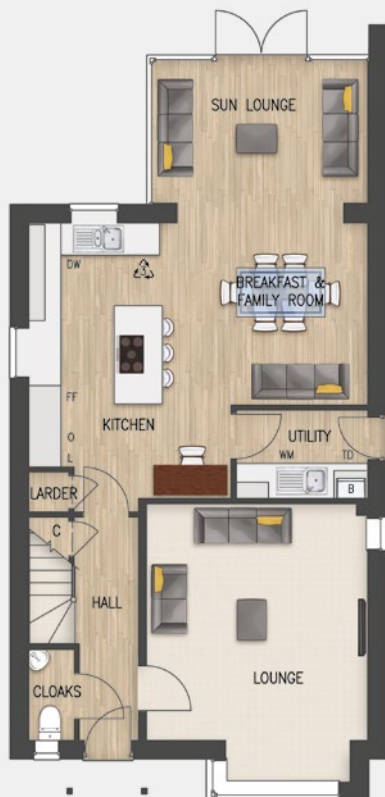


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GROUND FLOOR



FIRST FLOOR

FLOOR PLAN KEY

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

Lounge

4.15m (max) X 5.22m (max)
13'7" (max) X 17'1" (max)

Kitchen/Breakfast/Sun Lounge

6.35m (max) X 8.43m (max)
20'10" (max) X 27'7" (max)

Bedroom 1

3.71m (max) X 4.53m (max)
12'2" (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)

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The Hilmarton

Plots: 7, 8 & 9

A nicely proportioned, double fronted 4 bedroom home with open plan kitchen, including feature island leading on to sun lounge. Upstairs a principal bedroom boasts ensuite and built in wardrobes, in addition to a generously appointed family bathroom.



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FIRST FLOOR

FLOOR PLAN KEY

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

Lounge

3.23m x 5.19m
10'7" x 17'1"

Kitchen/Breakfast/Sun Lounge

8.43m (max) x 3.41m (max)
27'8" (max) x 11'2" (max)

Dining

2.96m x 3.02m
9'8" x 9'10"

Bedroom 1

3.04m (max) x 4.74m (max)
9'11" (max) x 15'6" (max)

Bedroom 2

2.94m x 3.39m
9'7" x 11'1"

Bedroom 3

3.28m x 2.98m
10'9" x 9'9"

Bedroom 4

2.31m x 2.11m
7'7" x 6'11"

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The Cherington

Plots: 4, 19, 27, 69, 74 & 76



PLANS AND
DIMENSIONS

An impressive 4 bedroom semi-detached double fronted home, generously proportioned over 3 levels, including 4 double bedrooms. The principal bedroom suite enjoys a dressing area and ensuite shower, whilst the main bathroom and second bedroom are adjacent. There are two further double bedrooms on the second floor, both with access to a handy shower room.

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GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

FLOOR PLAN KEY

- A/C Airing cupboard
- B Boiler
- C Cupboard
- DW Integrated dishwasher
- FF Integrated fridge/freezer
- O Integrated eye level oven
- WM Washing machine space
- WO Optional Wardrobe – see Sales Consultant
- Eco Bin
- Denotes reduced ceiling level
- # See Sales Consultant for plot specific details of adjoining homes
- * Dims exclude wardrobe

Lounge

4.65m (max) X 3.91m (max)
15'3" (max) X 12'10" (max)

Kitchen/Dining

4.65m X 3.28m
15'3" X 10'9"

Bedroom 1 *

3.15m (max) X 3.91m (max)
10'4" (max) X 12'10" (max)

Bedroom 2

4.65m (max) X 3.28m (max)
15'3" (max) X 10'9" (max)

Bedroom 3

4.26m (max) X 3.03m (max)
13'11" (max) X 9'11" (max)

Bedroom 4

4.26m (max) X 3.28m (max)
13'11" (max) X 10'9" (max)

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The Thatcham

Plot: 3

A nicely balanced 4 bedroom, 3 storey semi-detached home with thoughtful design features including an impressive galleried principal bedroom suite plus utility area to the rear of the integral garage.

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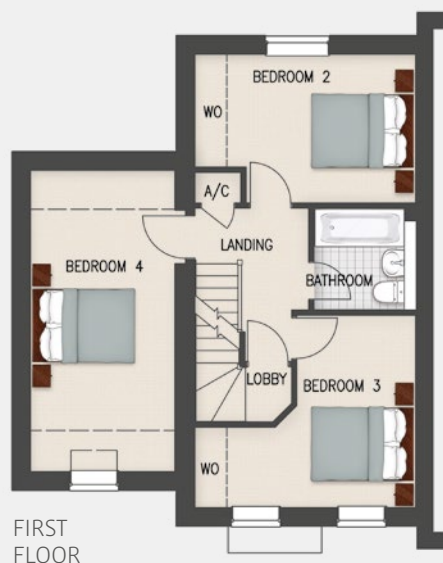


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Lounge

4.14m (max) X 3.64m (max)
13'7" (max) X 11'11" (max)

Kitchen/Dining

4.14m (max) X 4.76m (max)
13'7" (max) X 15'7" (max)

Bedroom 1 *

4.14m (max) X 4.71m (max)
13'7" (max) X 15'5" (max)

Bedroom 2

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

Bedroom 3

4.15m (max) X 3.61m (max)
13'7" (max) X 11'10" (max)

Bedroom 4

2.71m X 5.65m
8'10" X 18'6"

FLOOR PLAN KEY

- A/C Airing cupboard
- B Boiler
- C Cupboard
- DW Integrated dishwasher
- FF Integrated fridge/freezer
- O Built under oven
- TD Tumble dryer space
- WM Washing machine space
- WO Optional Wardrobe
- see Sales Consultant
- Eco Bin
- Denotes reduced ceiling level
- * Dims exclude wardrobe



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The Hinton

Plot: 88

A beautifully balanced 3 bedroom detached home, which benefits from open plan kitchen/dining area, perfect for flexible living. The principal bedroom suite boasts a walk-in wardrobe and ensuite shower room.

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GROUND FLOOR



FIRST FLOOR

FLOOR PLAN KEY

- A/C Airing cupboard
- AS Appliance space
- B Boiler
- C Cupboard
- DW Integrated dishwasher
- FF Integrated fridge/freezer
- O Integrated eye level oven
- WM Washing machine space
- Eco Bin
- Denotes reduced ceiling level
- Dims exclude wardrobe

Lounge

3.40m (max) X 5.47m (max)
11'2" (max) X 17'11" (max)

Kitchen/Dining

5.40m (max) X 4.32m (max)
17'8" (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)

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The Honeybourne

Plot: 75



PLANS AND
DIMENSIONS

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

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FLOOR PLAN KEY

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

Lounge

3.25m (max) X 5.99m (max)
10'8" (max) X 19'8" (max)

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"

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The Tetbury

Plots: 12a, 14, 20, 21, 26, 31 to 42, 48 to 50, 77, 86 & 87



PLANS AND
DIMENSIONS

An attractive 3 bedroom, 3 storey home, thoughtfully designed with exceptional galleried principal bedroom suite with walk in wardrobe and ensuite shower. The Tetbury also boasts a garden room on plots 31 to 42 and 48 to 50; a handy extra space for home working or enjoying the outdoor space as you please.

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GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

FLOOR PLAN KEY

- A/C Airing cupboard
- AS Appliance space
- B Boiler
- C Cupboard
- DW Integrated dishwasher
- FF Integrated fridge/freezer
- O Built under oven
- WM Washing machine space
- Eco Bin
- Denotes reduced ceiling level
- # See Sales Consultant for plot specific details of adjoining homes
- † See Sales Consultant for plots applicable
- * Dims exclude wardrobe

Lounge

4.14m X 3.54m
13'7" X 11'7"

Kitchen

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

Bedroom 1 *

4.14m (max) X 4.70m (max)
13'7" (max) X 15'5" (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)

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The Bourton

Plots: 1, 2, 5, 6, 11, 12, 18 & 70 to 73

An eye catching 3 double bedroom, 3 storey semi-detached home with spacious open plan kitchen/dining and feature island and full width panoramic glazing and French doors overlooking the garden. The sumptuous principal bedroom suite occupies its own floor, with a beautiful galleried landing, walk in wardrobe and ensuite shower room.



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GROUND FLOOR




FIRST FLOOR



SECOND FLOOR

FLOOR PLAN KEY

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

Lounge

2.99m (max) X 5.51m (max)
9'9" (max) X 18'1" (max)

Kitchen/Dining

4.99m (max) X 6.20m (max)
16'4" (max) X 20'4" (max)

Bedroom 1 *

4.99m (max) X 4.12m (max)
16'4" (max) X 13'6" (max)

Bedroom 2

2.98m X 3.54m
9'9" X 11'7"

Bedroom 3

2.98m X 3.42m
9'9" X 11'2"

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The Sandridge

Plots: 15 to 17, 24, 25, 28 to 30, 45 to 47, 84 & 85



PLANS AND
DIMENSIONS

A well proportioned 2 bedroom semi-detached or terraced home. Downstairs the spacious lounge leads on to the garden through wide aspect French doors, bringing the outside in. The Sandridge also boasts a garden room on plots 28 and 30; a handy extra space for home working or enjoying the outdoor space as you please.



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GROUND FLOOR



FIRST FLOOR

FLOOR PLAN KEY

- B Boiler
- C Cupboard
- DW Integrated dishwasher
- FF Integrated fridge/freezer
- O Built under oven
- WM Washing machine space
- W Wardrobe
- Eco Bin
- Denotes reduced ceiling level

Lounge/Dining

3.67m (max) X 4.96m (max)
12'1" (max) X 16'3" (max)

Kitchen

2.73m (max) X 3.70m (max)
8'11" (max) X 12'1" (max)

Bedroom 1

3.67m (max) X 3.75m (max)
12'1" (max) X 12'4" (max)

Bedroom 2

3.67m (max) X 2.92m (max)
12'1" (max) X 9'7" (max)



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The Frampton

Plot: 89

A beautiful 2 bedroom coach house boasting open plan lounge, kitchen and dining space. The hallway provides access to the garage which includes a utility space for washing machine and access to the rear.

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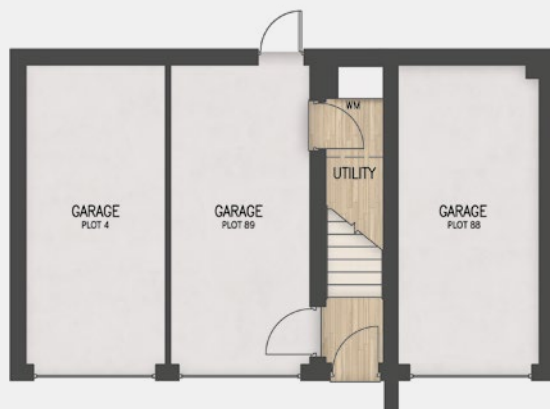


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GROUND FLOOR



FIRST FLOOR

Lounge/Kitchen/Dining

4.38m (max) X 5.55m (max)
14'4" (max) X 18'2" (max)

Bedroom 1 *

2.80m X 3.27m
9'2" X 10'8"

Bedroom 2

2.56m (max) X 2.82m (max)
8'5" (max) X 9'3" (max)

FLOOR PLAN KEY

- A/C Airing cupboard
- B Boiler
- C Cupboard
- DW Dishwasher space
- FF Integrated fridge/freezer
- O Built under oven
- WM Washing machine space
- Denotes reduced ceiling level
- * Dims exclude cupboards



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Kingfisher Apartments

Plots: 57 to 62

Generously appointed
2 bedroom apartments with
open plan living, maximising
light and space.



PLANS AND
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Plot 61 - Second Floor
Plot 59 - First Floor

Plot 62 - Second Floor
Plot 60 - First Floor



Plot 57 - Ground Floor

Plot 58 - Ground Floor

FLOOR PLAN KEY

A/C	Airing cupboard	DW	Dishwasher space	W	Wardrobe
B	Boiler	FF	Integrated fridge/freezer	WM	Washing machine space
C	Cupboard	O	Built under oven	Eco Bin	

Plan (right)
shows
arrangement
of plots.



Second Floor



First Floor



Ground Floor

Plot: 57

Lounge/Kitchen/Dining

4.00m (max) X 8.38m (max)
13'1" (max) X 27'6" (max)

Bedroom 1

3.27m (max) X 3.11m (max)
10'8" (max) X 10'2" (max)

Bedroom 2

4.08m (max) X 3.23m (max)
13'4" (max) X 10'7" (max)

Plots: 58, 60 & 62

Lounge/Kitchen/Dining

5.81m (max) X 4.26m (max)
19'1" (max) X 13'0" (max)

Bedroom 1

4.16m X 3.23m 13'7" X 10'7"

Bedroom 2

2.60m (max) X 3.23m (max)
8'6" (max) X 10'7" (max)

Plots: 59 & 61

Lounge/Kitchen/Dining

4.31m (max) X 7.59m (max)
14'1" (max) X 24'10" (max)

Bedroom 1

3.82m (max) X 3.11m (max)
12'6" (max) X 10'2" (max)

Bedroom 2

2.39m X 3.23m 7'10" X 10'7"



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Osprey Apartments

Plots: 63 to 68

2 bedroom apartments designed with contemporary open plan living in mind, with ground floor apartments boasting their own private entrances.



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Plot 64 - Ground Floor



Plot 66 - First Floor
Plot 68 - Second Floor

Plots: 63 & 64

Lounge/Kitchen/Dining

3.99m (max) X 8.39m (max)
13'1" (max) X 27'6" (max)

Bedroom 1

3.27m (max) X 3.11m (max)
10'8" (max) X 10'2" (max)

Bedroom 2

4.08m (max) X 3.23m (max)
13'4" (max) X 10'7" (max)

Plots: 65, 66, 67 & 68

Lounge/Kitchen/Dining

4.31m (max) X 7.60m (max)
14'1" (max) X 24'11" (max)

Bedroom 1

3.11m (max) X 3.82m (max)
10'2" (max) X 12'6" (max)

Bedroom 2

3.23m X 2.39m
10'7" X 7'10"

Plan below shows arrangement of plots.
NB. plots 63, 65 & 67 are handed



FLOOR PLAN KEY

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



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Heron Apartments

Plots: 78 to 83

Well proportioned 2 bedroom apartments with contemporary open plan living. The bedrooms are both doubles with bedroom 1 including built in wardrobes.



PLANS AND
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Plot 79
Ground Floor

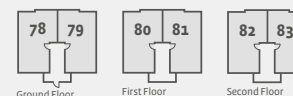


Plot 81
First Floor



Plot 83
Second Floor

Plan below shows arrangement of plots.
NB. plots 78, 80 & 82 are handed



Plots: 78 to 83

Lounge/Kitchen/Dining

4.95m (max) X 5.49m (max)
16'3" (max) X 18'1" (max)

Bedroom 1

3.08m (max) X 4.26m (max)
10'1" (max) X 13'11" (max)

Bedroom 2

3.41m (max) X 3.26m (max)
11'2" (max) X 10'8" (max)

FLOOR PLAN KEY

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



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The Prestbury
4 bedroom home

The Hilmarton
4 bedroom home

The Cherington
4 bedroom home

The Thatcham
4 bedroom home

The Hinton
3 bedroom home

The Honeybourne
3 bedroom home

The Tetbury
3 bedroom home

The Bourton
3 bedroom home

The Sandridge
2 bedroom home

The Frampton
2 bedroom home

Selwood Housing
Please see Sales Consultant
for more information

Kingfisher apartments
2 bedroom home

Osprey apartments
2 bedroom home

Heron apartments
2 bedroom home



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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.



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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.

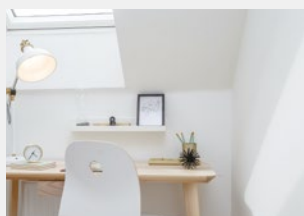
Newland Homes helps to facilitate this sustainable choice and wherever possible, our homes are provided with a Superfast Fibre Broadband connection with at least two data sockets within the property. We include smart meters in many of our homes. These help you to monitor and efficiently manage your household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

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.



CLIMATE NEUTRAL NOW

In 2021 we signed up to the United Nation's Climate Neutral Now pledge, where we review, monitor and improve our actions on Climate Change annually, and we're delighted that from 1 January 2022 we've been a carbon neutral company.

There is much work involved in continuing the progression of our targets as we introduce processes to make us even more carbon friendly.



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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 cost-saving in mind. 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

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



Be part of the community

We aim to enhance the communities in which we build. Each Newland Homes 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
- Stainless steel 1.5 or 1.0 bowl sink
- Contemporary mono side-lever tap
- Eye level Neff multifunction oven or built under single multi-function oven dependent on house type*
- Neff induction hob or Neff burner gas hob*
- Integrated dishwasher (excluding apartments please check with Sales Consultant)
- Integrated 50:50 fridge freezer*
- Integrated eco bins to assist with recycling
- Plumbing for washing machine and tumble dryer space (where applicable*)

Bathrooms and Ensuites

- Villeroy & Boch white sanitaryware
- Vado tapware
- Vado showers to bathroom and ensuites with bathscreen (where applicable)
- Choice of ceramic wall tiles*
- Choice of optional flooring to bathroom, ensuites and cloakrooms*
- Curved chrome towel radiator in bathrooms and ensuites

CONSUMER
CODE FOR
HOME BUILDERS
www.consumercode.co.uk

*Choices available dependent on stage of construction. Please ask Sales Consultant for individual plot specification, including clarification of kitchen drawings. Further information is available by requesting a copy of our specification checklist.

warranty
LABC

LABC Warranty carries out an independent survey of each home during construction, and issues a 10-year warranty certificate when the home is completed.

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Our specification

We think about more than just the fixtures and fittings at Newland Homes.

Electrical

- Telephone points on each floor including lounge and bedroom 1 with homes wired for fibre optic connection and data point (check with Sales Consultant for rooms and 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 (check with Sales Consultant for position)
- Under unit LED lighting strips to kitchen
- Chrome downlighters to kitchen, bathroom and ensuites
- Lantern front door light (where appropriate)
- Wiring provision included for optional electric vehicle charging point (where available*)
- Wireless intruder alarm available as an option

Internal Finish

- Vertical 5 panel doors in white 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 wardrobe or walk in wardrobe (check with Sales Consultant for homes applicable and type of wardrobe)
- Optional additional sliding wardrobes in other bedrooms (check with Sales Consultant for availability)
- Optional carpet and hard flooring packages available*

External Finish

- Quality facing external finishes including stone, brick, cladding and render
- Black rainwater goods
- PVCu double glazed energy efficient windows and French doors
- Front door with 3-point locking and chrome handles
- Wireless doorbell and chrome door numerals
- Turf to rear gardens with frontages landscaped as shown on development landscaping masterplan
- Outside tap to houses (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 regulatory 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 home's 'Energy Performance Certificate' (EPC)

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

- High performance insulation to roof, ground floor and external walls
- Double glazed windows and doors with energy efficient glazing
- 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 bin to assist with food waste

* Choices available dependent on stage of construction. Please ask Sales Consultant for individual plot specification, including clarification of kitchen drawings. Further information is available by requesting a copy of our specification checklist.

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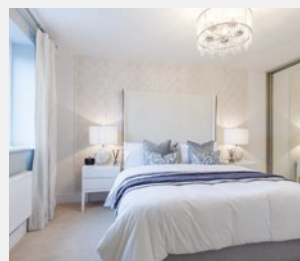
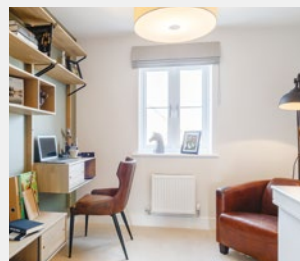
At Newland Homes, we've built a solid reputation for developing carefully crafted, high quality homes and enhancing local communities.

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.



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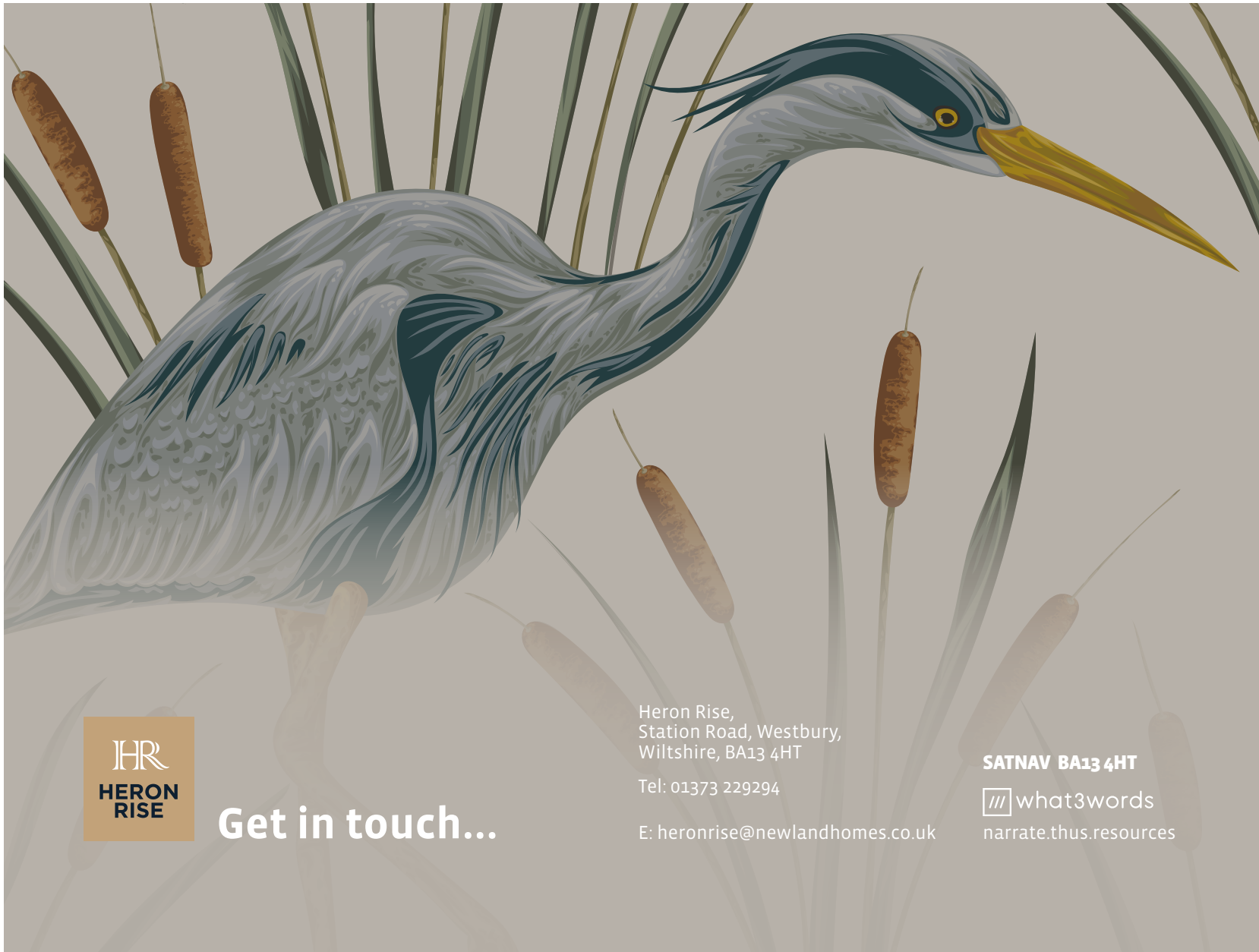
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All purchasers must check with the Sales Consultant to ascertain the final layout and dimensions. Artists impressions of elevations showing mature landscaping are for illustration purposes only. The measurements shown in the brochure are for guidance 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. 06/23