

Wain
HOMES



A place that lets you be you.
That says everything about you.
That feels good, feels right.
Where life can be beautifully imperfect.
And you love every moment of it.

YOUR KIND OF *perfect*

CROWN POINT DEVELOPMENT PLAN



Apartments

- Dane I&II (DA)
- Denton I&II (DE)

1 Bedroom Homes

- Haughton (HU)
- Telford (T)

2 Bedroom Homes

- Bell (BL)
- Ellis (E)
- Langley (L)

3 Bedroom Homes

- Baird (B)
- Brancaster (BR)
- Brancaster Side (BRs)
- Claydon Alt (CLa)
- Claydon Side (CLs)
- Lawrence (LW)

4 Bedroom Homes

- Atherton (A)
- Deacon (D)
- Haversham (H)
- Haversham Side (Hs)
- Jenner Gable (Jg)
- Jenner (J)
- Newton (NT)
- Wordsworth (W)
- Wordsworth Side (Ws)
- Wren (WR)



CROWN POINT SPECIFICATION

DEACON | HAVERSHAM | NEWTON | WORDSWORTH

KITCHENS

- Luxury Fitted Kitchen with Choice of Finishes
- Choice of Worktops to Kitchen with Matching Upstands
- Stainless Steel Double Electric Oven, Stainless Steel 5 Ring Gas Hob with Glass Splashback and Extractor Hood
- Integrated Fridge/Freezer
- Inset Stainless Steel Sink
- Chrome Sockets and Switches to Kitchen and Adjoining Open Plan Room
- USB Socket to Kitchen

BATHROOMS

- Roca 'Victoria Plus' Sanitaryware in White
- Deva Brassware
- Methven Showers
- Bathroom and En-suite - Half Tiled on all Walls with a Choice of Porcelanosa Wall Tiles
- Chrome Heated Towel Rails to Bathroom and En-suites

BEDROOMS

- Television Aerial Point to Master Bedroom
- Telephone Point to Master Bedroom
- USB Socket to all Bedrooms

HEATING SYSTEM

- Gas Central Heating to NHBC Specification

OTHER INTERNAL FEATURES

- All Ceilings to be Skim Finished and Painted White
- Walls to be Painted Soft Cream
- Chrome Effect Internal Door Furniture
- Television Aerial Point to Lounge
- Telephone Point to Lounge
- USB Sockets to Lounge
- Ultrafast broadband* (hardwired internally)
- Fitted Security Alarm

EXTERNAL FEATURES

- Grey PVCu Windows and French Doors (if applicable)
- Black Composite Front External Door and Black RWGs
- External Lights to Front and Rear
- Gardens Turfed to Front
- Gardens to Rear Rotavated
- External Tap
- 1.8m Close Boarded Divisional Fencing to Rear Garden

WARRANTIES

- 10 Year NHBC Buildmark Warranty
- 2 Year Wain Homes Warranty

*Openreach have confirmed we are being provided with infrastructure and equipment that can supply ultrafast broadband speeds. It still depends on the communications provider chosen by the purchaser as to the maximum speeds provided.

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CROWN POINT SPECIFICATION

ATHERTON | BAIRD | BELL | BRANCASTER | CHINLEY | CLAYDON | DANE I
DANE II | DENTON I | DENTON II | ELLIS | HAUGHTON | JENNER | LANGLEY
LAWRENCE | TELFORD | WREN

KITCHENS

- Luxury Fitted Kitchen with Choice of Finishes
- Choice of Worktops to Kitchen with Matching Upstands
- Stainless Steel Single Electric Oven, Stainless Steel 4 Ring Gas Hob with Glass Splashback and Extractor Hood
- 4 Ring Ceramic Hob (to apartments and coach houses)
- Integrated Fridge/Freezer (4 bedroom properties only)
- Inset Stainless Steel Sink
- Chrome Sockets and Switches to Kitchen and Adjoining Open Plan Room
- USB Socket to Kitchen

BATHROOMS

- Roca 'Victoria Plus' Sanitaryware in White
- Deva Brassware
- Methven Shower to Main Bathroom
- Bathroom and En-suite - Half Tiled on all Walls with a Choice of Porcelanosa Wall Tiles
- Aqualisa Electric Shower to En-suite (if applicable)
- Chrome Heated Towel Rails to Bathroom and En-suite (if applicable)

BEDROOMS

- Television Aerial Point to Master Bedroom
- Telephone Point to Master Bedroom
- USB Socket to all Bedrooms

HEATING SYSTEM

- Gas Central Heating to NHBC Specification

OTHER INTERNAL FEATURES

- All Ceilings to be Skim Finished and Painted White
- Walls to be Painted Soft Cream
- Chrome Effect Internal Door Furniture
- Television Aerial Point to Lounge
- Telephone Point to Lounge
- USB Sockets to Lounge
- Ultrafast broadband* (hardwired internally)

EXTERNAL FEATURES

- Grey PVCu Windows and French Doors (if applicable)
- Black Composite Front External Door and Black RWGs
- External Lights to Front and Rear
- Gardens Turfed to Front
- Gardens to Rear Rotavated
- External Tap (if applicable)
- 1.8m Close Boarded Divisional Fencing to Rear Garden

WARRANTIES

- 10 Year NHBC Buildmark Warranty
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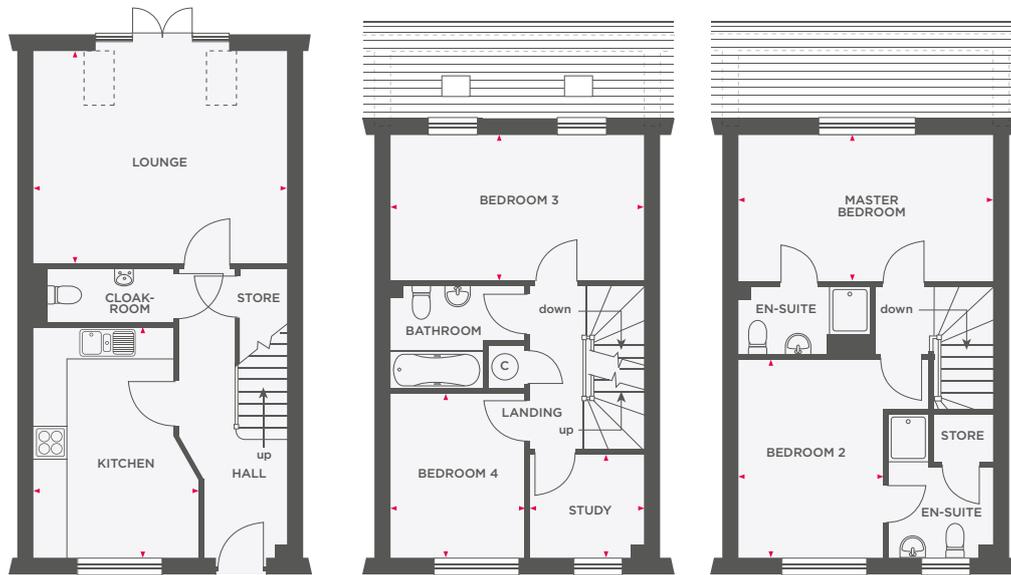
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THE DEACON

4 BEDROOM HOME



Lounge	4668 x 3898	15'3" x 12'9"
Kitchen	3036 x 4301 (max)	9'11" x 14'1" (max)

Bedroom 3	4668 x 2732	15'3" x 8'11"
Bedroom 4	2468 x 3054	8'1" x 10'0"
Study	2113 x 1914	6'11" x 6'3"

Master Bedroom	4668 x 2732	15'3" x 8'11"
Bedroom 2	3519 x 3704 (max)	11'6" x 12'1" (max)



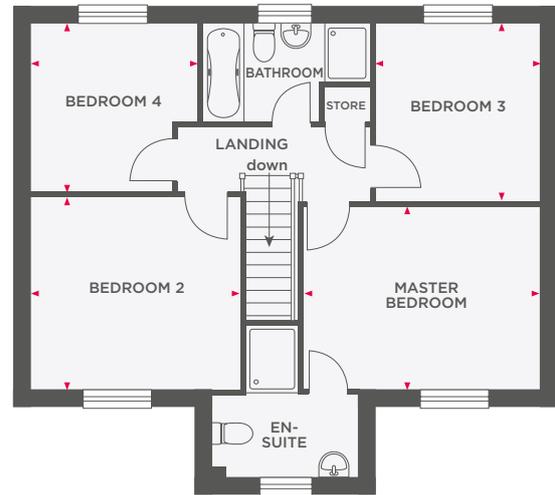
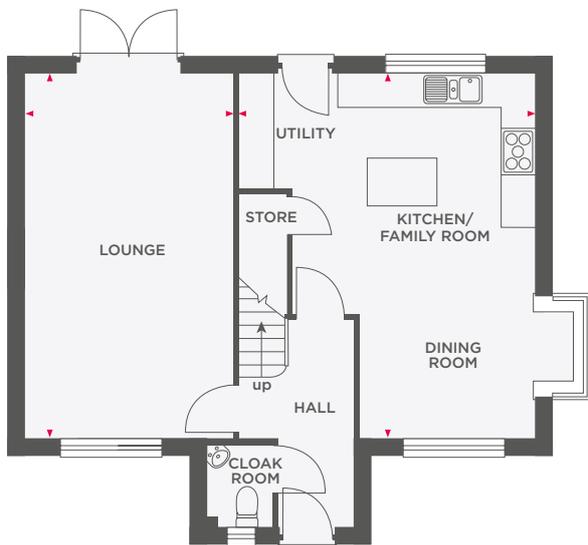
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THE HAVERSHAM DUAL ASPECT

4 BEDROOM DETACHED HOME WITH GARAGE



Lounge	6432 x 3620	21'1" x 11'10"
Kitchen/Family Room/ Dining Room/Utility	5205 x 6432 (max)	17'1" x 21'1" (max)

Master Bedroom	3215 x 4170	10'6" x 13'8"
Bedroom 2	3682 x 3386	12'0" x 11'1"
Bedroom 3	3130 x 2900	10'3" x 9'6"
Bedroom 4	2907 x 2959 (max)	9'6" x 9'8" (max)



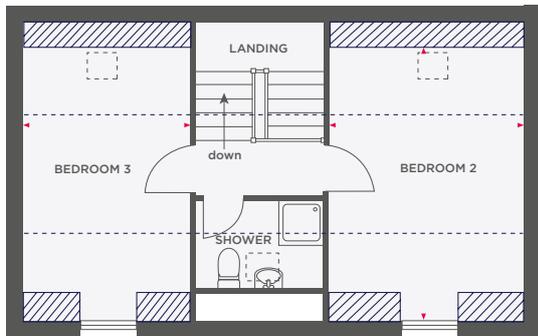
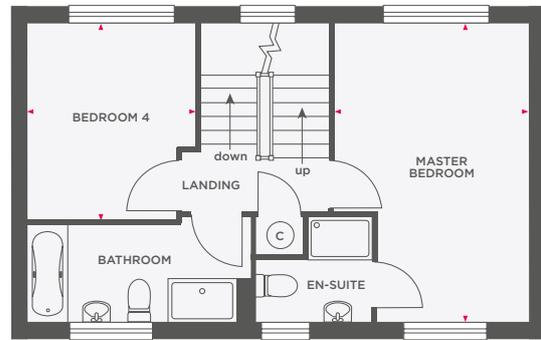
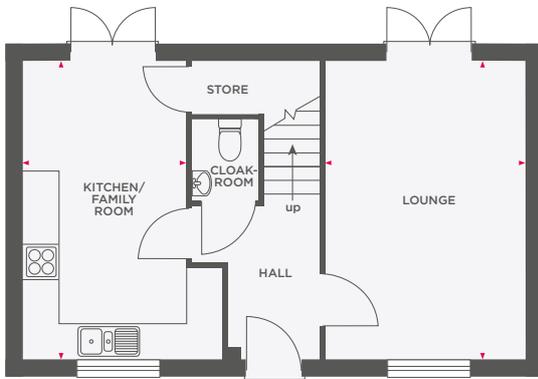
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THE WORDSWORTH

4 BEDROOM DETACHED HOME



 Limited Use Area  Reduced head height below 1.5m

Lounge	5050 x 3353	16'6" x 11'0"
Kitchen/Family Room	5050 x 3397 (max)	16'6" x 11'1" (max)
Master Bedroom	5050 x 3413 (max)	16'6" x 11'2" (max)
Bedroom 4	3280 x 2797 (max)	10'9" x 9'2" (max)
Bedroom 2	4494 x 3113 (max)	14'8" x 10'2" (max)
Bedroom 3	4494 x 2797 (max)	14'8" x 9'2" (max)



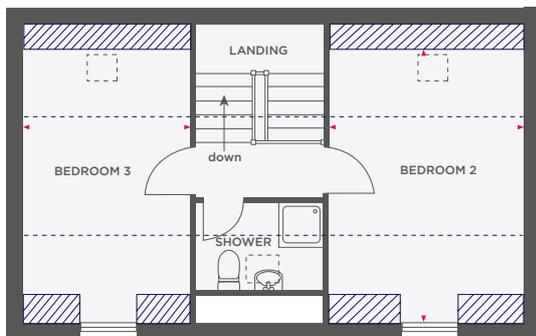
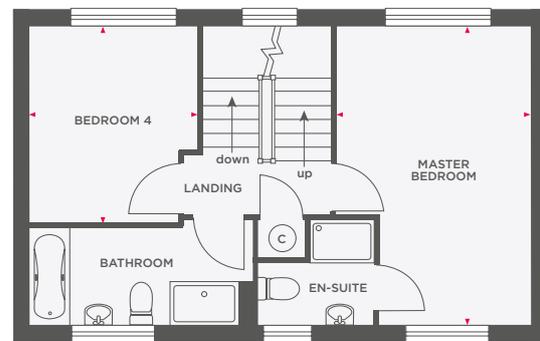
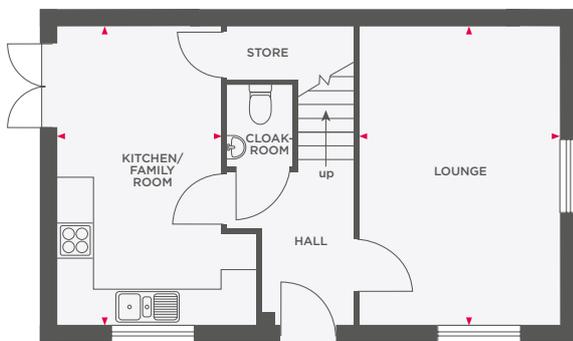
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THE WORDSWORTH SIDE ASPECT

4 BEDROOM DETACHED HOME



Limited Use Area

Reduced head height below 1.5m

Lounge	5050 x 3353	16'6" x 11'0"
Kitchen/Family Room	5050 x 3397 (max)	16'6" x 11'1" (max)
Master Bedroom	5050 x 3413 (max)	16'6" x 11'2" (max)
Bedroom 4	3280 x 2797 (max)	10'9" x 9'2" (max)
Bedroom 2	4494 x 3113 (max)	14'8" x 10'2" (max)
Bedroom 3	4494 x 2797 (max)	14'8" x 9'2" (max)



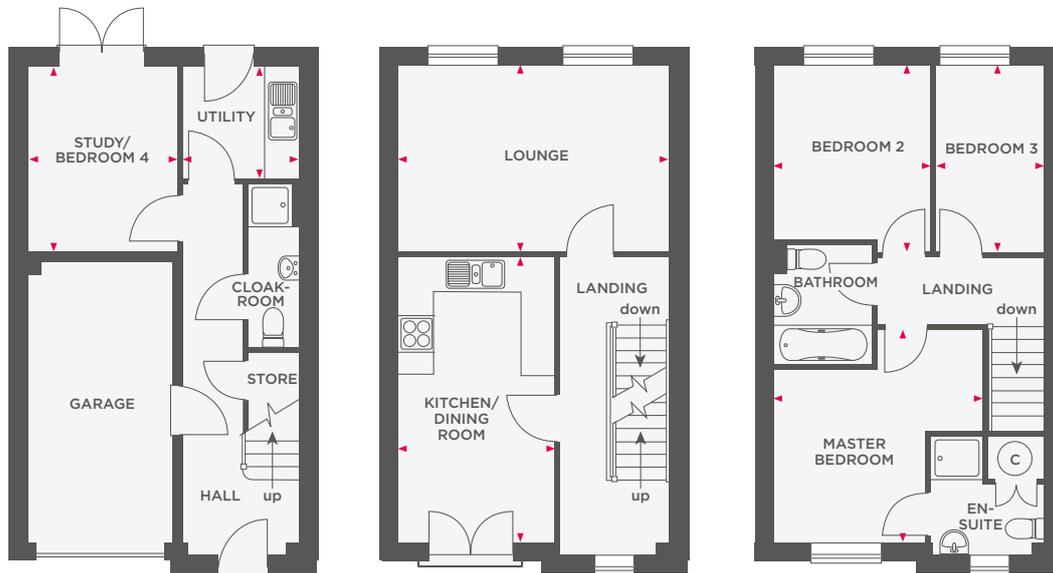
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THE ATHERTON

4 BEDROOM HOME WITH INTEGRAL GARAGE



Study/Bedroom 4	2609 x 3286	8'6" x 10'9"
Utility	2035 x 1998	6'8" x 6'6"

Lounge	4736 x 3308	15'6" x 10'10"
Kitchen/Dining Room	2720 x 5048	8'11" x 16'6"

Master Bedroom	3641 x 3776 (max)	11'11" x 12'4" (max)
Bedroom 2	2714 x 3308 (max)	8'10" x 10'10" (max)
Bedroom 3	1929 x 3308	6'3" x 10'10"



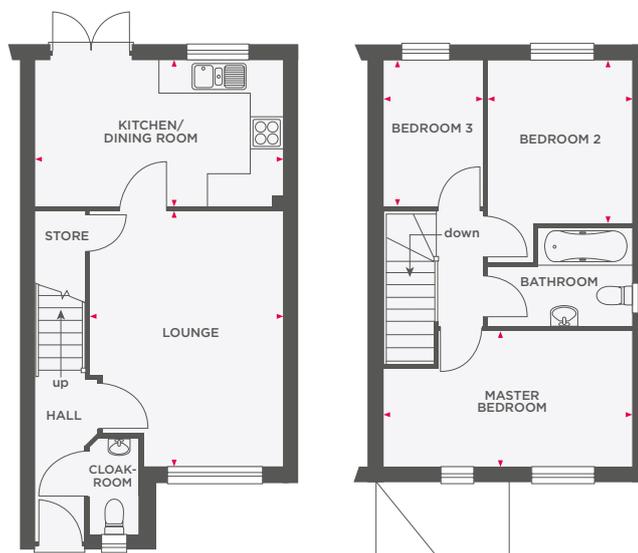
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THE BAIRD

3 BEDROOM HOME



Lounge	4661 x 3541 (max)	15'3" x 11'7" (max)
Kitchen/Dining Room	4536 x 2698	14'10" x 8'10"

Master Bedroom	4536 x 2458 (max)	14'10" x 8'1" (max)
Bedroom 2	3014 x 2580	9'10" x 8'5"
Bedroom 3	2688 x 1868	8'9" x 6'1"



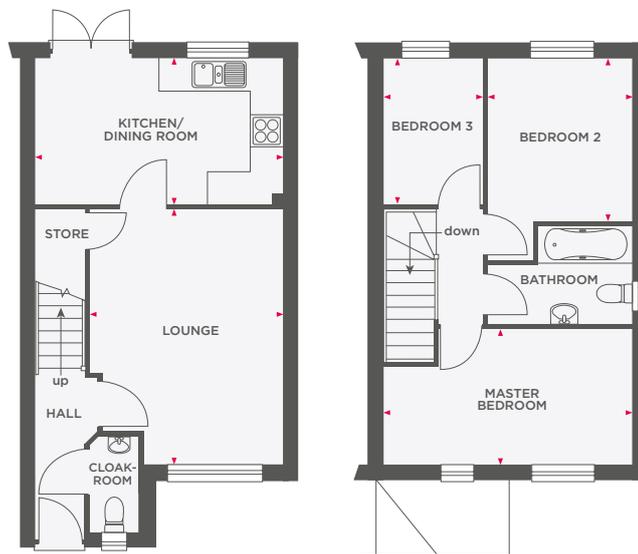
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THE BAIRD FRONT GABLE

3 BEDROOM HOME



Lounge	4661 x 3541 (max)	15'3" x 11'7" (max)
Kitchen/Dining Room	4536 x 2698	14'10" x 8'10"

Master Bedroom	4536 x 2458 (max)	14'10" x 8'1" (max)
Bedroom 2	3014 x 2580	9'10" x 8'5"
Bedroom 3	2688 x 1868	8'9" x 6'1"



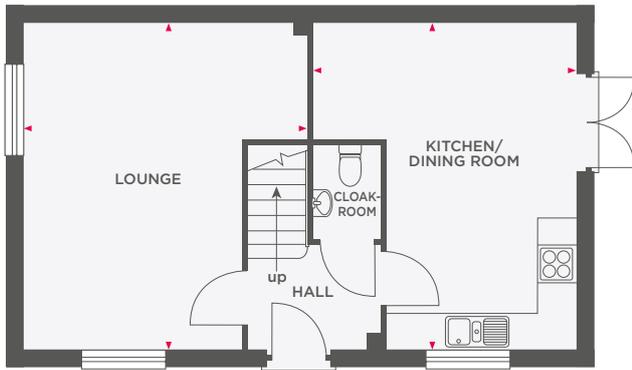
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THE BRANCASTER SIDE ASPECT

3 BEDROOM HOME



Lounge	4304 x 4900 (max)	14'1" x 16'1" (max)
Kitchen/Dining Room	3946 x 4900 (max)	12'11" x 16'1" (max)

Master Bedroom	3316 x 4900 (max)	10'10" x 16'1" (max)
Bedroom 2	2875 x 2515	9'5" x 8'2"
Bedroom 3	2297 x 2877	7'6" x 9'5"



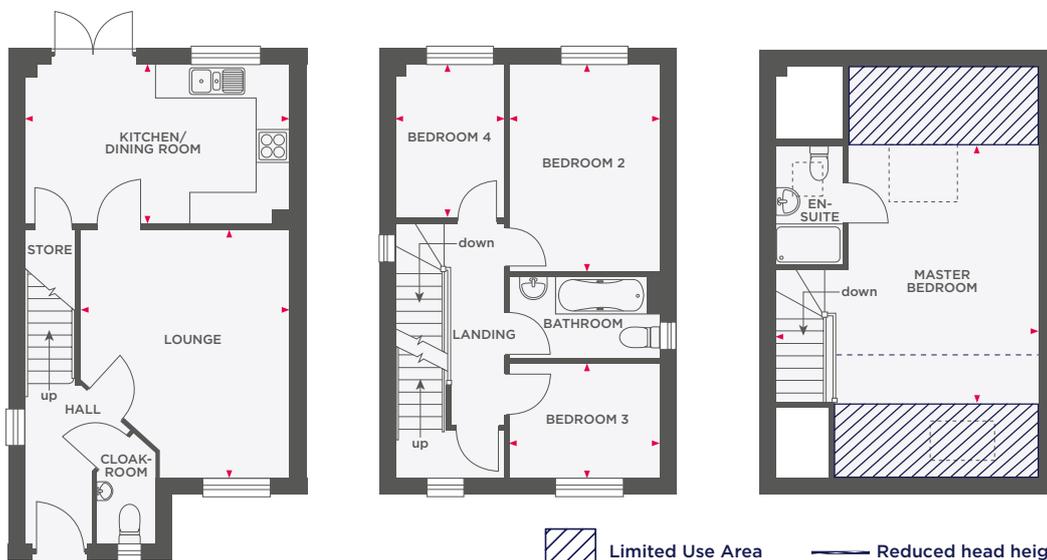
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THE JENNER GABLE

4 BEDROOM HOME



Lounge	4535 x 3837 (max)	14'10" x 12'7" (max)
Kitchen/Dining Room	4810 x 2995 (max)	15'9" x 9'10" (max)

Bedroom 2	3648 x 2865	11'11" x 9'4"
Bedroom 3	2286 x 2744	7'6" x 9'0"
Bedroom 4	2777 x 1852	9'1" x 6'1"

Master Bedroom	4903 x 4810 (max)	16'1" x 15'9" (max)
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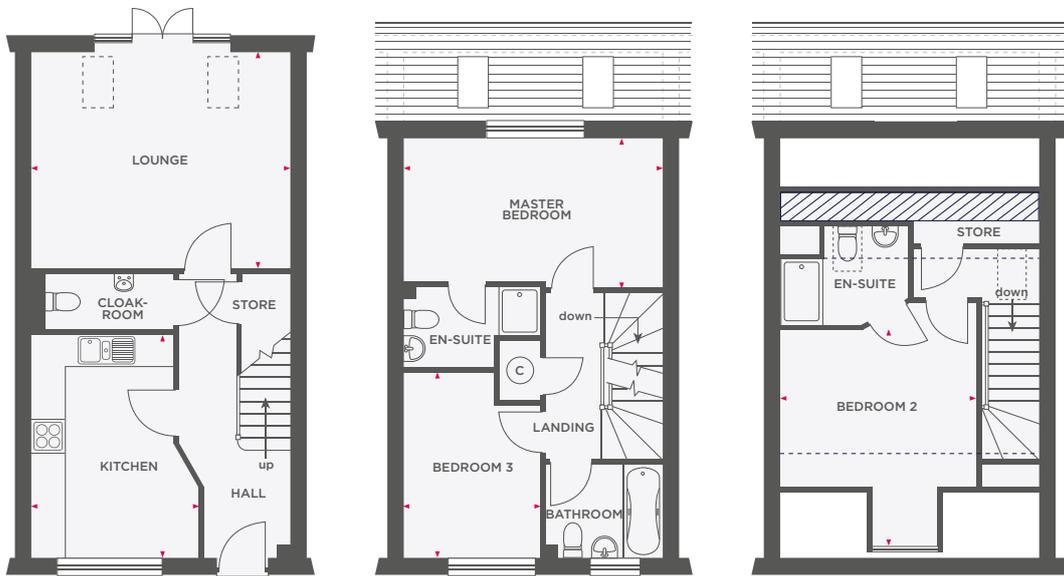
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THE LAWRENCE

3 BEDROOM HOME



Limited Use Area



Reduced head height below 1.5m

Lounge	4668 x 3898	15'3" x 12'9"
Kitchen	3036 x 4076 (max)	9'11" x 13'4" (max)

Master Bedroom	4668 x 2732	15'3" x 8'11"
Bedroom 3	2468 x 3384 (max)	8'1" x 11'1" (max)

Bedroom 2	3555 x 4669 (max)	11'8" x 15'3" (max)
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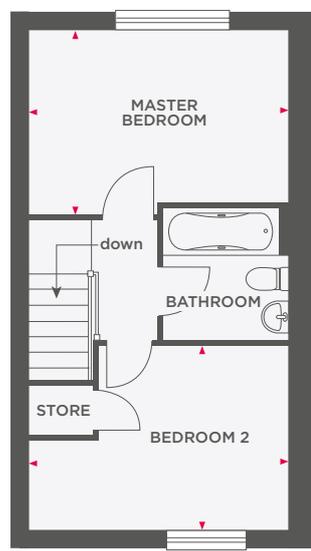
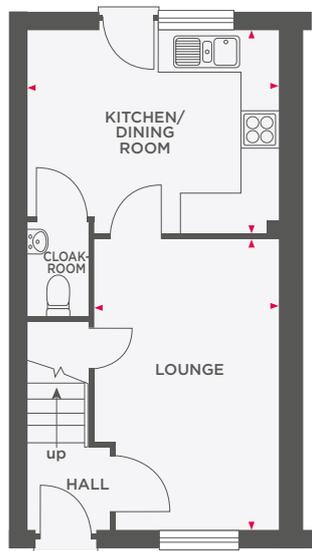
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THE BELL

2 BEDROOM HOME



Lounge	2825 x 4250 (max)	9'3" x 13'11" (max)
Kitchen/Dining Room	3850 x 3113 (max)	12'7" x 10'2" (max)

Master Bedroom	3850 x 2800 (max)	12'7" x 9'2" (max)
Bedroom 2	3850 x 2687 (max)	12'7" x 8'9" (max)



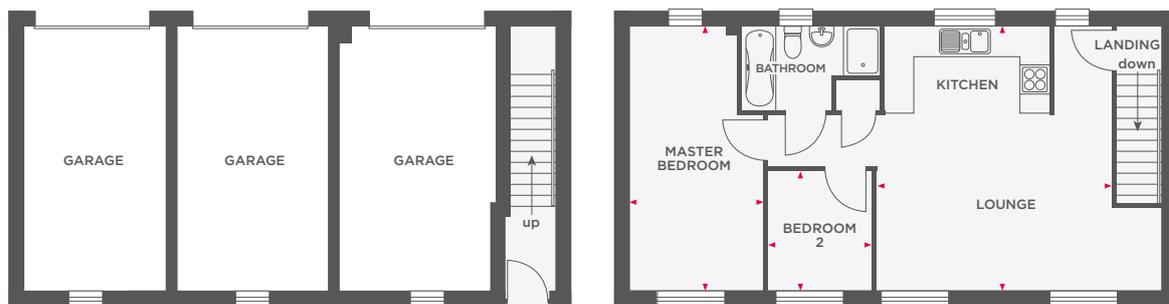
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THE LANGLEY C

2 BEDROOM COACH HOUSE



Lounge/Kitchen	5779 x 5396 (max)	19'0" x 17'8" (max)
Master Bedroom	2718 x 5396 (max)	8'11" x 17'8" (max)
Bedroom 2	2116 x 2446	6'11" x 8'0"



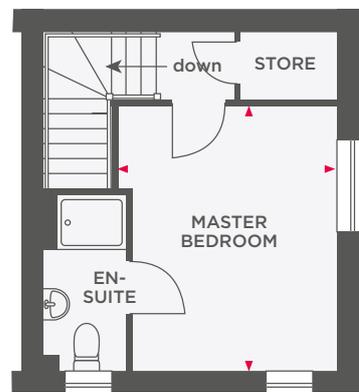
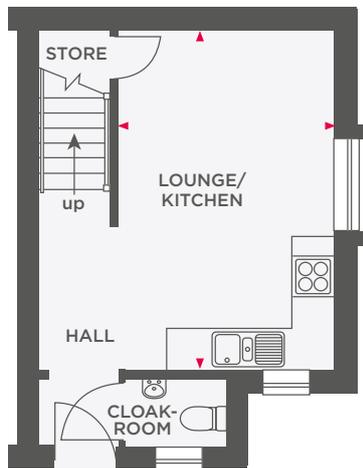
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THE HAUGHTON

1 BEDROOM HOME



Lounge/ Kitchen	3133 x 4961 (max)	10'3" x 16'3" (max)
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Master Bedroom	3169 x 3872 (max)	10'4" x 12'8" (max)
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Garage positioning may differ due to orientation of the plot.



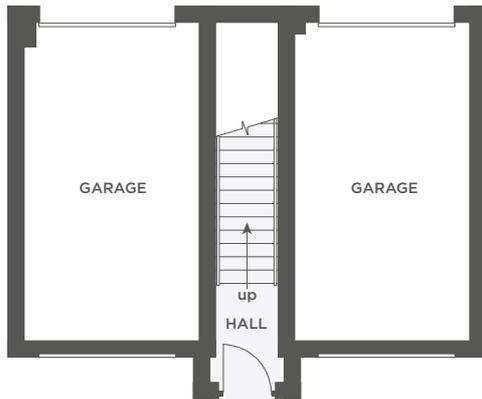
Wain Homes abides by the New Homes Quality Code, an independent industry code introduced to champion quality new homes and better consumer outcomes. Dimensions shown are internal finished dimensions which may vary as each home is built individually and the precise internal finishes may not always be the same. Please be aware that window and door positions could vary due to plot orientation. It is essential to view the working drawings with our Sales Executive for plot specific detail. Enquire for further information. Wain Homes Policy is continuous product and specification development. Every effort has been made to ensure the accuracy of the information provided in this leaflet at the date of publication but it may be subject to change without notice. Please consult with our Sales Executive to obtain the current specification. You should take appropriate steps to verify any information upon which you wish to rely. The sizes indicated are not intended to be used for carpet sizes, appliance spaces or items of furniture. Elevational treatments may vary to those shown. These particulars are intended for guidance only and their accuracy is not guaranteed. They do not constitute a contract, part of a contract or warranty. (October 2023)





THE TELFORD

1 BEDROOM COACH HOUSE



Limited Use Area

Reduced head height below 1.5m

Lounge/Kitchen	5300 x 3110 (max)	17'4" x 10'2" (max)
Master Bedroom	3538 x 3110	11'7" x 10'2"



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HOMES