

# the Elms



THE ELMS

## DEVELOPMENT LAYOUT

### KEYS

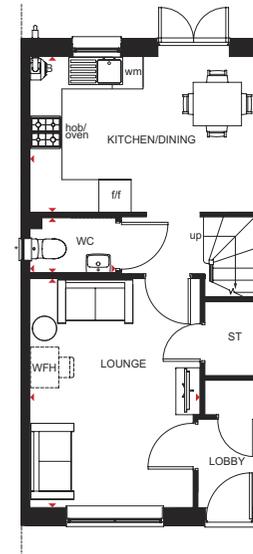
- Kenley 2 bedroom home
- Denford 2 bedroom home
- Roseberry 2 bedroom home
- Ellerton 3 bedroom home
- Ennerdale 3 bedroom home
- Bewdley 3 bedroom home
- Collaton 3 bedroom home
- Kingsville 4 bedroom home
- Oxford 5 bedroom home
- Affordable Housing
- Potential Future Highway Improvement Land
- S/S - Substation
- VP - Visitor Parking
- BCP - Bin Collection Point
- SUDS - Sustainable Drainage System





## KENLEY 2 BEDROOM HOME

- Natural light floods through oversized windows in this two bedroom home
- French doors in the open-plan kitchen and dining area lead to the garden
- A front-aspect lounge and convenient storage space create a great place for modern living
- On the first floor are two double bedrooms and a family bathroom



### Ground Floor

Lounge	4253 x 3120mm	13'10" x 10'2"
Kitchen/Dining	2901 x 4323mm	9'5" x 14'2"
WC	1636 x 1075mm	5'4" x 3'5"

[Approximate dimensions]  
\* Window may be omitted on certain plots. Speak to a Sales Adviser for details on individual plots.



### First Floor

Bedroom 1	4322 x 3139mm	14'2" x 10'3"
Bedroom 2	4322 x 2901mm	14'2" x 9'5"
Bathroom	2080 x 1853mm	6'8" x 6'1"

[Approximate dimensions]  
\* Window may be omitted on certain plots. Speak to a Sales Adviser for details on individual plots.

<b>KEY</b>	B	Boiler	f/f	Fridge/freezer space	◀▶	Dimension location
	ST	Store	WFH	Working from home		
	wm	Washing machine space	w	Wardrobe space		

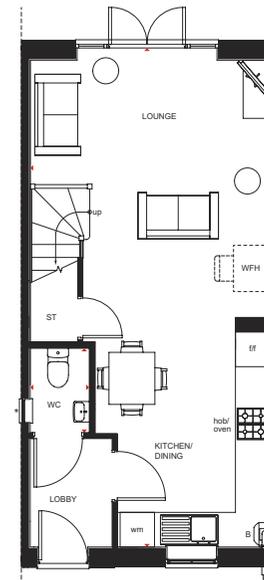




## DENFORD

### 2 BEDROOM HOME

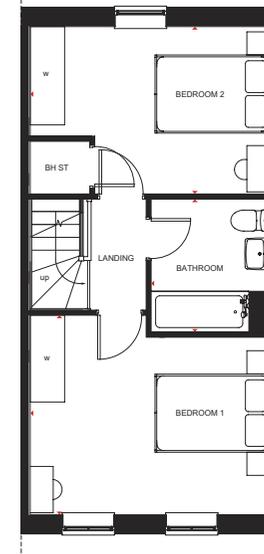
- Free-flowing living space creates a flexible home, ideal for first timers and downsizers
- French doors lead to the rear garden giving the open-plan lounge, dining area and fitted kitchen a bright and airy feeling
- Upstairs are two double bedrooms and the bathroom



#### Ground Floor

Kitchen/Dining/Lounge	4235 x 8467mm	13'9" x 27'8"
WC	1515 x 1063mm	4'10" x 3'5"

[Approximate dimensions]  
\* Window may be omitted on certain plots. Speak to a Sales Adviser for details on individual plots.



#### First Floor

Bedroom 1	3475 x 4235mm	11'4" x 13'9"
Bedroom 2	4235 x 2921mm	13'9" x 9'6"
Bathroom	2110 x 2325mm	6'9" x 7'6"

[Approximate dimensions]

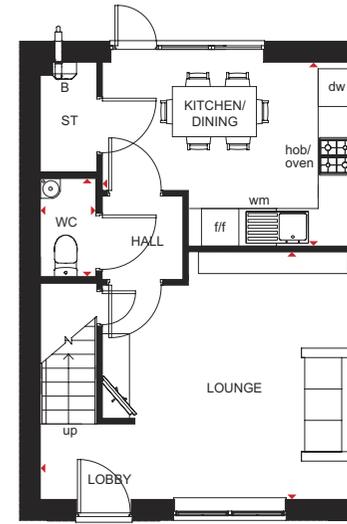
<b>KEY</b>	B Boiler	wm Washing machine space	WFH Working from home
	ST Store	f/f Fridge/freezer space	◀▶ Dimension location
	BH ST Bulkhead store	w Wardrobe space	



## ROSEBERRY

### 2 BEDROOM HOME

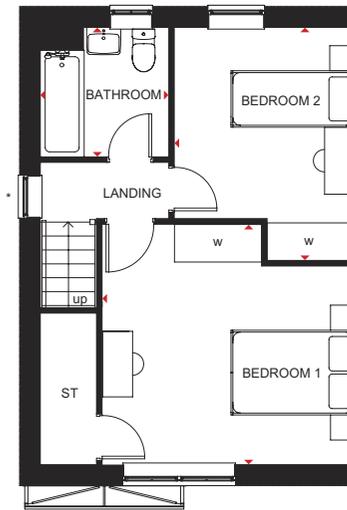
- Light fills this home through oversized windows, giving it a bright and airy feeling
- Downstairs has a fitted kitchen with dining area and French doors that lead onto the rear garden, a separate lounge, storage and a cloakroom
- Upstairs are two double-sized bedrooms and a bathroom. The larger bedroom has plenty of built-in storage space



### Ground Floor

Lounge	4110 x 3980mm	13'5" x 13'1"
Kitchen/Dining	4101 x 2962mm	13'5" x 9'7"
WC	903 x 1626mm	2'10" x 5'3"

[Approximate dimensions]



### First Floor

Bedroom 1	4114 x 3864mm	13'5" x 12'7"
Bedroom 2	3745 x 2954mm	12'3" x 9'7"
Bathroom	2093 x 2093mm	6'9" x 6'9"

[Approximate dimensions]

\* Window may be omitted on certain plots. Speak to a Sales Adviser for details on individual plots.

<b>KEY</b>	B Boiler	f/f Fridge/freezer space	◀▶ Dimension location
	ST Store	dw Dishwasher space	
	wm Washing machine space	w Wardrobe space	



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BDW00421/MAR22



## ELLERTON 3 BEDROOM HOME

- Bright, practical home, ideal for modern family living
- Large, open-plan kitchen with ample dining space has French doors leading to the rear garden
- Good-sized lounge for all the family to relax in
- Upstairs the main bedroom has an en suite shower room, a further double bedroom, a single bedroom and a family bathroom



### Ground Floor

Lounge	3605 x 3972mm	11'10" x 13'0"
Kitchen/Dining	4598 x 3048mm	15'1" x 10'0"
WC	1703 x 1050mm	5'7" x 3'5"

[Approximate dimensions]

\*Window only applicable to certain plots



### First Floor

Bedroom 1	3605 x 4138mm	11'10" x 13'7"
En Suite	1918 x 1716mm	6'4" x 5'8"
Bedroom 2	2708 x 3250mm	8'11" x 10'8"
Bedroom 3	2109 x 2932mm	6'11" x 9'7"
Bathroom	1703 x 1917mm	5'7" x 6'3"

[Approximate dimensions]

\*Window only applicable to certain plots

<b>KEY</b>	B	Boiler	f/f	Fridge/freezer space	WFH	Working from home
	ST	Store	dw	Dishwasher space	◀▶	Dimension location
	wm	Washing machine space	w	Wardrobe space		



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BWM/442061/DEC21



## ELLERTON 3 BEDROOM HOME

- Bright, practical home, ideal for modern family living
- Large, open-plan kitchen with ample dining space has French doors leading to the rear garden
- Good-sized lounge for all the family to relax in
- Upstairs the main bedroom has an en suite shower room, a further double bedroom, a single bedroom and a family bathroom



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Lounge	3605 x 3972mm	11'10" x 13'0"
Kitchen/Dining	4598 x 3048mm	15'1" x 10'0"
WC	1703 x 1050mm	5'7" x 3'5"

[Approximate dimensions]

\*Window only applicable to certain plots



### First Floor

Bedroom 1	3605 x 4138mm	11'10" x 13'7"
En Suite	1918 x 1716mm	6'4" x 5'8"
Bedroom 2	2708 x 3250mm	8'11" x 10'8"
Bedroom 3	2109 x 2932mm	6'11" x 9'7"
Bathroom	1703 x 1917mm	5'7" x 6'3"

[Approximate dimensions]

\*Window only applicable to certain plots

<b>KEY</b>	B	Boiler	f/f	Fridge/freezer space	WFH	Working from home
	ST	Store	dw	Dishwasher space	◀▶	Dimension location
	wm	Washing machine space	w	Wardrobe space		

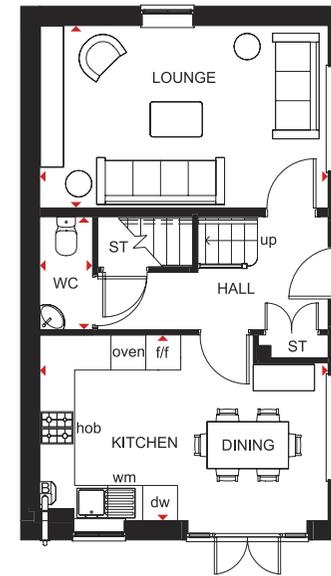


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## ENNERDALE 3 BEDROOM HOME

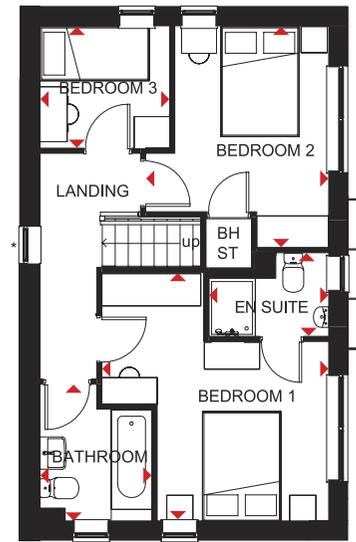
- Light floods into this attractive three bedroom home through oversized windows
- A dual-aspect lounge and bright, fully fitted kitchen with dining area opening onto the garden provide space that's ideal for modern living
- Upstairs are two spacious, dual-aspect double bedrooms, the main with en suite, and a single bedroom and family bathroom



### Ground Floor

Lounge	4960 x 3112mm	16'3" x 10'3"
Kitchen/Dining	4960 x 3170mm	16'3" x 10'5"
WC	1929 x 911mm	6'4" x 3'0"

[Approximate dimensions]



### First Floor

Bedroom 1	4239 x 3898mm	13'11" x 12'9"
En Suite	2061 x 1427mm	6'9" x 4'8"
Bedroom 2	3783 x 3145mm	12'5" x 10'4"
Bedroom 3	2227 x 2089mm	7'4" x 6'10"
Bathroom	2334 x 1924mm	7'8" x 6'4"

[Approximate dimensions]

\* Window may be omitted on certain plots, speak to a Sales Adviser for details on individual plots.

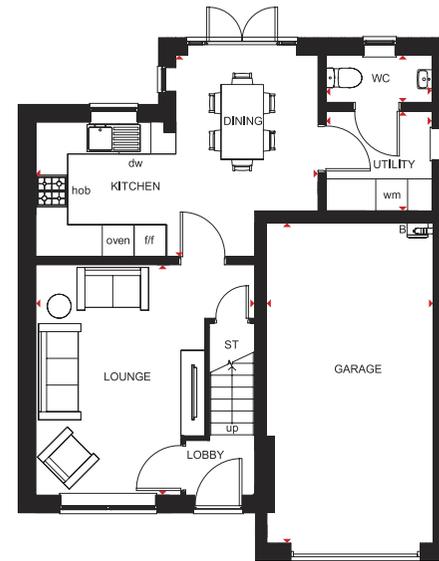
<b>KEY</b>	B Boiler	f/f Fridge/freezer space	◀▶ Dimension location
	ST Store	dw Dishwasher space	
	wm Washing machine space	BH ST Bulkhead Store	





## BEWDLEY 3 BEDROOM HOME

- Comfortable detached home with integral garage for added security
- Open-plan kitchen with spacious dining area and French doors to the rear garden
- Separate utility room
- Front-aspect lounge with room for all the family to relax
- An en suite main bedroom is upstairs, with two double bedrooms and a family bathroom



### Ground Floor

Lounge	4128 x 4312mm	13'7" x 14'2"
Kitchen/Dining	5320 x 3773mm	17'5" x 12'5"
Utility	2002 x 1865mm	6'7" x 6'1"
WC	2002 x 900mm	6'7" x 2'11"
Garage	3150 x 6000mm	10'4" x 19'8"

(Approximate dimensions)



### First Floor

Bedroom 1	3257 x 4348mm	10'8" x 14'3"
En Suite	2113 x 1425mm	6'11" x 4'8"
Bedroom 2	3185 x 3797mm	10'5" x 12'5"
Bedroom 3	3233 x 3289mm	10'7" x 10'9"
Bathroom	1951 x 1913mm	6'5" x 6'3"

(Approximate dimensions)

<b>KEY</b>	B	Boiler	wm	Washing machine space	w	Wardrobe space
	ST	Store	f/f	Fridge/freezer space	◀▶	Dimension location
	BH ST	Bulkhead store	dw	Dishwasher space		



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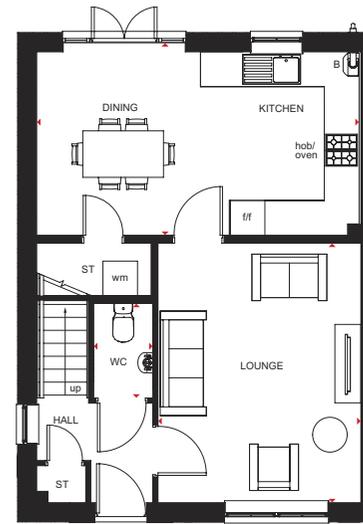
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## COLLATON

### 3 BEDROOM DETACHED HOME

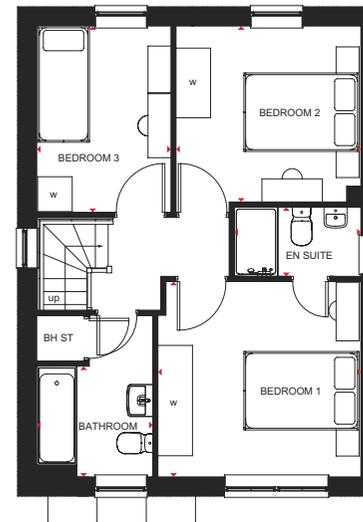
- Spacious home designed for modern living
- Large, open-plan kitchen, with discreet utility space, gets plenty of light via French doors in the dining area that open onto the rear garden
- A front-aspect lounge provides comfortable space to relax in
- Upstairs are two double bedrooms, the main with en suite, a single bedroom, family bathroom and plenty of storage space



#### Ground Floor

Lounge	4497 x 3549mm	14'8" x 11'6"
Kitchen/Dining	5655 x 3189mm	18'6" x 10'5"
WC	1595 x 1053mm	5'2" x 3'5"

[Approximate dimensions]



#### First Floor

Bedroom 1	3550 x 3392mm	11'6" x 11'1"
En Suite	2226 x 1218mm	7'3" x 3'10"
Bedroom 2	3235 x 3056mm	10'6" x 10'0"
Bedroom 3	3235 x 2357mm	10'6" x 7'7"
Bathroom	2042 x 1931mm	6'7" x 6'3"

[Approximate dimensions]

\* Window may be omitted on certain plots, Speak to a Sales Adviser for details on individual plots.

<b>KEY</b>	B	Boiler	wm	Washing machine space	◀▶	Dimension location
	ST	Store	t/f	Fridge/freezer space		
	BH ST	Bulkhead store	w	Wardrobe space		



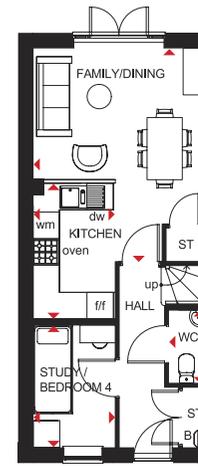
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## KINGSVILLE

### 4 BEDROOM HOME

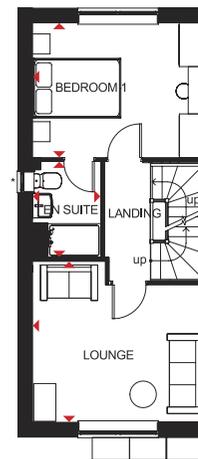
- An ideal family home designed over three floors
- A generous open-plan kitchen with dining and family areas, and a fourth bedroom / study are on the ground floor
- On the first floor, oversized windows fill the lounge and main bedroom with light, giving them a bright and airy feeling, and the bedroom has an en suite
- The second floor offers a further double bedroom, a single bedroom and a family bathroom



#### Ground Floor

Family/Dining	3936 x 4820mm	12'11" x 15'10"
Kitchen	1866 x 3060mm	6'1" x 10'0"
Bedroom 4/ Study	1866 x 2749mm	6'1" x 9'0"
WC	861 x 1649mm	2'10" x 5'5"

[Approximate dimensions]

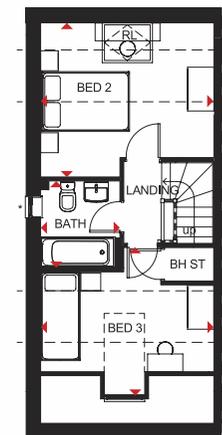


#### First Floor

Lounge	3936 x 3630mm	12'11" x 11'11"
Bedroom 1	3936 x 3042mm	12'11" x 10'0"
En Suite	1551 x 2163mm	5'1" x 7'1"

[Approximate dimensions]

\*Window may be omitted on certain plots, Speak to a Sales Adviser for details on individual plots.



#### Second Floor

Bedroom 2	3936 x 3508mm*	12'11" x 11'6"
Bedroom 3	3936 x 3325mm*	12'11" x 10'11"
Bathroom	1761 x 1963mm	5'9" x 6'5"

[Approximate dimensions]

\*Window may be omitted on certain plots, Speak to a Sales Adviser for details on individual plots.

\*Overall floor dimension includes lower ceiling areas.

<b>KEY</b>	B	Boiler	wm	Washing machine space	RL	Roof light
	ST	Store	f/f	Fridge/freezer space	◀▶	Dimension location
	BH ST	Bulkhead Store	dw	Dishwasher space		



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BWM/442064/DEC21



## OXFORD

### 5 BEDROOM HOME

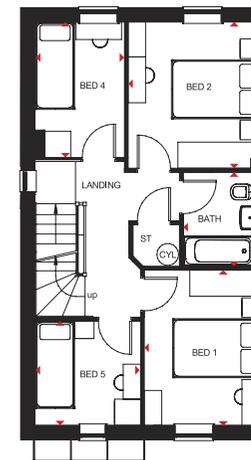
- This semi-detached home is designed over three floors with the needs of a growing family in mind
- The ground floor has a large open-plan kitchen and dining room with French doors leading to the rear garden, while the lounge has a space for all the family to relax in together
- Upstairs are two double and two single bedrooms and a bathroom on the first floor; a double bedroom, shower room and a study are on the top floor



#### Ground Floor

Kitchen/Dining	3365 x 5173mm	11'0" x 16'11"
Lounge	3185 x 5720mm	10'5" x 18'9"
WC	1398 x 2512mm	4'7" x 8'3"

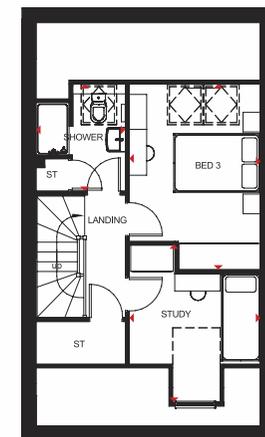
[Approximate dimensions]  
\*Windows may be omitted on certain plots. Speak to a Sales Adviser for details on individual plots.



#### First Floor

Bedroom 1	2650 x 3556mm	8'8" x 11'8"
Bedroom 2	3023 x 3353mm	9'11" x 11'0"
Bedroom 4	2062 x 3091mm	6'9" x 10'1"
Bedroom 5	2435 x 2399mm	7'11" x 7'10"
Bathroom	1753 x 2150mm	5'9" x 7'0"

[Approximate dimensions]



#### Second Floor

Study	3023 x 3574mm	9'11" x 11'8"
Bedroom 3	3023 x 4372mm	9'11" x 14'4"
Shower Room	2062 x 2563mm	6'9" x 8'4"

[Approximate dimensions]

<b>KEY</b>	B	Boiler	wm	Washing machine space	◀▶	Dimension location
	ST	Store	f/f	Fridge/freezer space		
	CYL	Cylinder	dw	Dishwasher space		





## OXFORD

### 4 BEDROOM HOME

- This semi-detached home is designed over three floors with the needs of a growing family in mind
- The ground floor has a large open-plan kitchen and dining room with French doors leading to the rear garden, while the lounge has a space for all the family to relax in together
- Upstairs are two single bedrooms and a bathroom on the first floor; a double bedroom, shower room and a study are on the top floor

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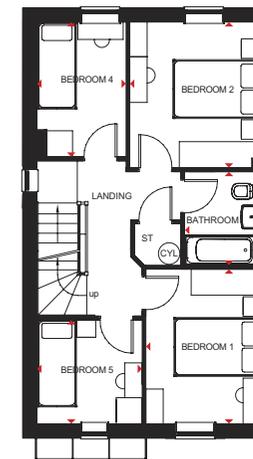


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WC	1398 x 2512mm	4'7" x 8'3"

[Approximate dimensions]

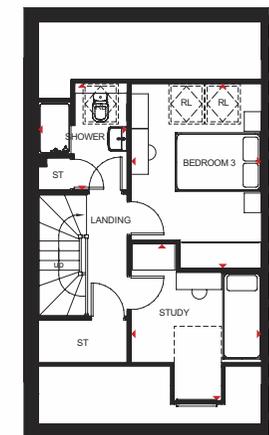
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[Approximate dimensions]



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[Approximate dimensions]

<b>KEY</b>	B	Boiler	wm	Washing machine space	RL	Roof light
	ST	Store	f/f	Fridge/freezer space	◀▶	Dimension location
	CYL	Cylinder	dw	Dishwasher space		

# NEW HOMES QUALITY CODE

Housebuilders and developers who build new homes will be expected to register with the New Homes Quality Board (NHQB). As long as a housebuilder or developer has followed the correct registration process, including completing the necessary training, introducing a complaints procedure, and following other processes and procedures that are needed to meet the requirements of this New Homes Quality Code (the code), they will become a registered developer.

Registered developers agree to follow the code and the New Homes Ombudsman Service, including accepting the decisions of the New Homes Ombudsman in relation to dealings with customers. If a registered developer does not meet the required standards, or fails to accept and act in line with the decisions of the New Homes Ombudsman, they may have action taken against them, including being removed from the register of registered developers.

The code sets out the requirements that registered developers must meet. The code may be updated from time to time to reflect changes to industry best practice as well as the decisions of the New Homes Ombudsman Service.

All homes built by registered developers must meet building-safety and other regulations. All registered developers should aim to make sure there are no snags or defects in their properties before the keys are handed over to a customer. If there are any snags or defects, these should be put right within the agreed timescales.

## WHAT THE CODE COVERS

For the purposes of this code, 'customer' means a person who is buying or intends to buy a new home which they will live in or give to another person. (If a new home is being bought in joint names, 'the customer' includes all the joint customers.) However, the New Homes Quality Board have also started work to consider other groups of customers and what they should be able to expect from a new home. This includes shared owners and people who are buying a new home to let to other people. Any changes the New Homes Quality Board make to the code to reflect the needs of other groups of customers will be developed through consultation, and they will continually assess and review the effectiveness of the code, and any new laws or regulations that apply. Other areas which are not covered by the code are claims for loss of property value or blight (where a property falls in value or becomes difficult to sell because of major public work in the area), personal injury or claims that are not covered by the scheme rules of the New Homes Ombudsman Service.



