


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*

LAWTON GREEN DEVELOPMENT PLAN



Wain Homes Policy is continuous product and specification development. Plans and images are shown for illustrative purposes only and the final layout and development may vary from that shown. 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. 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. (December 2023)

LAWTON GREEN SPECIFICATION

CAVENDISH | HAVERSHAM | NEWTON | OXFORD | SCOTT | SHAKESPEARE
STEPHENSON | WHITEMOOR | 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 Silver Glass Splashback and Extractor Hood
- Integrated Fridge/Freezer and Dishwasher
- Inset Stainless Steel Sink
- Downlights to Kitchen
- Chrome Sockets and Switches to Kitchen and Adjoining Open Plan Room
- Under Pelmet Lighting to Kitchen
- USB Socket to Kitchen

BATHROOMS

- Roca 'DEBA' Sanitaryware in White
- Deva Brassware
- Methven Shower
- 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 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
- Fitted Security Alarm
- USB Sockets to Lounge and Study (where applicable)
- Ultrafast broadband* (hardwired internally)

EXTERNAL FEATURES

- White PVCu Windows and White Side/Rear/French Doors (if applicable)
- Black Composite Front External Door and Black RWGs
- 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
- External Socket suitable for Mode 2 EV Charging

WARRANTIES

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

PLEASE NOTE: All new homes at Lawton Green will be fitted with the latest in energy saving solar power technology* Harnessing energy from natural light the solar panels provide electricity with low carbon emissions, saving householders money on energy bills with the opportunity to benefit from feed-in tariffs.

*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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Wain
HOMES

LAWTON GREEN SPECIFICATION

BAIRD | BRANCASTER | CHURCHILL | JENNER | NELSON | 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 Silver Glass Splashback and Extractor Hood
- 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 'DEBA' Sanitaryware in White
- Deva Brassware
- Methven Showers 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 (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 Sockets to Lounge
- Ultrafast broadband* (hardwired internally)

EXTERNAL FEATURES

- White PVCu Windows and French Doors (if applicable)
- Black Composite Front External Door and Black RWGs
- 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
- External Socket suitable for Mode 2 EV Charging

WARRANTIES

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

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***Solar energy panels will not be fitted to the Baird, Brancaster, Churchill, Jenner or Wren housetypes.**

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LAWTON GREEN SPECIFICATION

AFFORDABLE HOMES

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 Silver 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 Room
- USB Socket to Kitchen

BATHROOMS

- Roca 'DEBA' Sanitaryware in White
- Deva Brassware
- Methven Showers 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 (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
- Oak Handrail and Newel Caps with Square Spindles Finished in White Gloss
- Chrome Effect Internal Door Furniture
- Television Aerial Point to Lounge
- Telephone Point to Lounge
- Ultrafast broadband* (hardwired internally)
- USB Sockets to Lounge

EXTERNAL FEATURES

- White 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 (where applicable)
- 1.8m Close Boarded Divisional Fencing to Rear Garden
- External Socket suitable for Mode 2 EV Charging

WARRANTIES

- 10 Year NHBC Buildmark Warranty
- 2 Year Wainhomes Warranty

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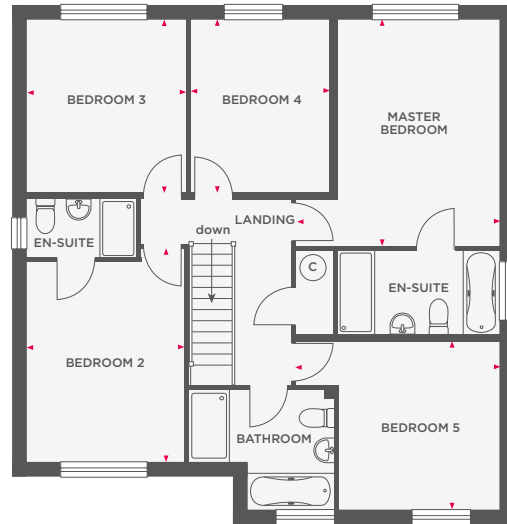
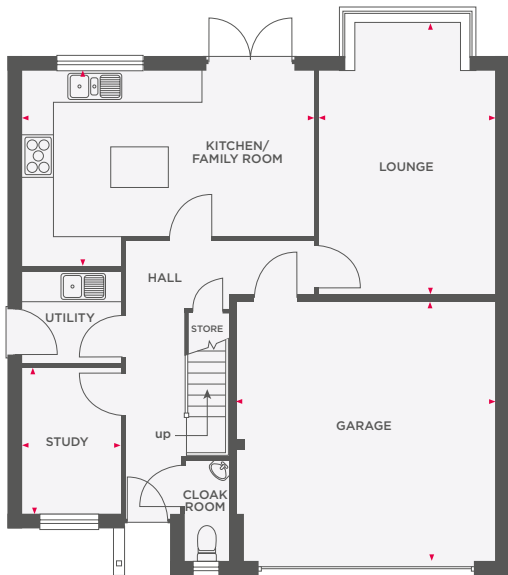
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THE CAVENDISH

5 BEDROOM DETACHED HOME WITH INTEGRAL DOUBLE GARAGE



Lounge	5560 x 3562	18'2" x 12'0"
Kitchen/Family Room	5814 x 3951 (max)	19'0" x 12'11" (max)
Utility	1995 x 1861	6'6" x 6'1"
Study	1995 x 2976	6'6" x 9'9"
Garage	5300 x 5300	17'4" x 17'4"

Master Bedroom	4614 x 4146 (max)	15'1" x 13'7" (max)
Bedroom 2	4343 x 3208	14'2" x 10'6"
Bedroom 3	3516 x 3238	11'6" x 10'7"
Bedroom 4	3516 x 2843	11'6" x 9'3"
Bedroom 5	4146 x 3429 (max)	13'7" x 11'3" (max)



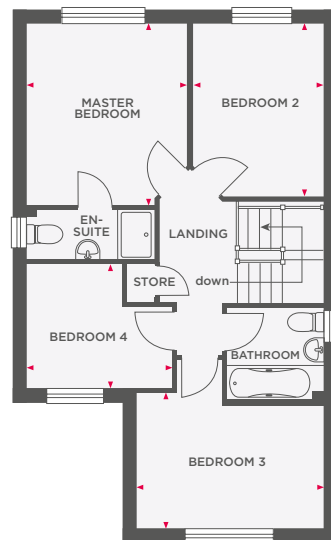
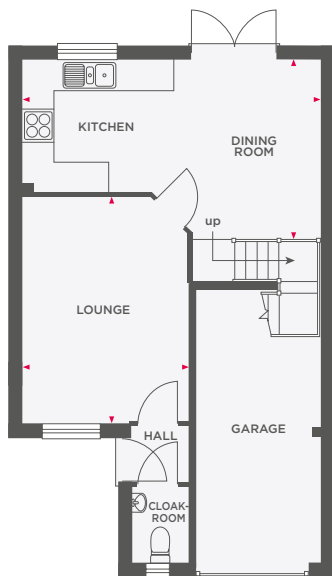
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THE NELSON

4 BEDROOM DETACHED HOME WITH INTEGRAL GARAGE



Lounge	4570 x 3285 (max)	15'0" x 10'9" (max)
Kitchen/Dining Room	5935 x 4441 (max)	19'5" x 14'6" (max)

Master Bedroom	3614 x 3209 (max)	12'5" x 10'6" (max)
Bedroom 2	3438 x 2626 (max)	11'3" x 8'7" (max)
Bedroom 3	3740 x 2729 (max)	12'3" x 8'3" (max)
Bedroom 4	2923 x 2497 (max)	9'7" x 8'2" (max)



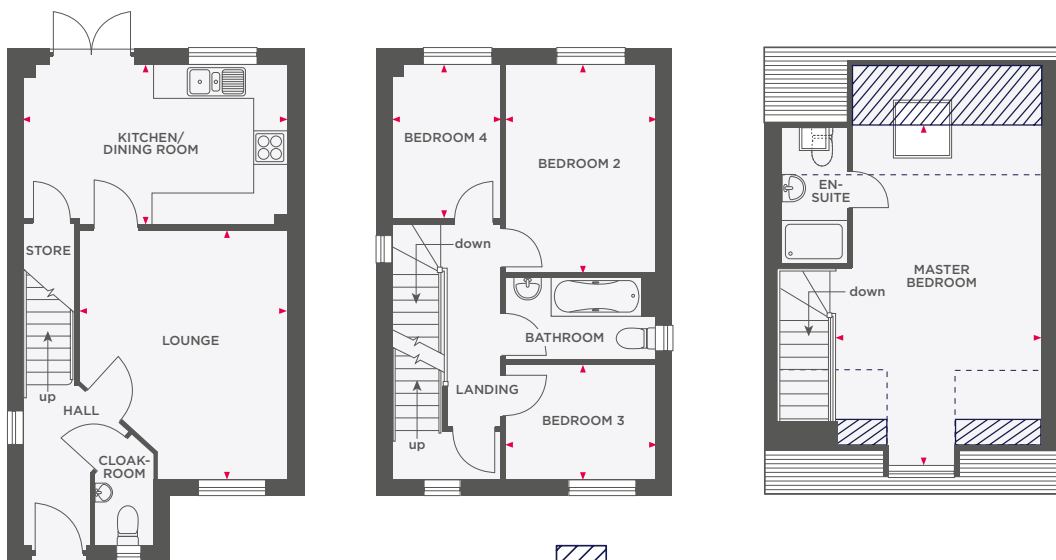
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THE JENNER

4 BEDROOM SEMI DETACHED HOME



Lounge	3875 x 4600 (max)	12'8" x 15'1" (max)
Kitchen/Dining Room	4845 x 2965 (max)	15'10" x 9'8" (max)

Bedroom 2	2755 x 3840	9'0" x 12'7"
Bedroom 3	2755 x 2100	9'0" x 6'10"
Bedroom 4	1995 x 2840	6'6" x 9'3"

Master Bedroom	3830 x 6350 (max)	12'6" x 20'10" (max)
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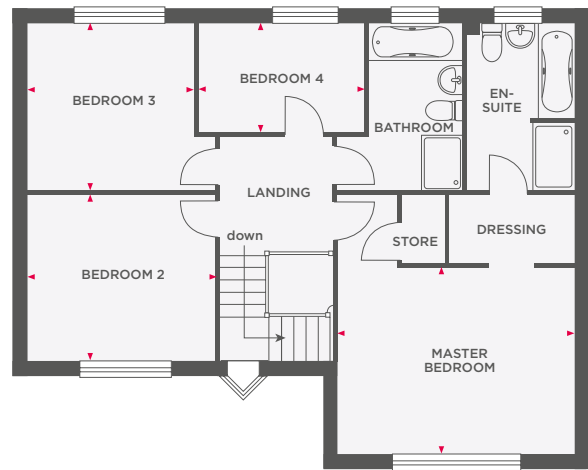
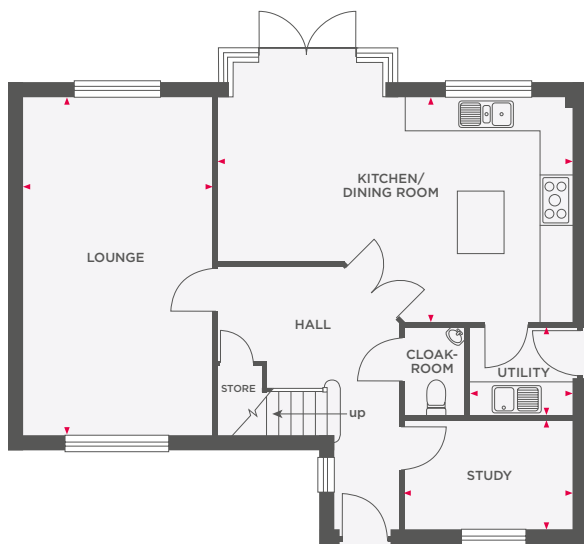
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THE OXFORD

4 BEDROOM DETACHED HOME WITH DETACHED DOUBLE GARAGE



Lounge	6140 x 3350	20'1" x 10'11"
Kitchen/Dining Room	4085 x 6351 (max)	13'4" x 20'10" (max)
Utility	1600 x 1823	5'3" x 5'11"
Study	2987 x 1962	9'9" x 6'5"

Master Bedroom	3375 x 4227 (max)	11'0" x 13'10" (max)
Bedroom 2	3412 x 3012	11'2" x 9'10"
Bedroom 3	3040 x 3412 (max)	9'11" x 11'2" (max)
Bedroom 4	1963 x 2966	6'5" x 9'8"



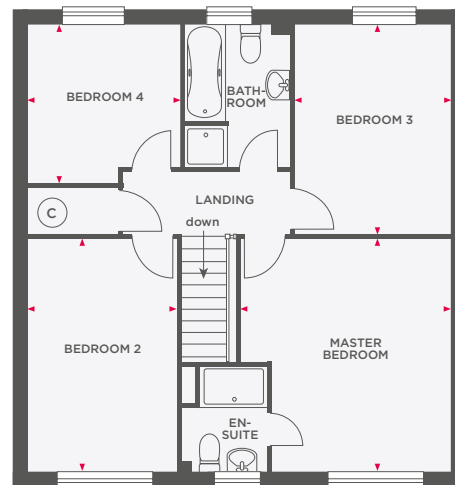
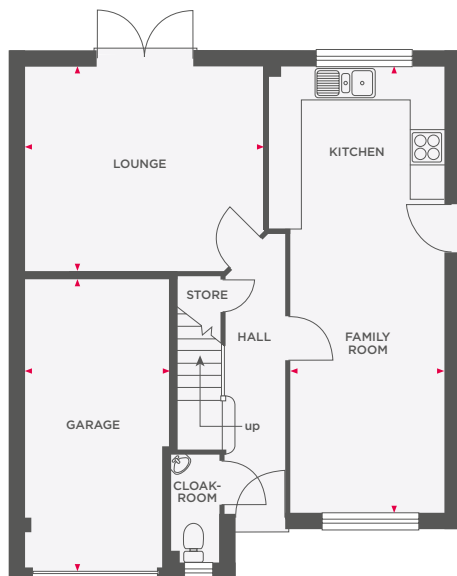
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HOMES



THE SANDOWN

4 BEDROOM DETACHED HOME WITH INTEGRAL GARAGE



Lounge	4394 x 3700	14'5" x 12'2"
Kitchen/Family Room	8150 x 3223 (max)	26'9" x 10'7" (max)
Garage	5200 x 2663 (max)	17'1" x 8'9" (max)

Master Bedroom	4279 x 3844 (max)	14'1" x 12'8" (max)
Bedroom 2	4279 x 2710	14'0" x 8'11"
Bedroom 3	3778 x 2810	12'5" x 9'3"
Bedroom 4	2940 x 2770 (max)	9'8" x 9'2" (max)



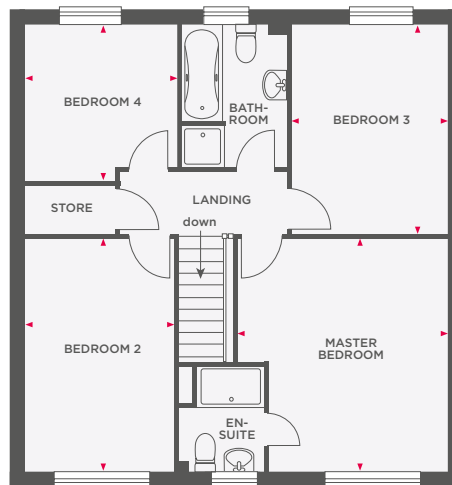
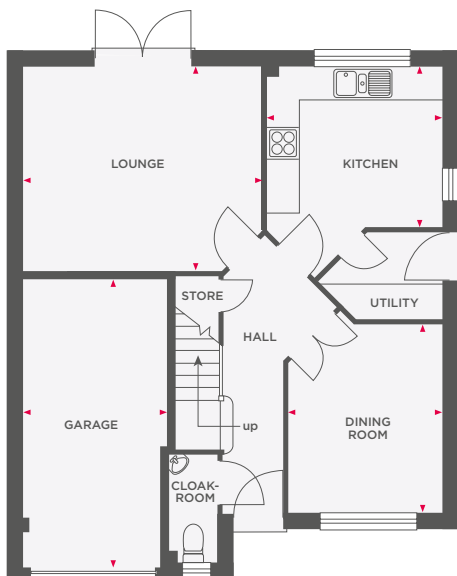
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THE SCOTT

4 BEDROOM DETACHED HOME WITH INTEGRAL GARAGE



Lounge	4397 x 3700	14'5" x 12'1"
Dining Room	3444 x 2787	11'3" x 9'1"
Kitchen	3225 x 2965	10'7" x 9'8"
Utility	1561 x 2227 (max)	5'1" x 7'3" (max)
Garage	5175 x 2638 (max)	16'11" x 7'8" (max)

Master Bedroom	4282 x 3847 (max)	14'0" x 11'5" (max)
Bedroom 2	4282 x 2713	14'0" x 8'10"
Bedroom 3	3781 x 2812	12'4" x 9'2"
Bedroom 4	2943 x 2773	9'7" x 9'1"



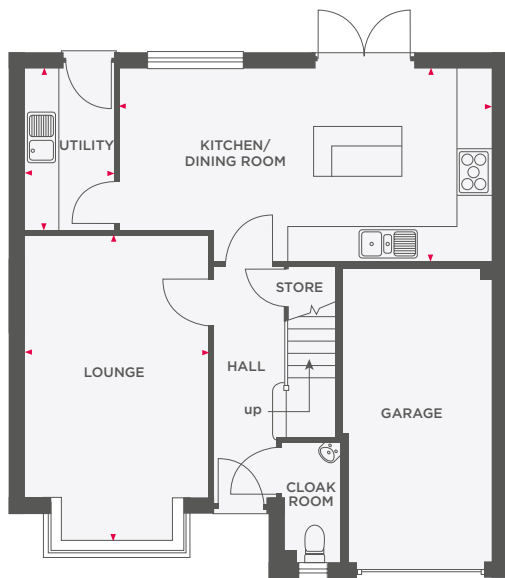
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Wain HOMES

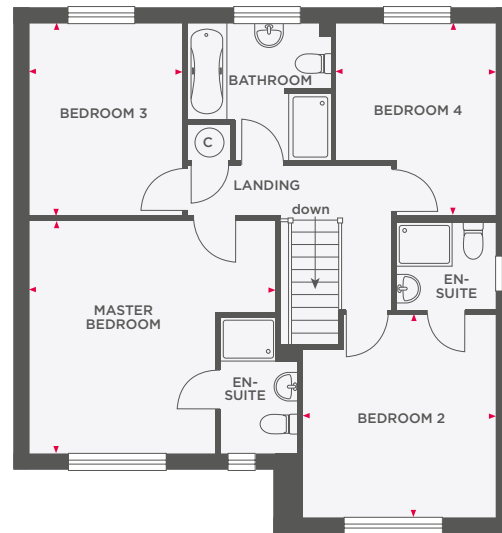


THE SHAKESPEARE

4 BEDROOM DETACHED HOME WITH INTEGRAL GARAGE



Lounge	3273 x 5459 (max)	10'8" x 17'10" (max)
Kitchen/Dining Room	6698 x 3423 (max)	22'0" x 11'2" (max)
Utility	1584 x 2866	5'2" x 9'4"



Master Bedroom	4424 x 4168 (max)	14'6" x 13'8" (max)
Bedroom 2	3465 x 3635 (max)	11'4" x 11'10" (max)
Bedroom 3	2763 x 3435	9'0" x 11'3"
Bedroom 4	2863 x 3418 (max)	9'4" x 11'2" (max)



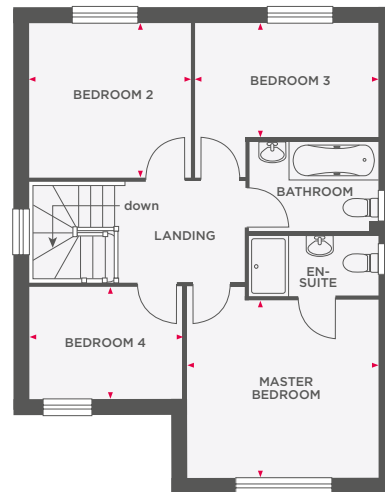
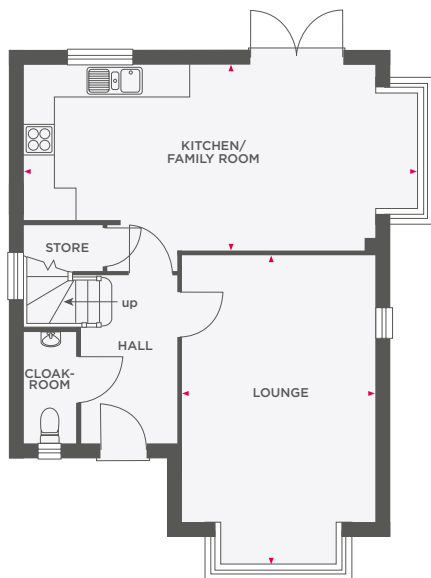
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THE WREN DUAL ASPECT

4 BEDROOM DETACHED HOME WITH DETACHED GARAGE



Lounge	5588 x 3552 (max)	18'4" x 11'8" (max)
Kitchen/Family Room	7219 x 3412 (max)	23'8" x 11'2" (max)

Master Bedroom	3344 x 3552	10'11" x 11'8"
Bedroom 2	2837 x 2942	9'3" x 9'8"
Bedroom 3	3452 x 2095	11'3" x 6'10"
Bedroom 4	2850 x 2037	9'4" x 6'8"



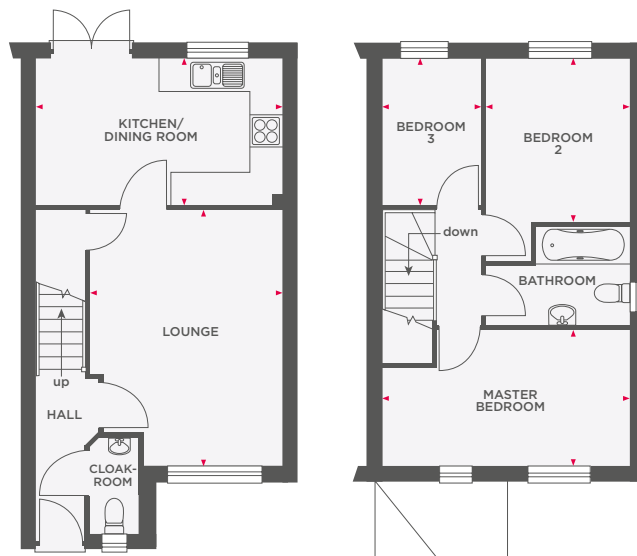
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THE BAIRD

3 BEDROOM HOME



Lounge	3582 x 4648 (max)	11'9" x 15'2" (max)
Kitchen/Dining Room	2695 x 4554	8'10" x 14'11"

Master Bedroom	2444 x 4554 (max)	8'0" x 14'11" (max)
Bedroom 2	2596 x 3009	8'6" x 9'10"
Bedroom 3	1866 x 2695	6'1" x 8'10"



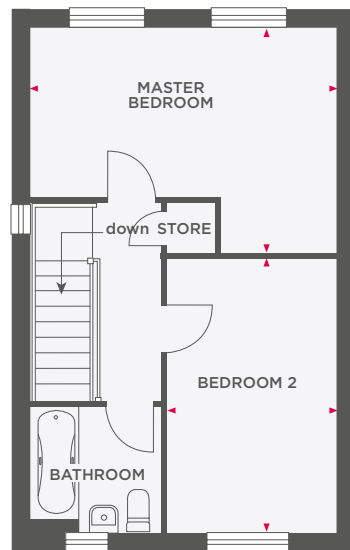
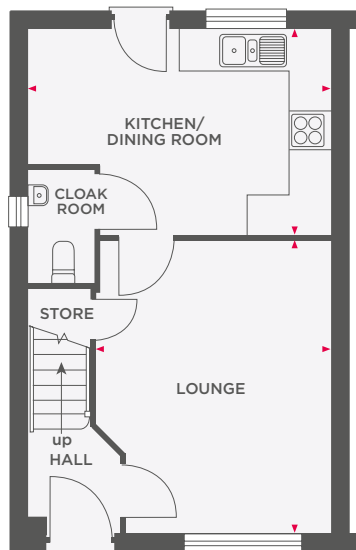
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THE CHURCHILL

2 BEDROOM HOME WITH PARKING



Lounge	3420 x 4283	11'2" x 14'0"
Kitchen/Dining Room	4448 x 3061	14'7" x 10'0"

Master Bedroom	4448 x 3287	14'7" x 10'9"
Bedroom 2	4059 x 2457	13'3" x 8'0"



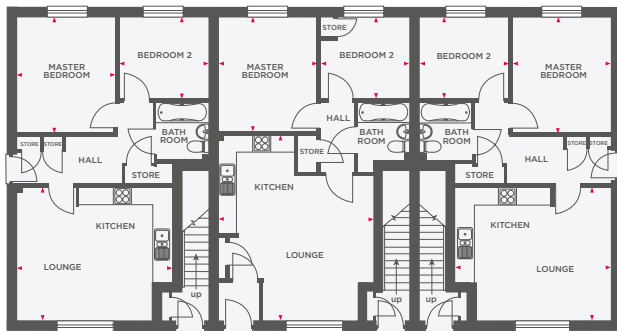
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THE OAKMERE

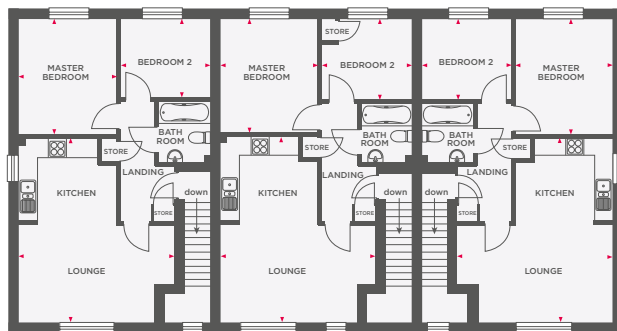
2 BEDROOM APARTMENTS WITH PARKING



Type A

Type C

Type A



Type B

Type D

Type B

GROUND FLOOR

Type A

Lounge/Kitchen	4412 x 5100 (max)	14'5" x 16'8" (max)
Master Bedroom	3832 x 3250	12'6" x 10'7"
Bedroom 2	2963 x 2675	9'8" x 8'9"

Type C

Lounge/Kitchen	6162 x 3606 (max)	20'2" x 11'9" (max)
Master Bedroom	3263 x 3151	10'8" x 12'3"
Bedroom 2	2950 x 2675	9'8" x 8'9"

FIRST FLOOR

Type B

Lounge/Kitchen	5950 x 5100 (max)	19'6" x 17'0" (max)
Master Bedroom	3263 x 3938	10'8" x 12'11"
Bedroom 2	2950 x 2709	9'8" x 8'10"

Type D

Lounge/Kitchen	5950 x 5100 (max)	19'6" x 17'0" (max)
Master Bedroom	3263 x 3950	10'8" x 12'11"
Bedroom 2	2950 x 2709	9'8" x 8'10"



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