


*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*

# KINGSLAND DEVELOPMENT PLAN



- 2 Bedroom Homes**
  - Bell (B)
- 3 Bedroom Homes**
  - Baird (BA)
  - Brancaster (BR)
  - Brunswick (BK)
  - Carnglaze (CZ)
  - Churchill (CL)
  - Trevithick (T)
- 4 Bedroom Homes**
  - Dalton (D)
  - Davy (DV)
  - Nelson (N)
  - Priestley (P)
  - Sandown (S)
  - Wren (W)
- 5 Bedroom Homes**
  - Cavendish (C)
- Affordable Homes

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# KINGSLAND SPECIFICATION

## KITCHENS

- Glass Splashback
- Stainless Steel Electric Oven and Gas Hob, Extractor over (as per plot specific working drawing)
- Worktop and Upstand
- Soft Closer Drawers and Hinges
- Downlighters
- Under Unit Lighting
- All Appliances as per Kitchen Layout
- USB Charger Socket
- Brushed Chrome Switches/Sockets
- Stainless Steel Sink with Chrome Mixer Tap

## BATHROOMS

- Contemporary White Sanitary Ware
- Chrome Bath Pillar Tap
- Shaver Socket to Bathroom and En-suite
- Chrome Heated Towel Rail to Bathroom and En-suite
- Downlighters to En-Suite

## WALL TILING

### Cloaks

- Wall Tiling to splashback only in Cloaks

### Bathroom

- Half Height Tiling throughout
- Full Height to Shower Cubicle
- Full Height Tiling around Bath if Shower over Bath
- Tiled Window Cills where applicable

### En-Suites

- Full Height Tiling to Shower Cubicle and Half Height to all Other Walls
- Tiled Window Cills where applicable

## HEATING SYSTEM

- Gas Central Heating to all Properties

## INTERNAL FEATURES

- Staircase White, Oak Handrail
- Switches and Sockets White to all Rooms except Kitchen
- Wain Home Cream Painted Walls
- BT & TV points Lounge and Bedroom 1
- Data Point Bed 1
- Vertical Grooved Oak Finish Internal Doors with Chrome Ironmongery
- Smoke Detectors
- Pencil Round Skirting Boards and Architraves
- Flat Finish Ceilings to all Rooms in White Matt

## EXTERNAL FEATURES

- UPVC Fascia and Soffit Boards
- PVCu Double Glazed to all Windows (except Garage) to suit external elevations
- French Doors and Paved Patio where applicable
- GRP Front/Rear Doors
- Electric Front Door Bell
- 1.8m Palisade Fencing
- Division Fencing 1.8m Palisade
- External Lights to be fitted Front and Rear Elevations, Energy Efficient Fittings
- Paving Slab Paths to serve Front and Side Entrances as per the External Working Drawings
- UPVC Rainwater Goods
- External Tap

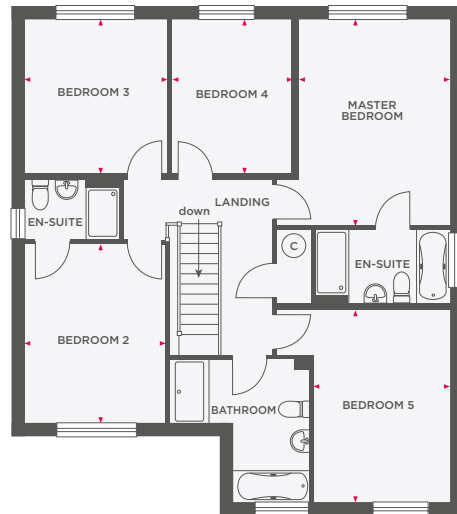
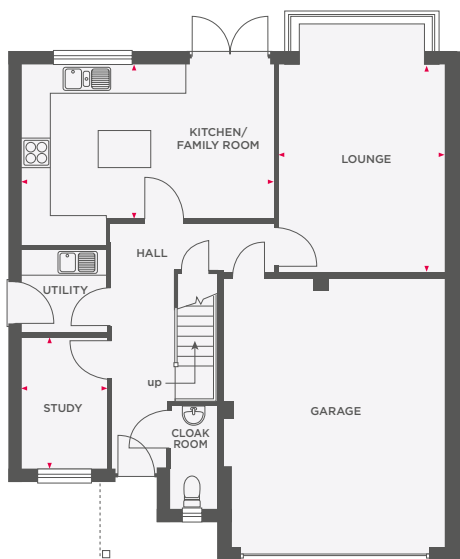
## WARRANTIES

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



# THE CAVENDISH

5 BEDROOM HOME WITH INTEGRAL DOUBLE GARAGE



Lounge	3750 x 4668	12'3" x 15'3"
Kitchen/ Family Room	5672 x 3470	18'7" x 11'4"
Study	1910 x 2940	6'3" x 9'7"

Master Bedroom	3462 x 4640	11'4" x 15'2"
Bedroom 2	3160 x 4030	10'4" x 13'2"
Bedroom 3	3192 x 3517	10'5" x 11'6"
Bedroom 4	2695 x 3517	8'10" x 11'6"
Bedroom 5	3038 x 4377	10'0" x 14'4"



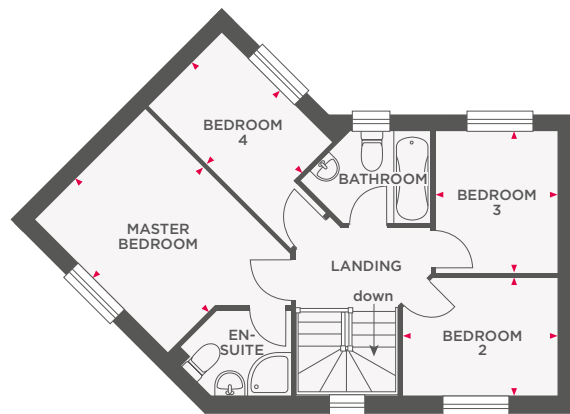
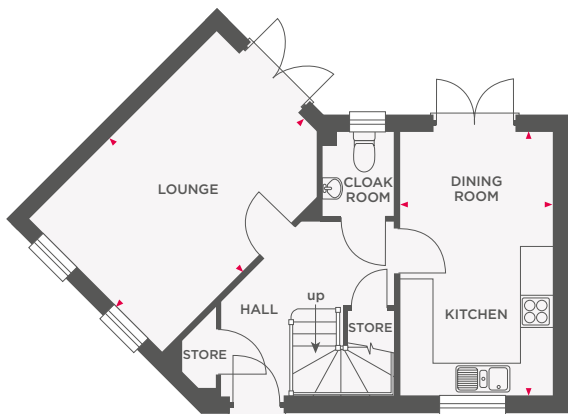
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# THE DALTON

## 4 BEDROOM HOME



Lounge	4960 x 3500	16'3" x 11'6"
Kitchen/Dining Room	4960 x 2850	16'3" x 9'4"

Master Bedroom	3550 x 2927	11'8" x 9'7"
Bedroom 2	2912 x 2228	9'6" x 7'3"
Bedroom 3	2645 x 2298	8'8" x 7'6"
Bedroom 4	2935 x 1945	9'8" x 6'5"



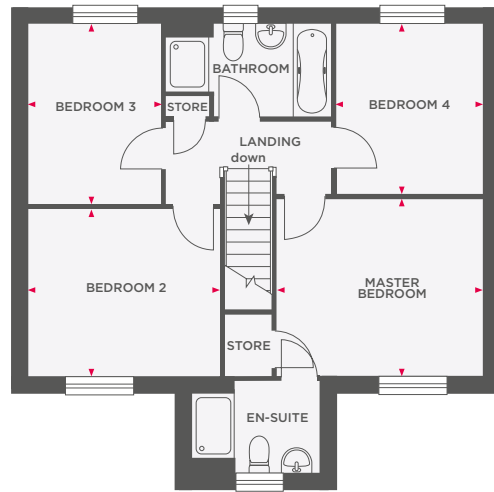
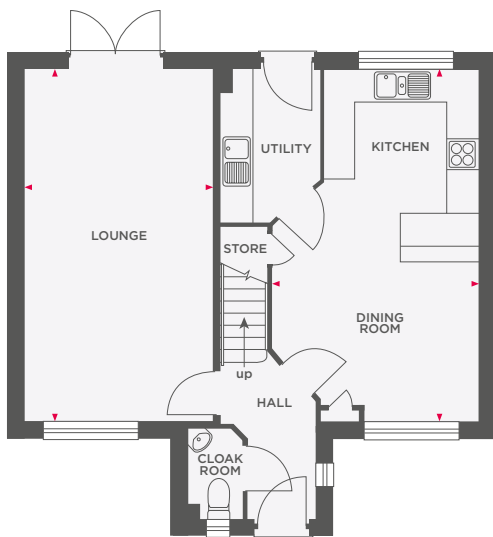
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# THE DAVY

## 4 BEDROOM HOME



Lounge	3491 x 6535	11'5" x 21'5"
Kitchen/Dining Room	3840 x 6535	12'7" x 21'5"

Master Bedroom	3840 x 3300	12'7" x 11'0"
Bedroom 2	3553 x 3605	11'8" x 11'10"
Bedroom 3	2460 x 3342	8'8" x 10'11"
Bedroom 4	2734 x 3140	8'11" x 10'3"



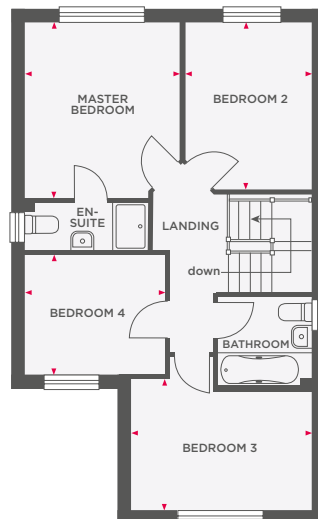
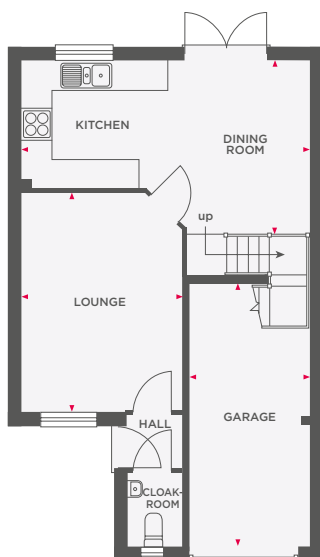
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# THE NELSON

## 4 BEDROOM HOME



Lounge	3320 x 4490	10'10" x 14'8"
Kitchen/Dining Room	5970 x 3700	19'7" x 12'1"
Garage	2475 x 3660	8'1" x 18'6"

Master Bedroom	3220 x 3600	10'6" x 11'9"
Bedroom 2	2660 x 3420	8'8" x 11'2"
Bedroom 3	3830 x 3060	12'6" x 10'0"
Bedroom 4	2730 x 2420	8'11" x 7'11"



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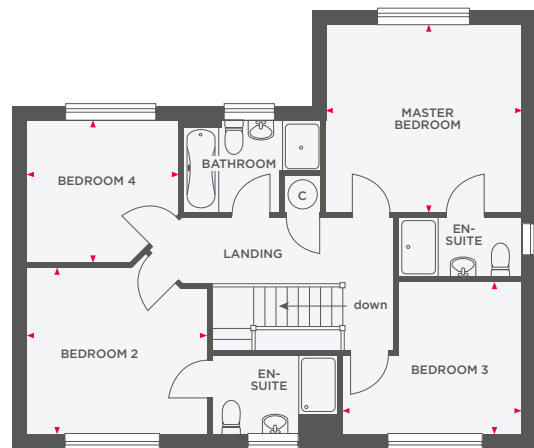
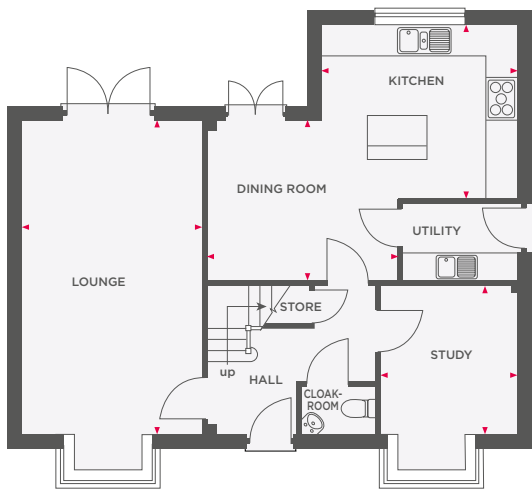






# THE PRIESTLEY

## 4 BEDROOM HOME



Lounge	3556 x 6250	11'8" x 20'6"
Kitchen	3869 x 3480	12'8" x 11'5"
Dining Room	3793 x 3200	12'5" x 10'6"
Study	2608 x 2900	8'7" x 9'6"

Master Bedroom	3856 x 3738	12'8" x 12'3"
Bedroom 2	3618 x 3327	11'10" x 10'11"
Bedroom 3	3535 x 3037	11'7" x 10'0"
Bedroom 4	3037 x 2836	10'0" x 9'4"



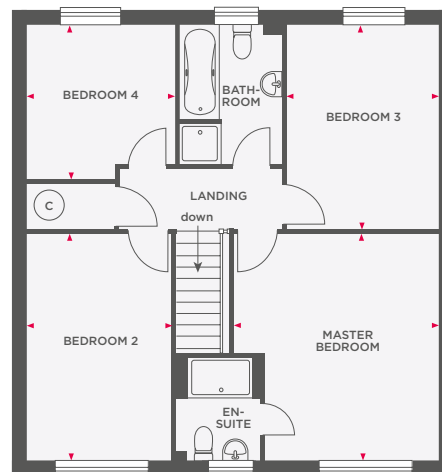
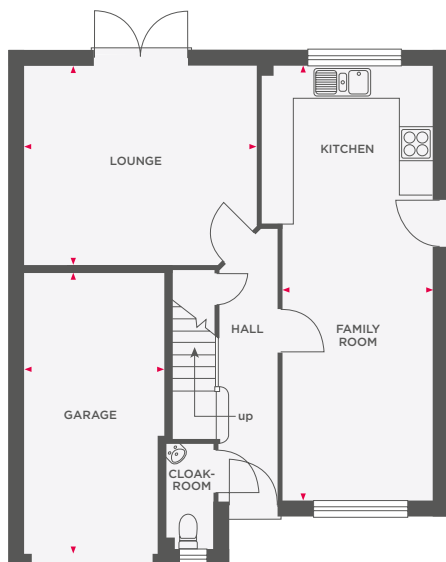
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# THE SANDOWN

## 4 BEDROOM HOME



Lounge	4500 x 3663	14'8" x 12'1"
Kitchen/Dining Room	8110 x 2862	26'7" x 9'4"
Garage	5185 x 2632	17'1" x 8'7"

Master Bedroom	4365 x 3940	14'4" x 12'10"
Bedroom 2	4365 x 2707	14'4" x 8'9"
Bedroom 3	3658 x 2908	12'1" x 9'6"
Bedroom 4	2707 x 2727	8'9" x 8'10"



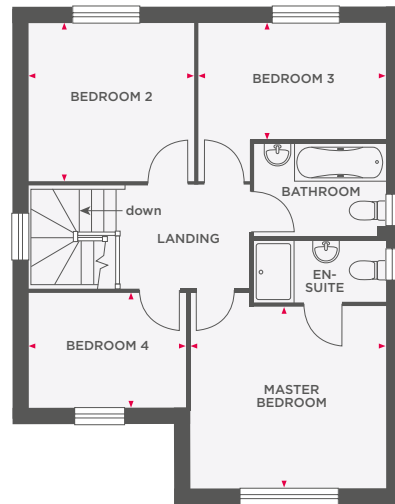
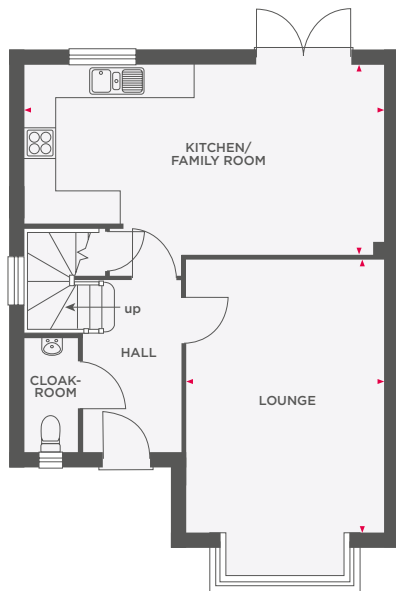
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# THE WREN v1

## 4 BEDROOM HOME



Lounge	3610 x 4875	11'10" x 15'11"
Kitchen/Family Room	6535 x 3450	21'5" x 11'3"

Master Bedroom	3602 x 3364	11'9" x 11'0"
Bedroom 2	2953 x 2836	9'8" x 9'3"
Bedroom 3	3491 x 2091	11'5" x 6'10"
Bedroom 4	2841 x 2094	9'3" x 6'10"



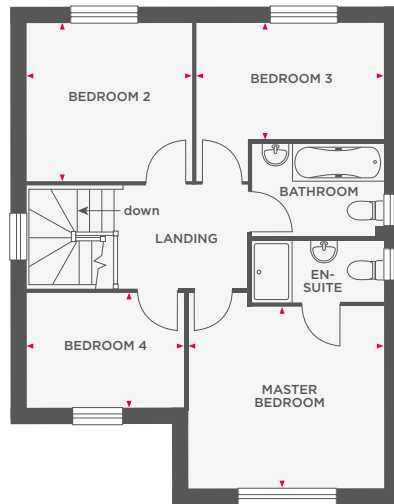
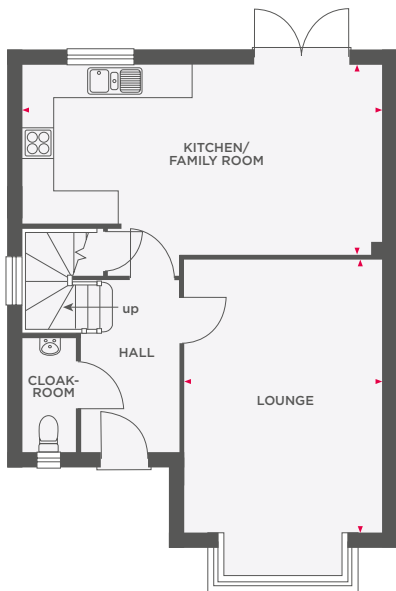
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# THE WREN v2

## 4 BEDROOM HOME



Lounge	3610 x 4875	11'10" x 15'11"
Kitchen/Family Room	6535 x 3450	21'5" x 11'3"

Master Bedroom	3602 x 3364	11'9" x 11'0"
Bedroom 2	2953 x 2836	9'8" x 9'3"
Bedroom 3	3491 x 2091	11'5" x 6'10"
Bedroom 4	2841 x 2094	9'3" x 6'10"



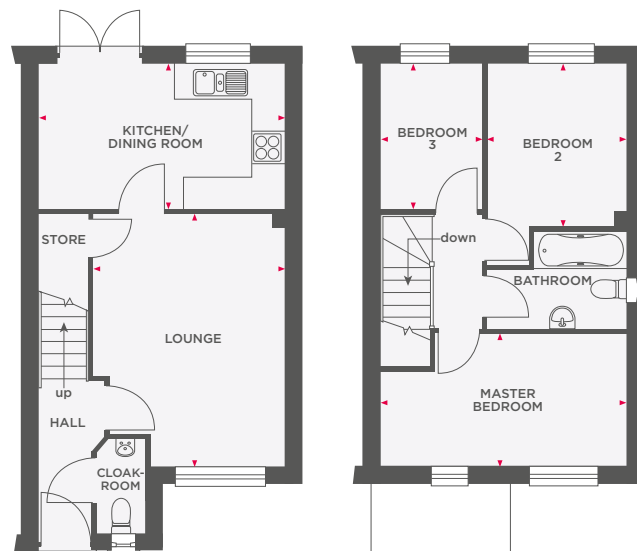
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# THE BAIRD

## 3 BEDROOM HOME



Lounge	3543 x 4675	11'7" x 15'4"
Kitchen/Dining Room	4536 x 2688	14'11" x 8'10"

Master Bedroom	4536 x 2459	14'11" x 8'1"
Bedroom 2	2581 x 3000	8'6" x 9'10"
Bedroom 3	1868 x 2688	6'2" x 8'10"



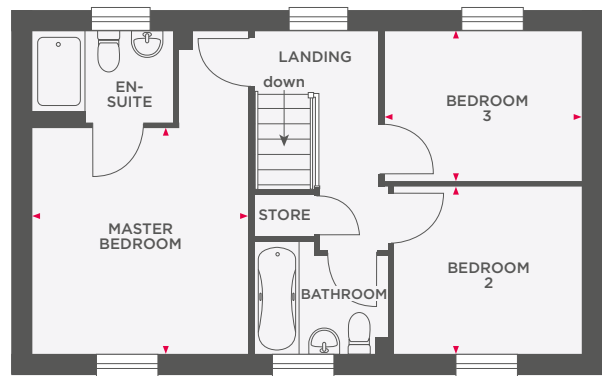
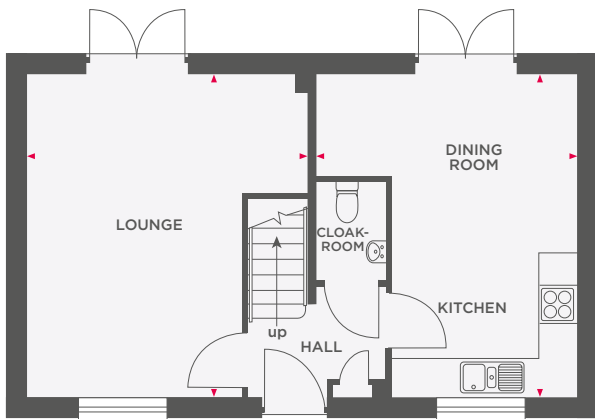
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# THE BRANCASTER

3 BEDROOM HOME



Lounge	3315 x 4960	10'10" x 16'3"
Kitchen/Dining Room	2835 x 4960	9'3" x 16'3"

Master Bedroom	3315 x 3485	10'10" x 11'5"
Bedroom 2	2875 x 2586	9'5" x 8'5"
Bedroom 3	3030 x 2285	9'11" x 7'5"



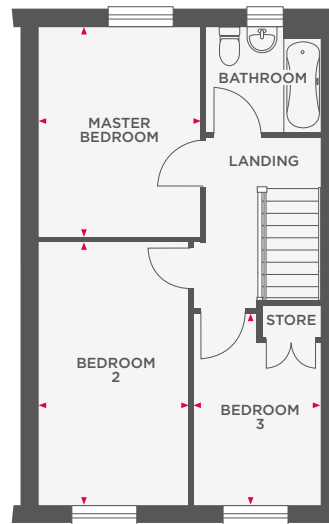
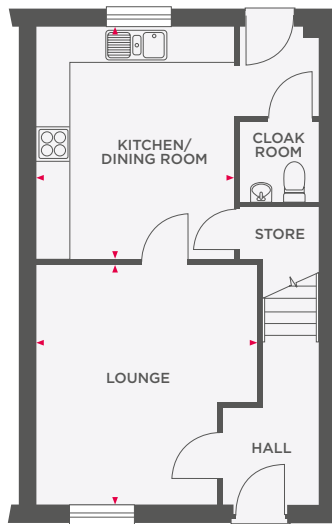
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# THE CARNGLAZE

## 3 BEDROOM HOME



Lounge	4075 x 4434	13'4" x 14'7"
Kitchen/Dining Room	3651 x 4295	12'0" x 14'1"

Master Bedroom	2773 x 4853	9'1" x 15'11"
Bedroom 2	2973 x 3877	9'9" x 12'9"
Bedroom 3	2340 x 3538	7'8" x 11'7"



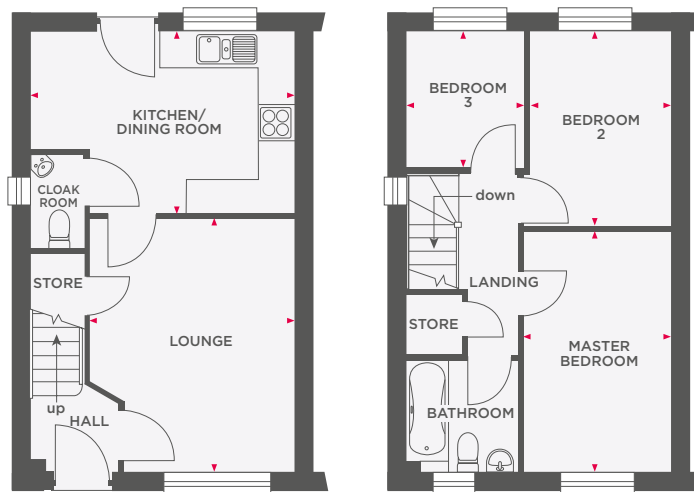
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# THE CHURCHILL

## 3 BEDROOM HOME



Lounge	3480 x 4283	11'5" x 14'0"
Kitchen/Dining Room	4448 x 3061	14'7" x 10'0"

Master Bedroom	2457 x 4059	8'1" x 13'3"
Bedroom 2	2373 x 3287	7'9" x 10'9"
Bedroom 3	1982 x 2300	6'6" x 7'7"



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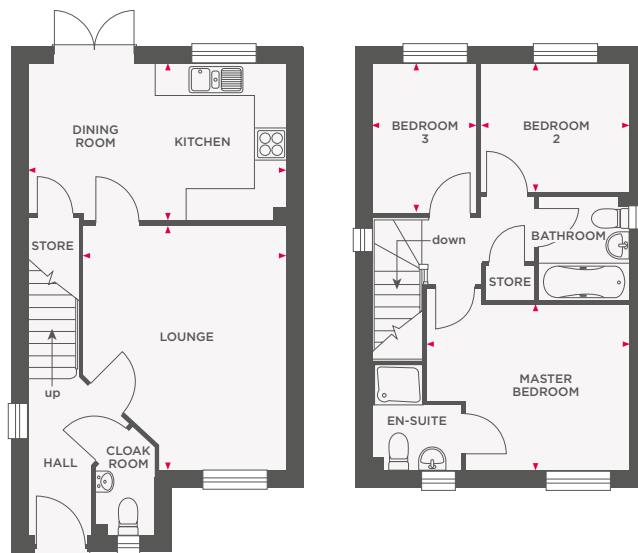






# THE TREVITHICK

## 3 BEDROOM HOME



Lounge	3800 x 4605	12'5" x 15'1"
Kitchen/Dining Room	4845 x 2965	15'10" x 9'8"

Master Bedroom	3910 x 3100	12'10" x 10'2"
Bedroom 2	2795 x 2430	7'9" x 7'10"
Bedroom 3	1960 x 2820	6'5" x 9'3"



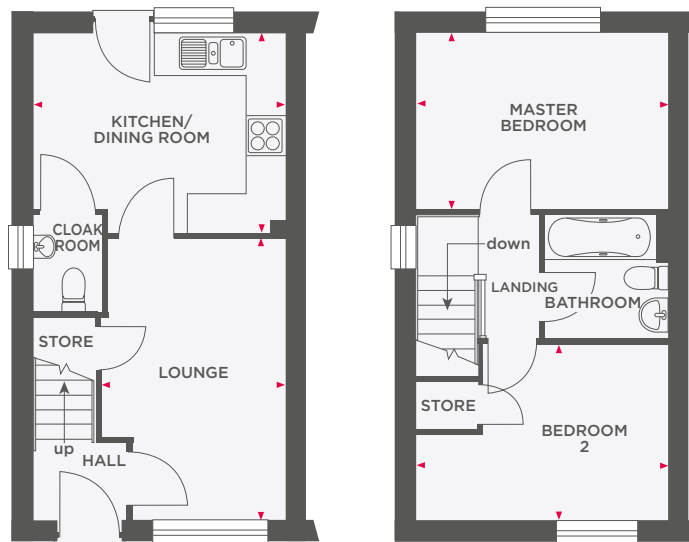
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# THE BELL

## 2 BEDROOM HOME



Lounge	2825 x 4300	9'3" x 14'1"
Kitchen/Dining Room	3850 x 3063	12'8" x 10'1"

Master Bedroom	3850 x 2688	12'8" x 8'10"
Bedroom 2	3850 x 2687	12'8" x 8'10"



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)

