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

FALLOW FIELDS DEVELOPMENT PLAN

3 Bedroom Homes
- Trevithick (TV)

4 Bedroom Homes
- Hatherleigh (HT)
- Jenner (JN)
- Newton (NE)
- Priestley (PR)
- Haversham (HS)
- Winchester (WN)

5 Bedroom Homes
- Cavendish (CA)
- Gainsborough (GA)
- Richmond (RI)

Affordable Homes

EXISTING PROPERTIES

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Wain HOMES

FALLOW FIELDS SPECIFICATION

PLATINUM SPECIFICATION DETAILS

PRIESTLEY I RICHMOND I CAVENDISH I GAINSBOROUGH

KITCHEN AND UTILITY

- Luxury Fitted Kitchen with Choice of Finishes
- Silestone Worktops to Kitchen with Matching Upstands
- Stainless Steel AEG Double Electric Oven, 5 Ring Gas Hob with Glass Splashback and Extractor Hood
- Integrated Fridge Freezer and Dishwasher
- Inset Stainless Steel Sink
- Under Unit LED Lighting

BATHROOMS

- Roca Victoria Plus/Debba Sanitaryware in White
- Hansgrohe Brassware
- Thermostatic Hansgrohe Showers and Bath Shower Mixers
- En-suites and Bathrooms
- Bathroom and En-suites to be Half Tiled with a Choice of Wall Tiles from Wain Homes Tileflair Range
- Full Height Tiling to all Shower Enclosures
- Chrome Heated Towel Rail to Main Bathroom and En-suites
- Shaver Socket to all Bathrooms and En-suites

BEDROOMS

- Television Aerial Point to Master Bedroom
- Telephone Point to Master Bedroom
- Data Points with CAT 6 Wiring to Master Bedroom

HEATING SYSTEM

- Gas Central Heating with High Efficiency Boiler and Panel Radiators
- Honeywell “Smart” Thermostats

OTHER INTERNAL FEATURES

- All Ceilings Tape and Jointed Painted White
- All Walls Tape and Jointed Painted Cream
- Satin Nickel Internal Door Furniture
- Television Aerial Point to Lounge
- Telephone Point to Lounge
- Data Points with CAT 6 Wiring to Lounge and Family Room
- USB Sockets to Lounge, Kitchen, Family Room, all Bedrooms and Study (where applicable)
- White Downlights to Kitchen Area, Cloakroom, Bathrooms & En-Suites
- Vertical 5 Panel Internal Doors Painted White
- Oak Handrail and Newel Caps
- Electrically Wired Smoke Detectors
- Fitted Security Alarm (excluding Garage) with ‘Pet Proof Setting’

EXTERNAL FEATURES

- White PVCu Windows and Bi-Fold/French Doors
- White PVCu Fascia and Soffits
- GRP Composite Front and Rear Doors
- Doorbell
- Black Rainwater Goods
- External Lights to Front and Rear
- Power and Lighting to all Integral and Detached Garages within the curtilage (Except where garage is under a FOG unit)
- External Tap
- Gardens Turfed/Landscaped to Front
- Gardens Rotivated to Rear
- 1.8m Divisional Fencing to Rear Garden

WARRANTIES

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

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Wain HOMES

FALLOW FIELDS SPECIFICATION

GOLD SPECIFICATION DETAILS

NEWTON I WINCHESTER I HAVERSHAM I HATHERLEIGH I JENNER

KITCHEN AND UTILITY

- Luxury Fitted Kitchen with Choice of Finishes
- Silestone Worktops to Kitchen with Matching Upstands
- Stainless Steel AEG Double Electric Oven, 5 Ring Gas Hob with Glass Splashback and Extractor Hood
- Integrated Fridge Freezer and Dishwasher
- Inset Stainless Steel Sink
- Under Unit LED Lighting

BATHROOMS

- Roca Victoria Plus/Debba Sanitaryware in White
- Hansgrohe Brassware
- Thermostatic Hansgrohe Showers and Bath Shower Mixers
- En-suites and Bathrooms
- Bathroom and En-suites to be Half Tiled with a Choice of Wall Tiles from Wain Homes Tileflair Range
- Full Height Tiling to all Shower Enclosures
- Chrome Heated Towel Rail to Main Bathroom and En-suites
- Shaver Socket to all Bathrooms and En-suites

BEDROOMS

- Television Aerial Point to Master Bedroom
- Telephone Point to Master Bedroom
- Data Points with CAT 6 Wiring to Master Bedroom

HEATING SYSTEM

- Gas Central Heating with High Efficiency Boiler and Panel Radiators
- Honeywell “Smart” Thermostats

OTHER INTERNAL FEATURES

- All Ceilings Tape and Jointed Painted White
- All Walls Tape and Jointed Painted Cream
- Satin Nickel Internal Door Furniture
- Television Aerial Point to Lounge
- Telephone Point to Lounge
- Data Points with CAT 6 Wiring to Lounge and Family Room
- USB Sockets to Lounge, Kitchen, Family Room, all Bedrooms and Study (where applicable)
- White Downlights to Kitchen Area, Cloakroom, Bathrooms & En-Suites
- Vertical 5 Panel Internal Doors Painted White
- Oak Handrail and Newel Caps
- Electrically Wired Smoke Detectors
- Fitted Security Alarm (excluding Garage) with ‘Pet Proof Setting’

EXTERNAL FEATURES

- White PVCu Windows and Bi-Fold/French Doors
- White PVCu Fascia and Soffits
- GRP Composite Front and Rear Doors
- Doorbell
- Black Rainwater Goods
- External Lights to Front and Rear
- Power and Lighting to all Integral and Detached Garages within the curtilage (Except where garage is under a FOG unit)
- External Tap
- Gardens Turfed/Landscaped to Front
- Gardens Rotivated to Rear
- 1.8m Divisional Fencing to Rear Garden

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Wain HOMES

FALLOW FIELDS SPECIFICATION

SILVER SPECIFICATION DETAILS

TREVITHICK

KITCHEN AND UTILITY

- Luxury Fitted Kitchen with Choice of Finishes
- Silestone Worktops to Kitchen with Matching Upstands
- Stainless Steel AEG Single Electric Oven, 4 Ring Gas Burner with Glass Splashback and Extractor Hood
- Plumbing for Dishwasher
- Inset Stainless Steel Sink

BATHROOMS

- Roca Victoria Plus/Debba Sanitaryware in White
- Hansgrohe Brassware
- Thermostatic Hansgrohe Showers and Bath Shower Mixers to En-suites and Bathrooms
- Bathroom and En-suites to be Half Tiled with a Choice of Wall Tiles from Wain Homes Tileflair Range
- Full Height Tiling to all Shower Enclosures
- Chrome Heated Towel Rail to Main Bathroom and En-suites
- Shaver Socket to all Bathrooms and En-suites

BEDROOMS

- Television Aerial Point to Master Bedroom
- Telephone Point to Master Bedroom
- Data Points with CAT 6 Wiring to Master Bedroom

HEATING SYSTEM

- Gas Central Heating with High Efficiency Boiler and Panel Radiators
- Honeywell “Smart” Thermostats

OTHER INTERNAL FEATURES

- All Ceilings Tape and Jointed Painted White
- All Walls Tape and Jointed Painted Cream
- Satin Nickel Internal Door Furniture
- Television Aerial Point to Lounge
- Telephone Point to Lounge
- Data Points with CAT 6 Wiring to Lounge and Family Room
- USB Sockets to Lounge, Kitchen, Family Room, all Bedrooms and Study (where applicable)
- White Downlights to Kitchen Area, Cloakroom, Bathrooms & En-Suites
- Vertical 5 Panel Internal Doors Painted White
- Oak Handrail and Newel Caps
- Electrically Wired Smoke Detectors
- Fitted Security Alarm (excluding Garage) with ‘Pet Proof Setting’

EXTERNAL FEATURES

- White PVCu Windows and French Doors
- White PVCu Fascia and Soffits
- GRP Composite Front and Rear Doors
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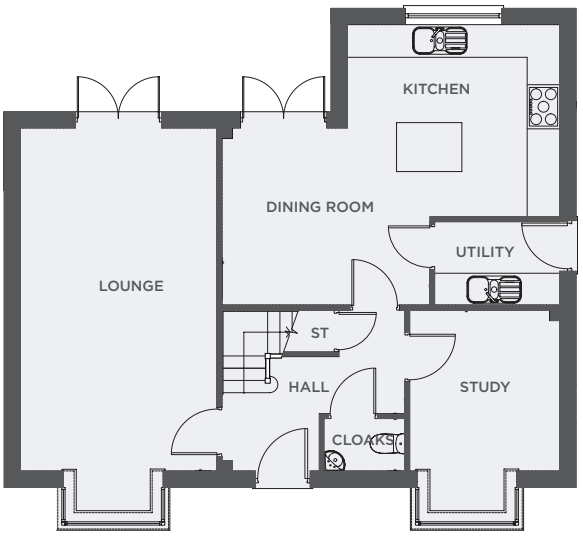
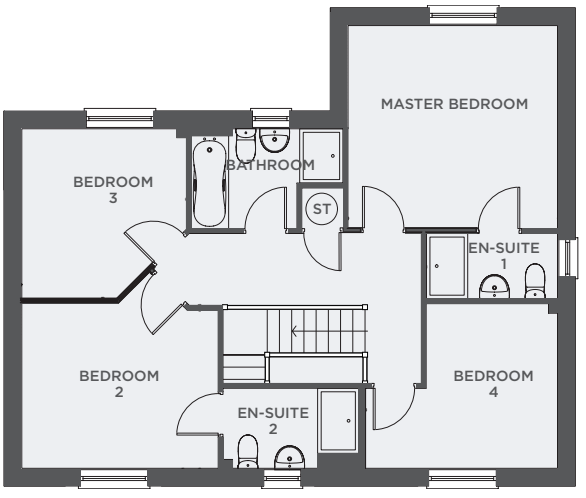
Wain HOMES

THE PRIESTLEY

4 BEDROOM HOME





Lounge	6250 x 3556*	20' 6" x 11' 8"*
Kitchen/ Dining Room	6156 x 5100*	20' 2" x 16' 9"*
Study	2900 x 2716	9' 6" x 8' 11"
Utility	2276 x 1579	7' 6" x 5' 2"
Cloakroom	1504 x 938	4' 11" x 3' 1"

Master Bedroom	3846 x 3738	12' 7" x 12' 3"
En-suite 1	2419 x 1205	7' 11" x 3' 11"
Bedroom 2	3616 x 3031*	11' 10" x 9' 11"*
En-suite 2	2515 x 1475	8' 3" x 4' 10"
Bedroom 3	3132 x 3031*	10' 3" x 9' 11"*
Bedroom 4	3545 x 2982*	11' 8" x 9' 9"*
Bathroom	2798 x 1838*	9' 2" x 6' 0"*

* Max Dimensions

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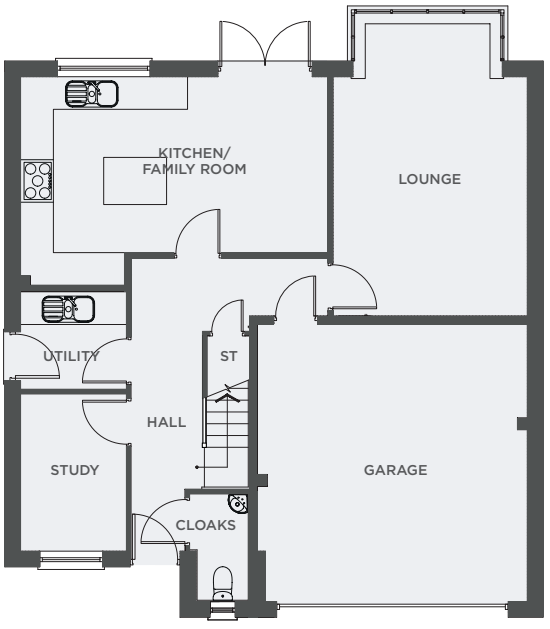
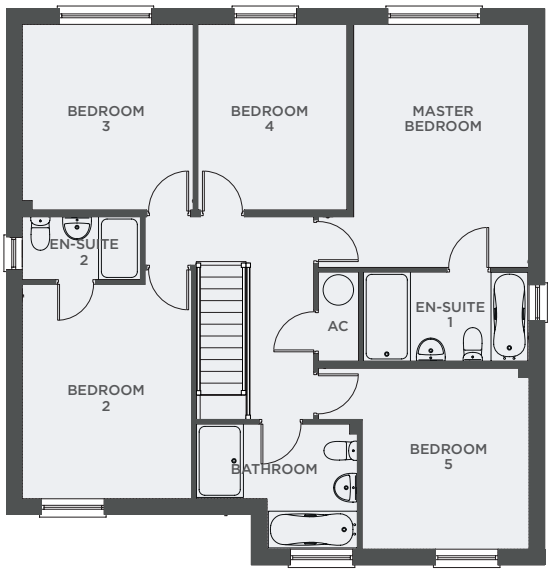
Wain HOMES

THE CAVENDISH

5 BEDROOM HOME





Lounge	4515 x 3657	14' 10" x 12' 0"
Kitchen / Family	5814 x 3967	19' 1" x 13' 0"
Utility	1995 x 1873	6' 7" x 6' 2"
Study	2976 x 1995	9' 9" x 6' 7"
Cloakroom	2030 x 977	6' 8" x 3' 2"

* Max Dimensions

Master Bedroom	44614 x 3324	15' 2" x 10' 11"
En-suite 1	3138 x 1699	10' 4" x 5' 7"
Bedroom 2	4068 x 3207	13' 4" x 10' 6"
En-suite 2	2230 x 1200	7' 4" x 3' 11"
Bedroom 3	3516 x 3249	11' 6" x 10' 8"
Bedroom 4	3516 x 2843	11' 6" x 9' 4"
Bedroom 5	3428 x 3160	11' 3" x 10' 4"
Bathroom	3074 x 2362*	10' 1" x 7' 9"*

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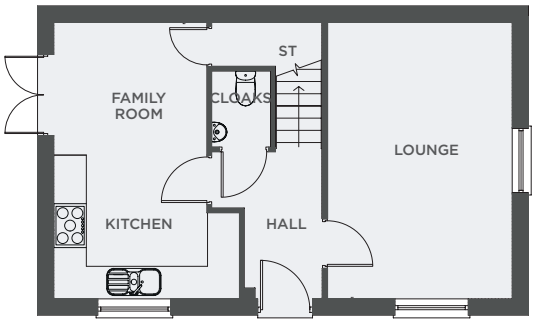
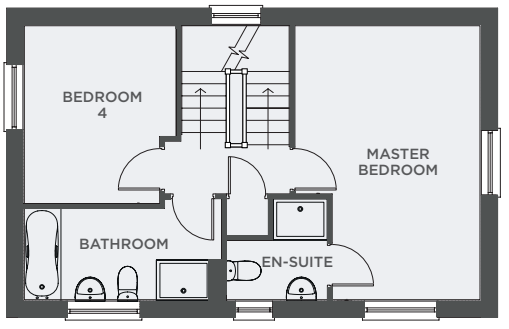
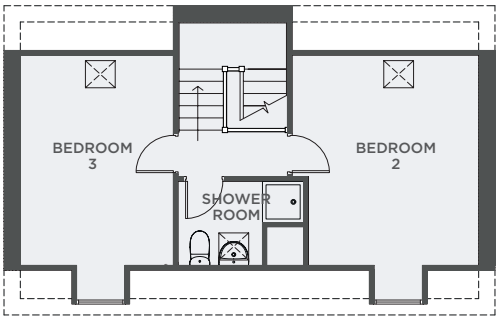
THE WINCHESTER

4 BEDROOM HOME







Lounge	5050 x 3353	16' 7" x 11' 0"
Kitchen / Family	5050 x 3397*	16' 7" x 11' 2"*
Cloakroom	1400 x 1087	4' 7" x 3' 7"

Master Bedroom	5050 x 3413*	16' 7" x 11' 2"*
En-suite	1863 x 1862*	6' 1" x 6' 1"*
Bedroom 4	3267 x 2797*	10' 9" x 9' 2"*
Bathroom	3637 x 1700	11' 11" x 5' 7"

Bedroom 2	3850 x 3413*	12' 8" x 11' 2"*
Bedroom 3	3850 x 2797	12' 8" x 9'
Shower Room	2315 x 1550	7' 7" x 5' 1"

* Max Dimensions

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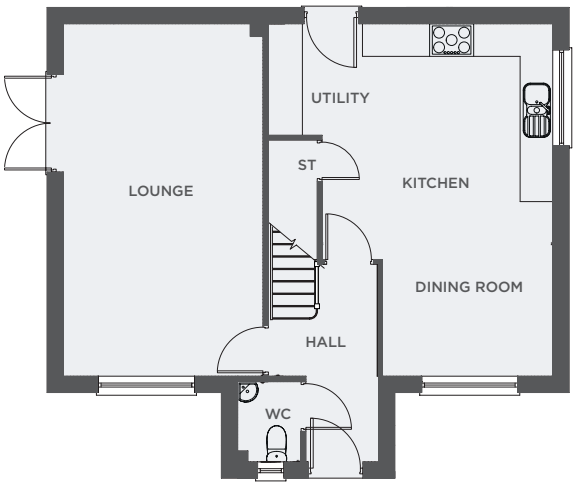
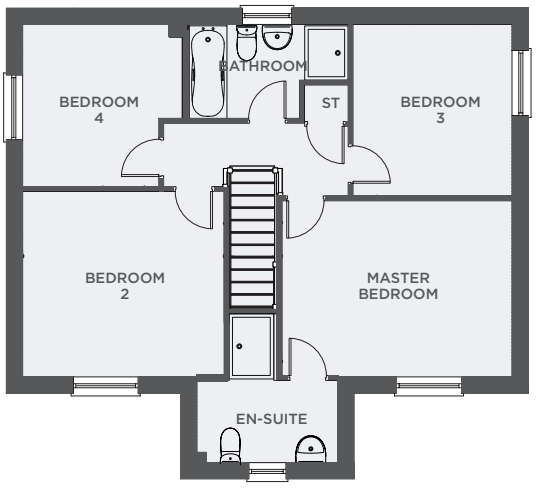
THE HATHERLEIGH

4 BEDROOM HOME





Lounge	6432 x 3620	21' 1" x 11' 11"
Dining Room	3117 x 2135	10' 3" x 7' 0"
Kitchen / Utility	5180 x 4297*	17' 0" x 14' 1"*
Cloakroom	1425 x 1142	4' 8" x 3' 9"

Master Bedroom	4208 x 3216	13' 10" x 10' 7"
En-suite	2540 x 1488	8' 4" x 4' 11"
Bedroom 2	3683 x 3387	12' 1" x 11' 1"
Bedroom 3	3130 x 2901	10' 3" x 9' 6"
Bedroom 4	2959 x 2908*	9' 10" x 9' 8"*
Bathroom	2917 x 1703*	9' 7" x 5' 7"*

* Max Dimensions

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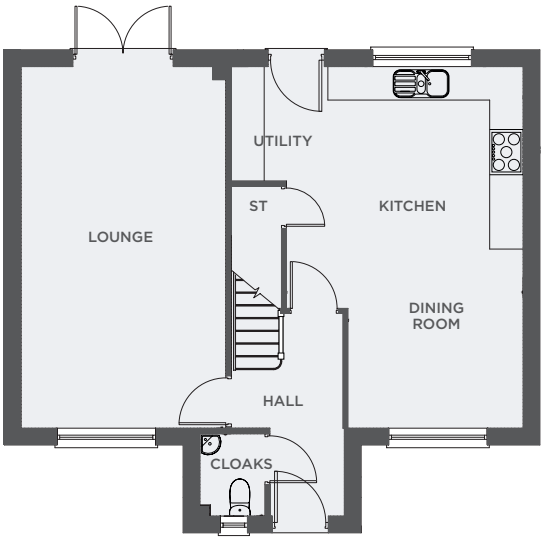
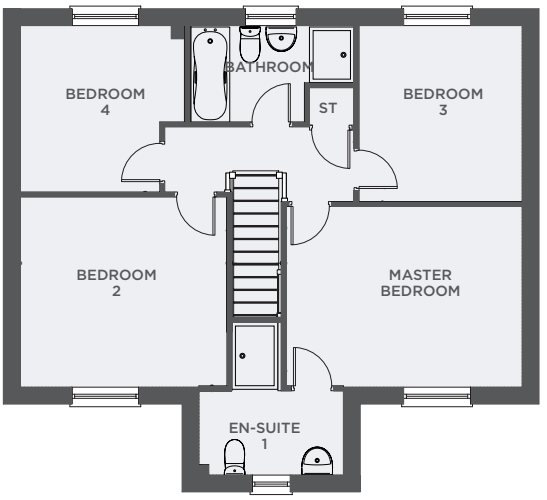
THE HAVERSHAM

4 BEDROOM HOME





Lounge	6432 x 3620	21' 1" x 11' 11"
Dining Room	3117 x 2135	10' 3" x 7' 0"
Kitchen / Utility	5180 x 4297*	17' 0" x 14' 1"*
Cloakroom	1425 x 1142	4' 8" x 3' 9"

Master Bedroom	4208 x 3216	13' 10" x 10' 7"
En-suite	2540 x 1488	8' 4" x 4' 11"
Bedroom 2	3683 x 3387	12' 1" x 11' 1"
Bedroom 3	3130 x 2901	10' 3" x 9' 6"
Bedroom 4	2959 x 2908*	9' 10" x 9' 8"*
Bathroom	2917 x 1703*	9' 7" x 5' 7"*

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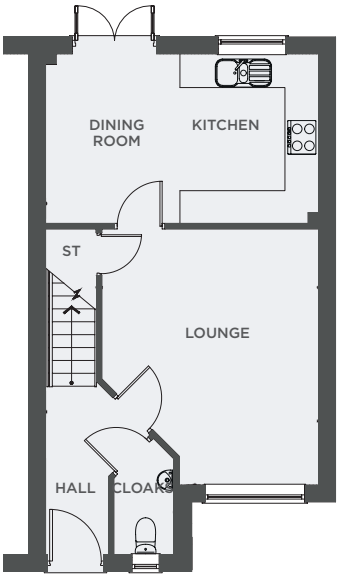
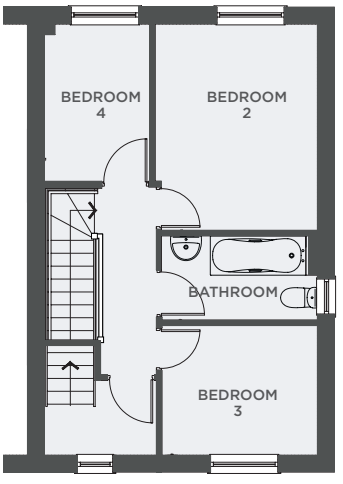
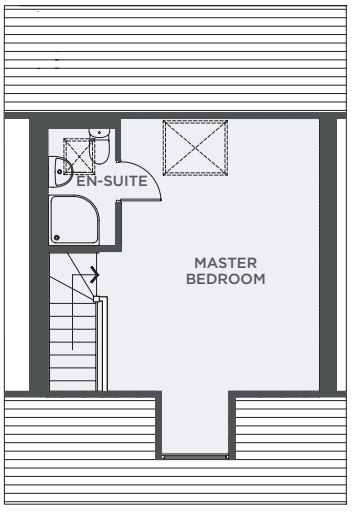
Wain HOMES

THE JENNER

4 BEDROOM HOME







Lounge	4538 x 3840	14' 11" x 12' 7"
Kitchen/ Dining Room	4810 x 2998	15' 9" x 9' 10"
Cloakroom	2025 x 1061	6' 8" x 3' 6"

Bedroom 2	3651 x 2868	12' 0" x 9' 5"
Bedroom 3	2747 x 2289	9' 0" x 7' 6"
Bedroom 4	2842 x 1855	9' 4" x 6' 1"
Bathroom	2747 x 1508	9' 0" x 4' 11

Master Bedroom	5239 x 3745*	17' 2" x 12' 3"*
En-suite	1991 x 1413	6' 6" x 4' 8"

NOTE: Window omitted Plot 62

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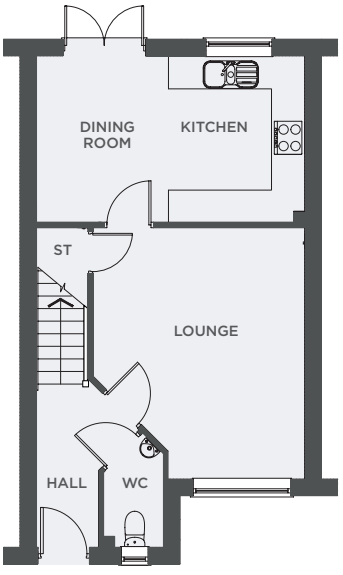
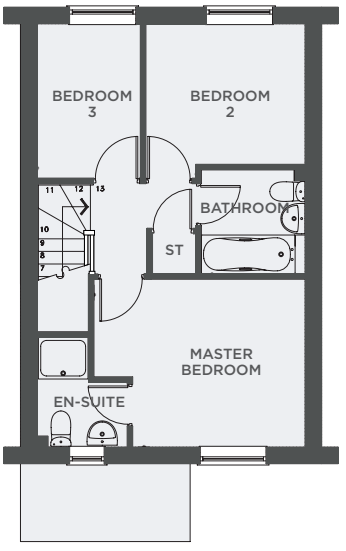
THE TREVITHICK

3 BEDROOM HOME





Plots 4, 21, 38, 39, 40, 41, 49, 60 & 72

Some plots may very due to adjoining homes.

Lounge	4538 x 3810*	14' 11" x 12' 6"*
Kitchen/ Dining Room	4810 x 2998	15' 9" x 9' 10"
Cloakroom	2025 x 1061*	6' 8" x 3' 6"*

Master Bedroom	3810 x 3025*	12' 6" x 9' 11"*
En-suite	1971 x 1679*	6' 6" x 5' 6"*
Bedroom 2	2868 x 2529	9' 5" x 8' 4"
Bedroom 3	2780 x 1855	9' 1" x 6' 1"
Bathroom	1894 x 1863	6' 3" x 6' 1"

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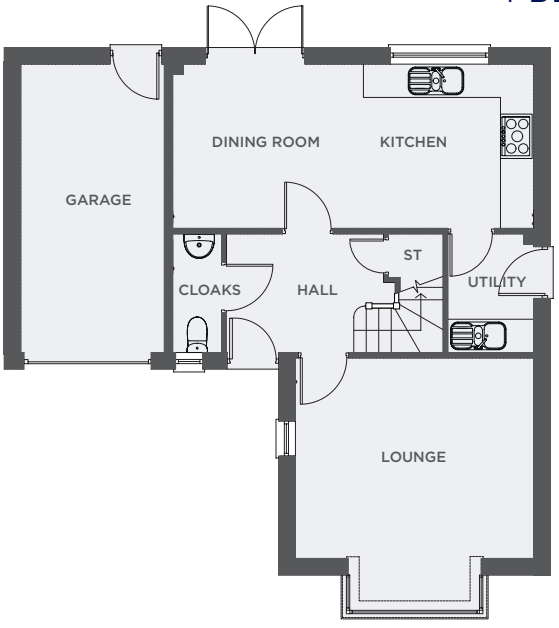
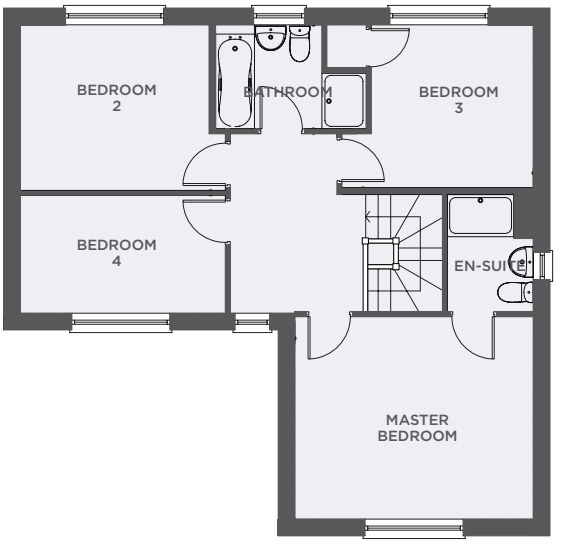
THE NEWTON

4 BEDROOM HOME





Lounge	4352 x 4247	14' 3" x 13' 11"
Kitchen/ Dining Room	6459 x 2910	21' 3" x 9' 7"
Utility	2088 x 1524	6' 10" x 5' 0"
Cloakroom	2088 x 856	6' 10" x 2' 10"

Master Bedroom	4247 x 3625	13' 11" x 11' 11"
En-suite	2125 x 1524	7' 0" x 5' 0"
Bedroom 2	3388 x 2960	11' 1" x 9' 9"
Bedroom 3	2923 x 2896	9' 7" x 9' 6"
Bedroom 4	3671 x 2101	12' 1" x 6' 11"
Bathroom	2724 x 1850*	8' 11" x 6' 1"*

* Max Dimensions

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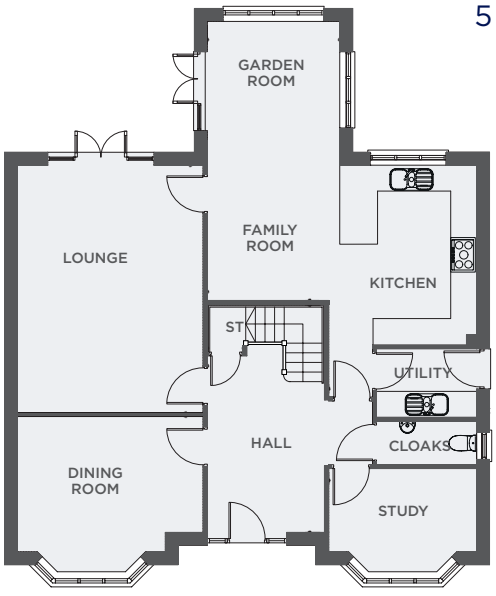
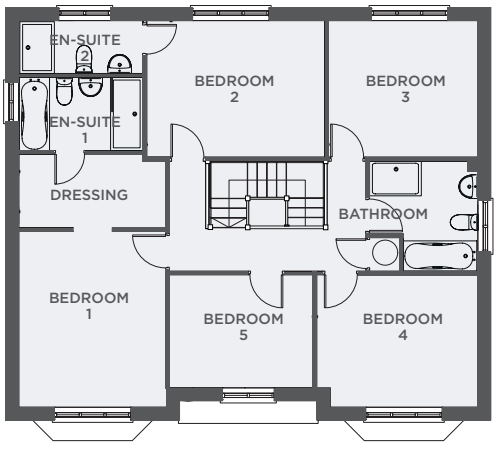
THE RICHMOND

5 BEDROOM HOME





Lounge	5663 x 4250	18’ 7” x 13’ 11”
Dining Room	4250 x 3110*	13’ 11” x 10’ 2”*
Kitchen / Family	6190 x 4113*	20’ 4” x 13’ 6”*
Garden Room	3307 x 3019	10’ 10” x 9’ 11”
Study	3376 x 1905	11’ 1” x 6’ 3”
Utility	2297 x 1587	7’ 6” x 5’ 2”
Cloakroom	2297 x 962	7’ 6” x 3’ 2”

* Max Dimensions

Master Bedroom	4036 x 3377	13’ 3” x 11’ 1”
Dressing Room	3377 x 1660	11’ 1” x 5’ 5”
En-suite 1	2857 x 1700	9’ 4” x 5’ 7”
Bedroom 2	4082 x 3110	13’ 5” x 10’ 2”
En-suite 2	2857 x 1201	9’ 4” x 3’ 11”
Bedroom 3	3426 x 3110	11’ 3” x 10’ 2”
Bedroom 4	3682 x 3043*	12’ 1” x 10’ 0”*
Bedroom 5	3306 x 3043	10’ 10” x 10’ 0”
Bathroom	2532 x 2485	8’ 4” x 8’ 2”

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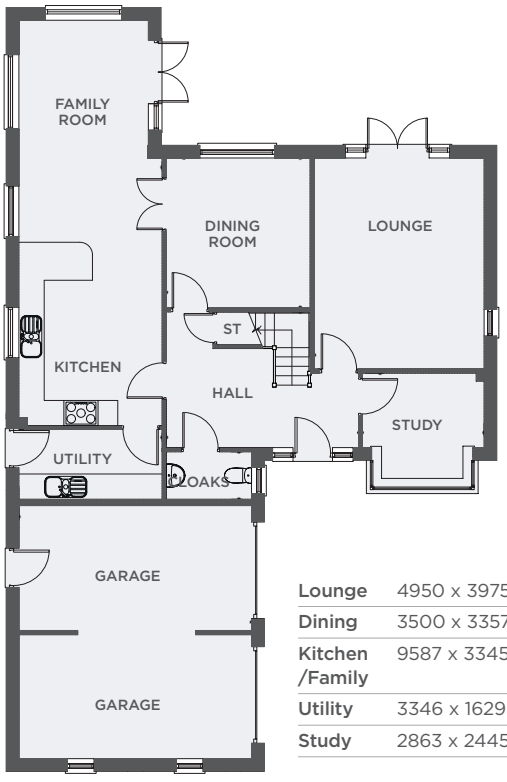
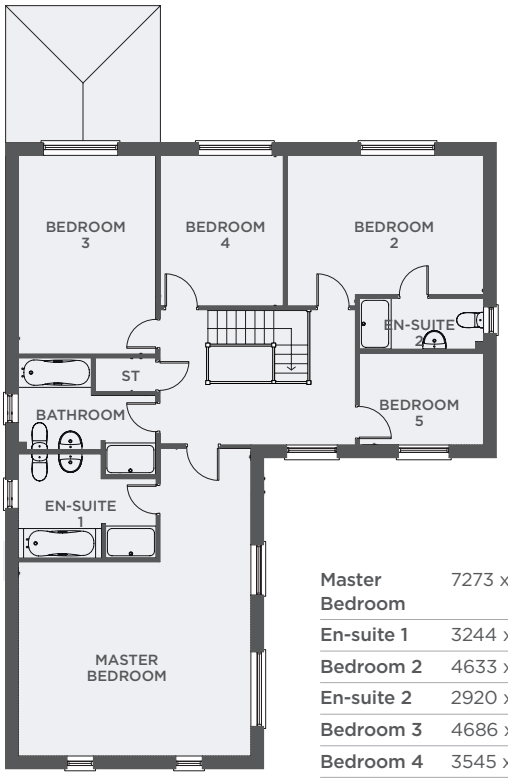
THE GAINSBOROUGH

5 BEDROOM HOME WITH INTEGRAL GARAGE



Lounge	4950 x 3975	16' 3" x 13' 0"
Dining	3500 x 3357	11' 6"x 11' 0"
Kitchen /Family	9587 x 3345*	31' 5" x 11' 0"*
Utility	3346 x 1629	11' 0" x 5' 4"
Study	2863 x 2445*	9' 5" x 8' 0"*



Master Bedroom	7273 x 5465	23' 10" x 17' 11"
En-suite 1	3244 x 2470	10' 8" x 8' 1"
Bedroom 2	4633 x 3544*	15' 2" x 11' 8"*
En-suite 2	2920 x 1180	9' 7" x 3' 10"
Bedroom 3	4686 x 3244	15' 4" x 10' 8"
Bedroom 4	3545 x 2925	11' 8" x 9' 7"
Bedroom 5	2924 x 2158	9' 7" x 7' 1"
Bathroom	3245 x 1889	10' 8" x 6' 2"

* Max Dimensions

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