


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*

FORGE MANOR DEVELOPMENT PLAN

PHASE 3

- 2 Bedroom Homes**
- Brancaster (BR)
- Brancaster Side (BRs)
- 4 Bedroom Homes**
- Priestley (P)
- Shakespeare (SH)
- 5 Bedroom Homes**
- Raleigh (R)
- Richmond (RC)
- Affordable Homes**
- Britten (BT)



PHASE 2

- 2 Bedroom Homes**
- Churchill (CH)
- 3 Bedroom Homes**
- Baird (B)
- Shackleton (SL)
- 4 Bedroom Homes**
- Haversham (H)
- Haversham Side (Hs)
- Jenner (J)
- Newton (NT)
- Nightingale (NG)
- Priestley (P)
- Shakespeare (SH)
- Whitemoor (WH)
- Wren Dual Aspect (WRda)
- Apartments**
- Oakmere (OAK)

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FORGE MANOR SPECIFICATION

SHACKLETON | HAVERSHAM | SHAKESPEARE | JENNER | WHITEMOOR
NEWTON | NIGHTINGALE | WREN | PRIESTLEY | RALEIGH | RICHMOND

KITCHENS

- Luxury Fitted Kitchen with Choice of Finishes
- Choice of Worktops to Kitchen with Matching Upstands
- Stainless Steel Double Electric Oven, 5 Ring Gas Hob with Glass Splashback and Extractor Hood
- Integrated Fridge/Freezer
- Integrated Dishwasher
- Quartz Worktop Package (5 Bedroom properties only)
- Inset Stainless Steel Sink
- Chrome Sockets and Switches to Kitchen and Adjoining Open Plan Areas
- Under Pelmet Lighting
- Chrome Downlighters to Kitchen Areas

BATHROOMS

- Roca Sanitary Ware in White
- Deva Brassware
- Bathroom and En-suite - Half Tiled with a Choice of Porcelanosa Wall Tiles (all Walls)
- Chrome Heated Towel Rail to Bathrooms and En-suites
- Chrome Downlighters to Bathroom & En-suites (5 Bedroom properties only)

BEDROOMS

- Television Aerial Point to Master Bedroom
- Telephone Point to Master Bedroom
- USB Sockets to all Bedrooms
- Fitted Wardrobes to Master Bedroom (5 Bedroom properties only)

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
- Security Alarm
- Electrically Wired Smoke Detectors
- Oak Handrails

EXTERNAL FEATURES

- White PVCu Windows and White Rear/Side/French Doors (if applicable)
- Black Composite Front External Door and Black Rainwater Goods
- External Lights to Front and Rear
- Power and Lighting to all Garages
- 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

FORGE MANOR SPECIFICATION

BRANCASTER | CHURCHILL | BAIRD | OAKMERE

KITCHENS

- Luxury Fitted Kitchen with Choice of Finishes
- Choice of Worktops to Kitchen with Matching Upstands
- Stainless Steel Single Electric Oven, 4 Ring Gas Hob with Glass Splashback and Extractor Hood (4 Ring Electric Hob to Oakmere Apartments)
- Inset Stainless Steel Sink
- Chrome Sockets and Switches to Kitchen and Adjoining Open Plan Areas
- USB Socket to Kitchen

BATHROOMS

- Roca Sanitary Ware in White
- Deva Brassware
- Bathroom and En-suite - Half Tiled with a Choice of Porcelanosa Wall Tiles (all Walls)
- Chrome Heated Towel Rail to Bathrooms and En-suites
- Aqualisa Electric Shower to En-suite (where applicable)

BEDROOMS

- Television Aerial Point to Master Bedroom
- Telephone Point to Master Bedroom
- USB Sockets 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 Socket to Lounge
- Electrically Wired Smoke Detectors
- Oak Handrails

EXTERNAL FEATURES

- White PVCu Windows and White Rear/Side/French Doors (if applicable)
- Black Composite Front External Door and Black Rainwater Goods
- External Lights to Front and Rear
- Power and Lighting to all Garages
- Gardens Turfed to Front
- Gardens to Rear Rotavated
- External Tap (excluding Oakmere Apartments)
- 1.8m Close Boarded Divisional Fencing to Rear Garden

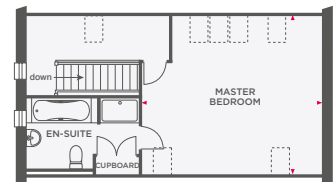
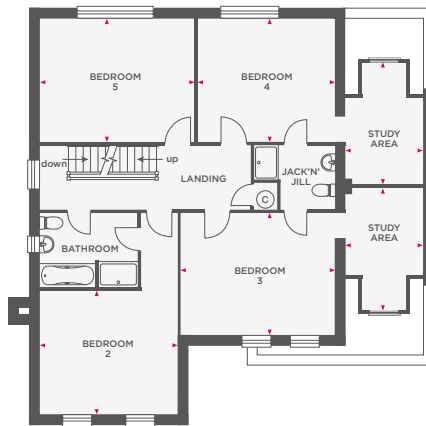
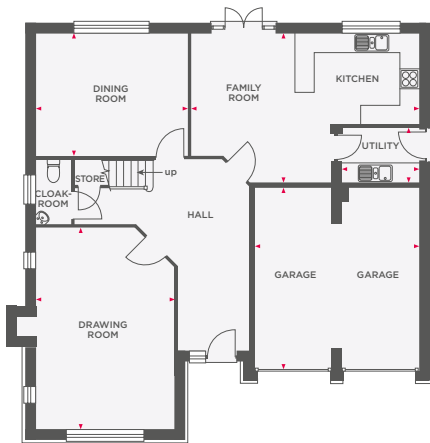
WARRANTIES

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



THE RALEIGH

5 BEDROOM DETACHED HOME WITH INTEGRAL DOUBLE GARAGE



Drawing Room	4182 x 6100 (max)	13'8" x 20'0" (max)
Kitchen/Family Room	6800 x 4500 (max)	22'3" x 14'9" (max)
Dining Room	4682 x 3685	15'4" x 12'0"
Utility	2325 x 1647	7'7" x 5'4"
Garage	5550 x 5000	18'2" x 16'5"

Bedroom 2	4182 x 3749	13'8" x 12'3"
Bedroom 3	4682 x 3702	15'4" x 12'1"
Bedroom 3 Study	2325 x 3724	7'7" x 12'2"
Bedroom 4	4160 x 3742	13'7" x 12'3"
Bedroom 4 Study	2325 x 3724	7'7" x 12'2"
Bedroom 5	4704 x 3742	15'4" x 12'3"

Master Bedroom	4804 x 5460 (max)	15'9" x 17'11" (max)
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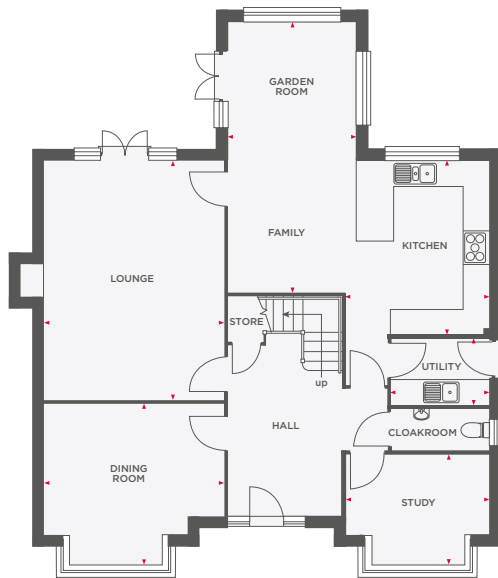
Wain Homes abides by the New Homes Quality Code, an independent industry code introduced to champion quality new homes and better consumer outcomes. Dimensions shown are internal finished dimensions which may vary as each home is built individually and the precise internal finishes may not always be 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. (February 2024)





THE RICHMOND

5 BEDROOM DETACHED HOME WITH DOUBLE DETACHED GARAGE



Lounge	5707 x 4250	18'8" x 14'0"
Kitchen/Family Room	6190 x 4067 (max)	20'3" x 13'4" (max)
Garden Room	3332 x 3019	11'0" x 9'10"
Dining Room	3893 x 4250 (max)	12'9" x 14'0" (max)
Utility	2296 x 1636	7'6" x 5'4"
Study	3376 x 2689 (max)	11'0" x 8'9" (max)

Master Bedroom	4048 x 3376	13'3" x 11'0"
Dressing Room	3376 x 1688 (max)	11'0" x 5'6" (max)
Bedroom 2	4107 x 3135	13'5" x 10'3"
Bedroom 3	3441 x 3135	11'3" x 10'3"
Bedroom 4	3706 x 3036 (max)	12'1" x 9'11" (max)
Bedroom 5	3324 x 2593	10'10" x 8'6"



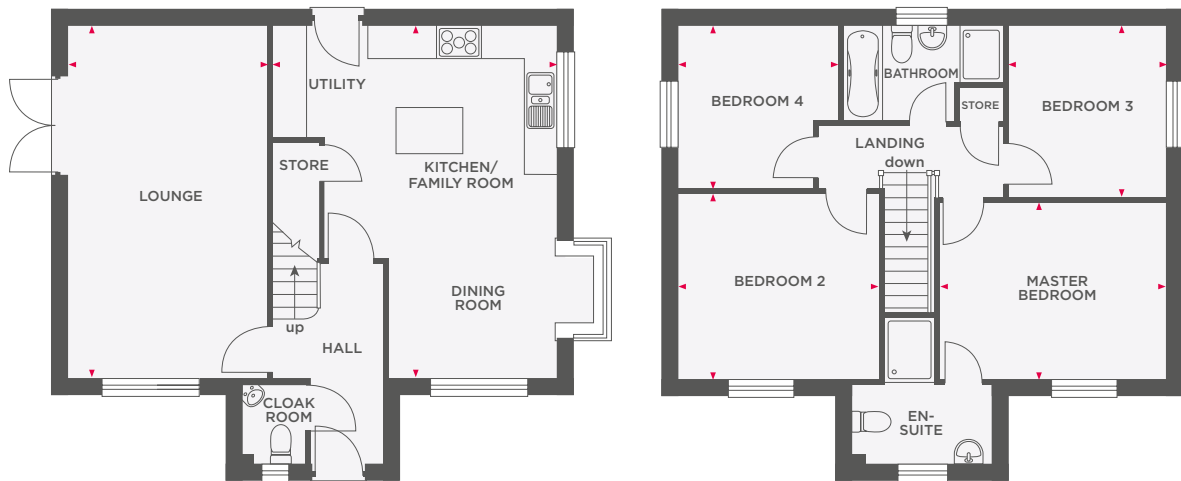
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THE HAVERSHAM SIDE ASPECT

4 BEDROOM DETACHED HOME WITH SINGLE DETACHED GARAGE



Lounge	6432 x 3620	21'1" x 11'10"
Kitchen/Family Room/ Dining Room	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)



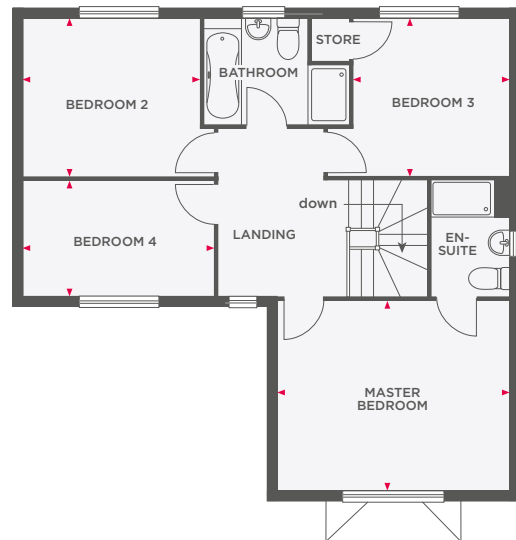
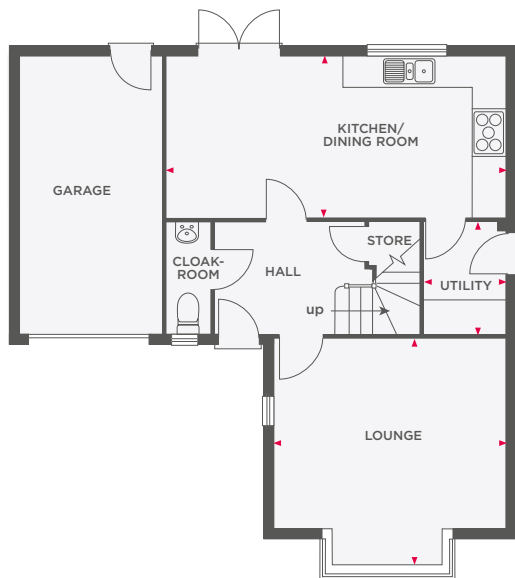
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THE NEWTON

4 BEDROOM DETACHED HOME WITH INTEGRAL GARAGE



Lounge	4291 x 4247 (max)	14'1" x 13'11" (max)
Kitchen/Dining Room	6459 x 2910	21'2" x 9'6"
Utility	2088 x 1523	6'10" x 4'11"

Master Bedroom	4247 x 3624	13'11" x 11'10"
Bedroom 2	3378 x 2959	11'1" x 9'8"
Bedroom 3	2896 x 2910	9'6" x 9'6"
Bedroom 4	2100 x 3670	6'10" x 12'0"



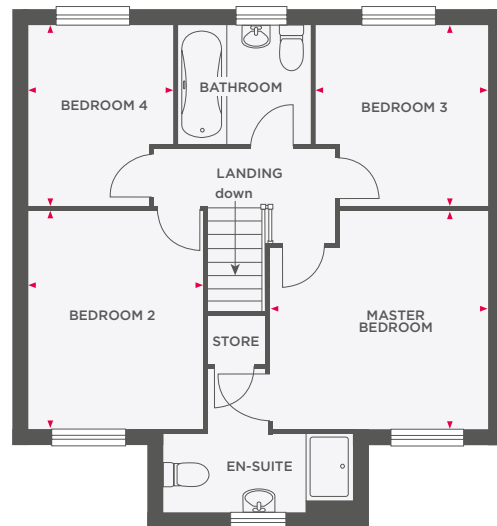
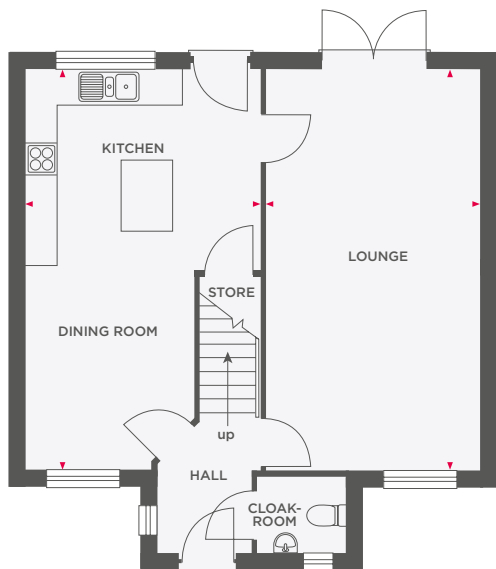
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THE NIGHTINGALE

4 BEDROOM DETACHED HOME WITH SINGLE DETACHED GARAGE



Lounge	6550 x 3533	21'5" x 11'7"
Kitchen/Breakfast		
Dining Room	6550 x 3768 (max)	21'5" x 12'4" (max)

Master Bedroom	3525 x 3595 (max)	11'6" x 11'9" (max)
Bedroom 2	2792 x 3703	9'1" x 12'1"
Bedroom 3	2940 x 2810	9'7" x 9'2"
Bedroom 4	2763 x 2390	9'0" x 7'10"



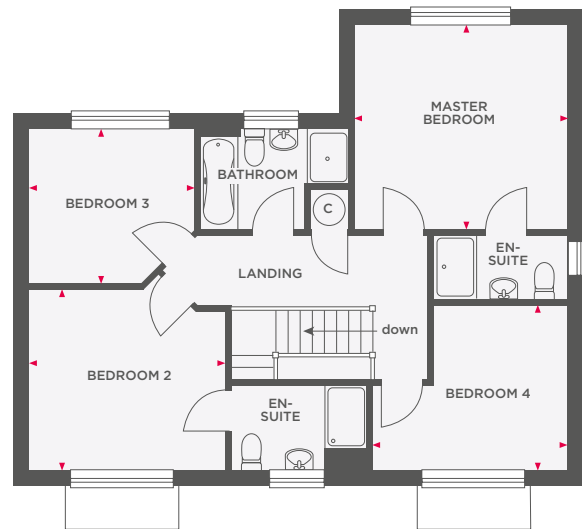
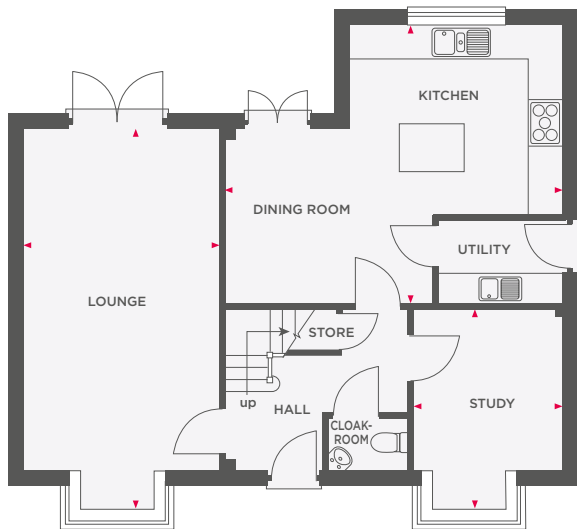
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THE PRIESTLEY

4 BEDROOM DETACHED HOME WITH DOUBLE DETACHED GARAGE



Lounge	7017 x 3556 (max)	23'0" x 11'8" (max)
Kitchen/Dining Room	5100 x 6156 (max)	16'8" x 20'2" (max)
Utility	2275 x 1666	7'5" x 5'5"
Study	2733 x 3667 (max)	8'11" x 12'0" (max)

Master Bedroom	3856 x 3737	12'7" x 12'3"
Bedroom 2	3616 x 3326 (max)	11'10" x 10'10" (max)
Bedroom 3	3030 x 2836 (max)	9'11" x 9'3" (max)
Bedroom 4	3532 x 3031 (max)	11'7" x 9'11" (max)



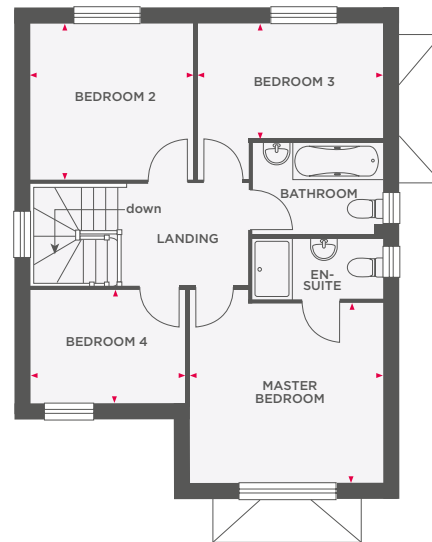
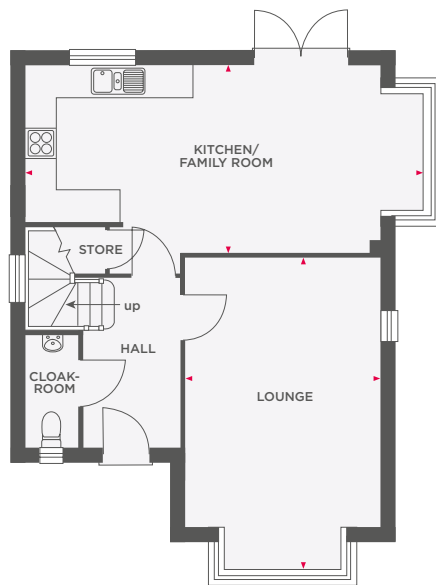
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THE WREN DUAL ASPECT

4 BEDROOM DETACHED HOME WITH SINGLE DETACHED GARAGE



Lounge	5557 x 3552 (max)	18'2" x 11'8" (max)
Kitchen/Family Room	7219 x 3412 (max)	23'8" x 11'2" (max)

Master Bedroom	3344 x 3554	10'11" x 11'8"
Bedroom 2	2950 x 2837	9'8" x 9'3"
Bedroom 3	3452 x 2093	11'3" x 6'10"
Bedroom 4	2847 x 2037	9'4" x 6'8"



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