


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*

NANSLEDAN, NEWQUAY DEVELOPMENT PLANS

PHASE 5.1



- | | |
|---|--|
| 2 Bedroom Homes | 4 Bedroom Homes |
| <ul style="list-style-type: none"> Fistral (F) Fordington (FR) Mawgan (M) Pawton (PA) | <ul style="list-style-type: none"> Kennington (K) Restormel (R) Sandringham (SD) |
| 3 Bedroom Homes | 5 Bedroom Homes |
| <ul style="list-style-type: none"> Landulph (LD) Levant (LV) Trematon (TM) | <ul style="list-style-type: none"> Cotehele (CO) Saltram (ST) Trellice (TC) |
| <ul style="list-style-type: none"> Local Affordable Housing for Rent * Intermediate Affordable Housing | |

PHASE 4.2



- | |
|--|
| 2 Bedroom Homes |
| <ul style="list-style-type: none"> Fistral (F) Perran (P) |
| 3 Bedroom Homes |
| <ul style="list-style-type: none"> Duloe (D) Levant (LV) Trematon (TM) |
| 4 Bedroom Homes |
| <ul style="list-style-type: none"> Sandringham (SD) |
| <ul style="list-style-type: none"> Local Affordable Housing for Rent * Intermediate Affordable Housing |

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NANSLEDAN SPECIFICATION

GENERAL

- Gas central heating as per working drawings
- Solar pv to specific plots only
- Painted timber double glazed windows and doors
- White staircase, Oak handrails
- Chrome Ironmongery to external doors
- Internal woodwork white gloss finish
- Internal walls in cream, smooth ceilings in white
- BT and TV points to lounge and bedroom 1 as per working drawings
- Insulated roof-space
- Vertically grooved oak finish internal doors with Satin Nickel Ironmongery
- Mains smoke detectors to hall and landing with battery back up
- Security chain to front door
- Solid Brass front door bell (electric)
- Timber patio doors to patio area (where applicable see Sales Executive for details)
- Internal sockets and power points in white finish.
- Data point to master bedroom
- 10 Year N.H.B.C. Buildmark Cover

KITCHEN

- Single electric oven, gas hob, integrated recirculating cooker hood*
- Double oven & Integrated appliances to 4 & 5 Bedroom homes only*
*(model supplied at Company's discretion)
- 1 1/2 bowl stainless steel sink with mixer tap
- Brushed chrome switches and sockets
- USB double socket
- Choice of kitchen finishes, worktops with matching upstands (subject to build stage and from our extensive range)
- Soft closers to all cabinet drawers and doors
- Chrome downlighters
- Under unit lighting

WALL TILING

- Kitchen - upstands and glass splashback only
- Bathroom - half height throughout, full height tiling to shower cubicle or bath if shower over (as standard if no ensuite in property)
- En-suite - full height to shower cubicle, half height to all other walls.
- Cloakrooms - tiled splashback above basin
- Tiled window cills where applicable

BATHROOM

- Contemporary style white sanitary ware with chrome fittings
- Chrome bath filler tap to all baths
- Chrome down lights
- Shaver point in bathroom and en-suite
- Chrome heated towel rail to bathroom and en-suite

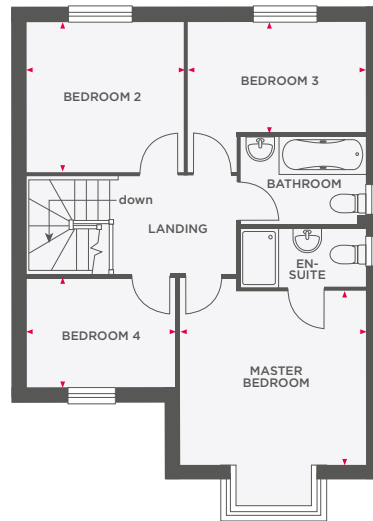
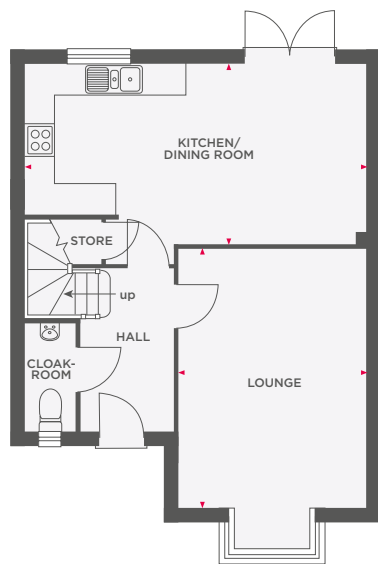
EXTERNAL

- External house finishes, drives and parking spaces (If applicable) are plot specific (please refer to Sales Executive)
- Boundary finishes & fencing as per plans (see Sales Executive for details)
- Painted timber facias, soffits and cladding (where applicable).
- External light to front and rear
- Aluminium rainwater goods
- Water Butt (Where applicable)
- External tap if kitchen to rear only
- Power and light to garage (excludes leasehold garages under management) within curtilage of plot
- Steel framed garage doors
- Front gardens (where applicable) finished in accordance with the landscaping plan. Rear gardens finished with top soil. Finished contours will reflect the topography of the site.



THE KENNINGTON

4 BEDROOM HOME



Lounge	3552 x 4857	11'8" x 15'11"
Kitchen/Family/ Dining Room	3425 x 6490	11'3" x 21'4"

Master Bedroom	3555 x 3344	11'8" x 11'0"
Bedroom 2	2950 x 2837	9'8" x 9'4"
Bedroom 3	3453 x 2096	11'4" x 6'11"
Bedroom 4	2848 x 2037	9'4" x 6'8"



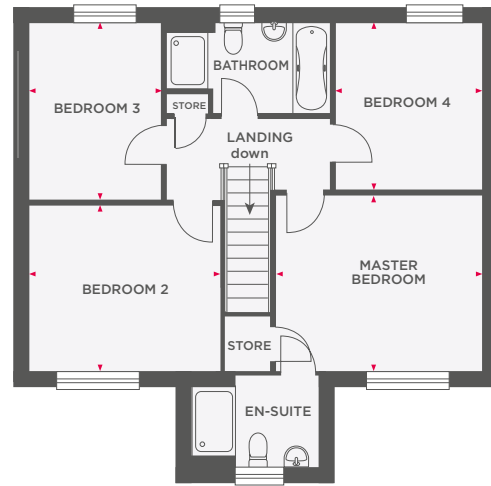
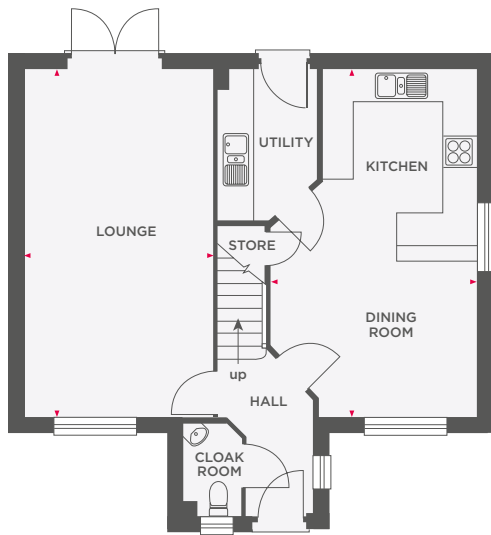
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THE RESTORMEL

4 BEDROOM HOME



Lounge	3491 x 6535	11'5" x 21'5"
Kitchen/ Dining Room	3851 (max) x 6837 (max)	12'7" (max) x 22'5" (max)
Utility	1857 x 2894	6'1" x 9'5"

Master Bedroom	3853 x 3313	12'7" x 10'10"
Bedroom 2	3551 x 3113	11'7" x 10'2"
Bedroom 3	2460 x 3350	8'0" x 10'11"
Bedroom 4	2742 x 3279	8'11" x 10'8"



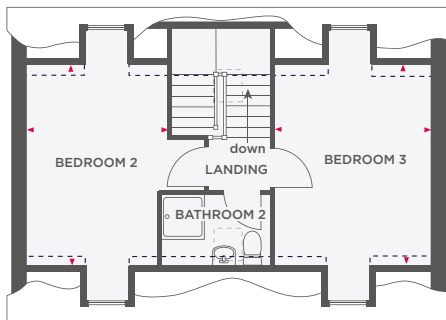
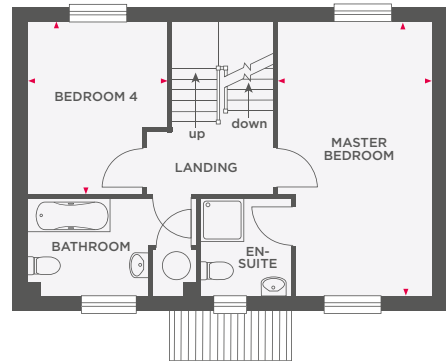
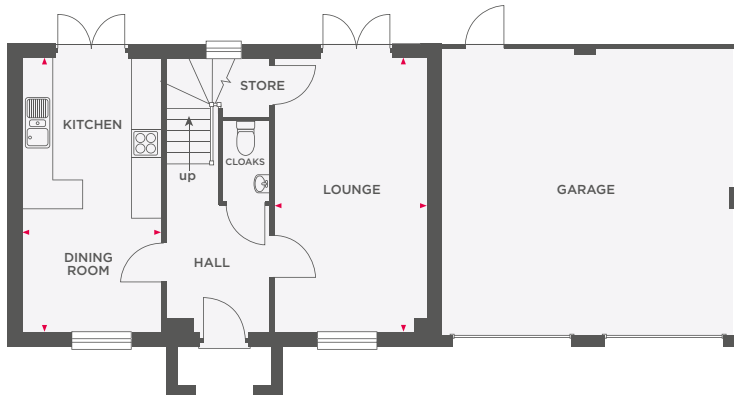
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THE SANDRINGHAM

4 BEDROOM HOME WITH DOUBLE GARAGE • PLOT 144



Lounge	3160 x 5650	10'4" x 18'6"
Kitchen/Dining Room	2860 x 5650	9'4" x 18'6"
Master Bedroom	3210 (max) x 5650	10'6" (max) x 18'6"
Bedroom 4	2900 (max) x 2390	9'5" (max) x 7'10"
Bedroom 2	2909 x 4190 (max)	9'6" x 13'9" (max)
Bedroom 3	3210 x 4190 (max)	10'6" x 13'9" (max)

 Limited Use Area  Reduced head height below 1.5m



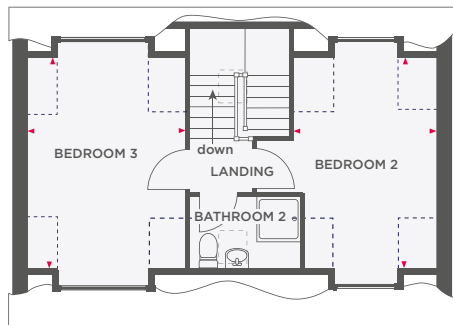
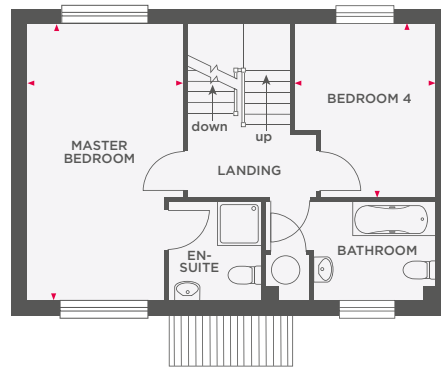
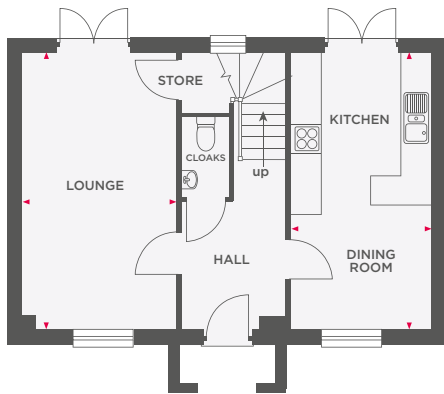
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THE SANDRINGHAM

4 BEDROOM HOME WITH GARAGE • PLOTS 128-131



Lounge	3160 x 5650	10'4" x 18'6"
Kitchen/Dining Room	2860 x 5650	9'4" x 18'6"
Master Bedroom	3210 (max) x 5650	10'6" (max) x 18'6"
Bedroom 4	2900 (max) x 3552	9'5" (max) x 11'7"
Bedroom 2	2780 x 4400	9'1" x 14'5"
Bedroom 3	3180 x 4400	10'5" x 14'5"



Limited Use Area



Reduced head height below 1.5m



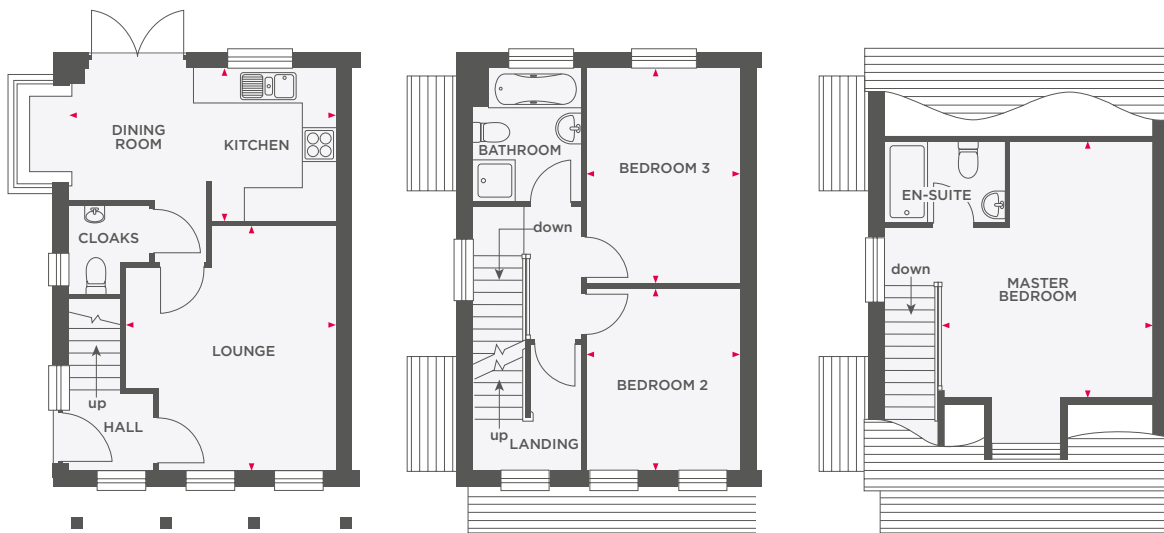
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THE LANDULPH

3 BEDROOM HOME WITH PARKING • PLOT 134



Lounge	4505 x 3860	14'9" x 12'8"
Kitchen/Dining Room	4900 x 2795 (excluding bay window)	16'1" x 9'2"

Bedroom 2	2815 x 3345	9'3" x 11'0"
Bedroom 3	2815 x 3950	9'3" x 13'0"

Master Bedroom	3875 x 4755	12'9" x 15'7"
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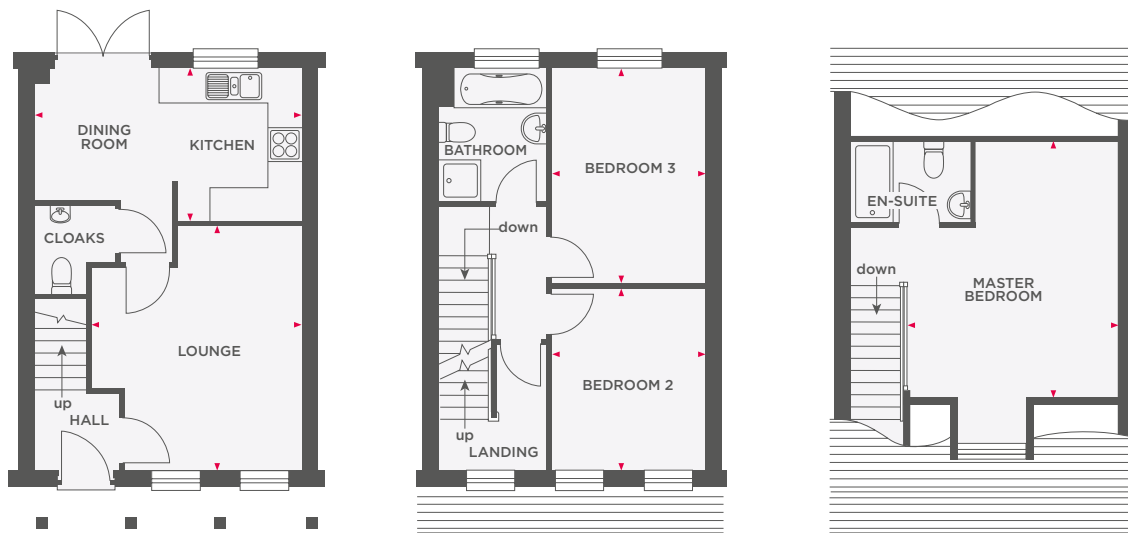
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THE LANDOLPH

3 BEDROOM HOME WITH PARKING • PLOT 135



Lounge	4505 x 3860	14'9" x 12'8"
Kitchen/Dining Room	4900 x 2795	16'1" x 9'2"

Bedroom 2	2815 x 3345	9'3" x 11'0"
Bedroom 3	2815 x 3950	9'3" x 13'0"

Master Bedroom	3875 x 4755	12'9" x 15'7"
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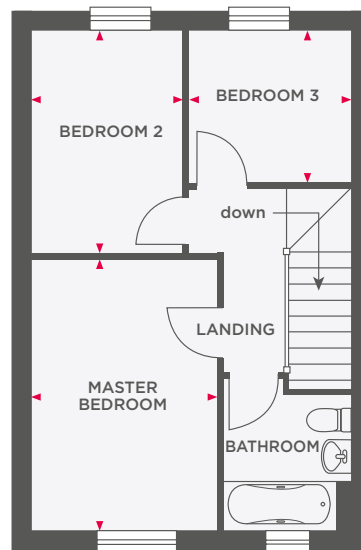
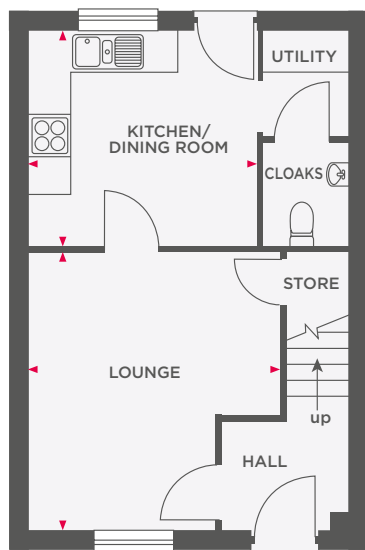
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THE LEVANT

3 BEDROOM HOME



Lounge	3749 (max) x 4145	12'3" (max) x 13'7"
Kitchen/Dining Room	3400 x 3212	11'2" x 10'6"

Master Bedroom	2766 x 4041	9'1" x 13'3"
Bedroom 2	2241 x 3316	7'4" x 10'10"
Bedroom 3	2416 x 2260	7'11" x 7'5"



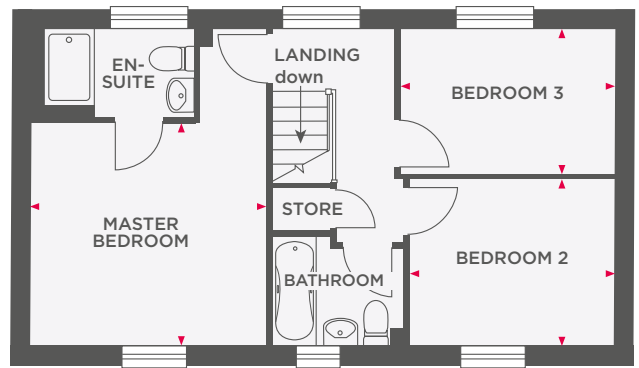
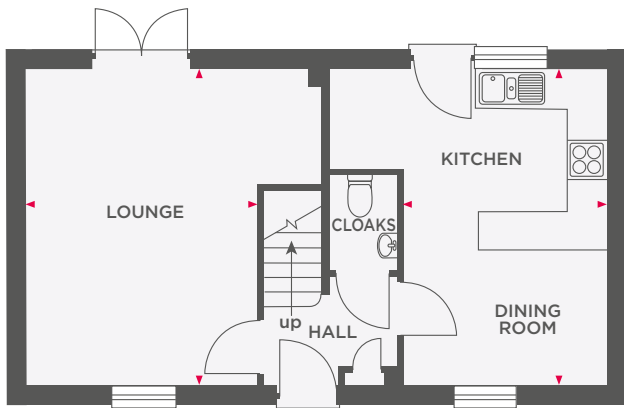
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THE TREMATON

3 BEDROOM HOME - PLOT 109



Lounge	3310 x 4960	10'10" x 16'3"
Kitchen/Dining Room	2830 x 4960	9'3" x 16'3"

Master Bedroom	3310 x 3507	10'10" x 11'6"
Bedroom 2	2885 x 2590	9'5" x 8'5"
Bedroom 3	3030 x 2290	9'11" x 7'6"



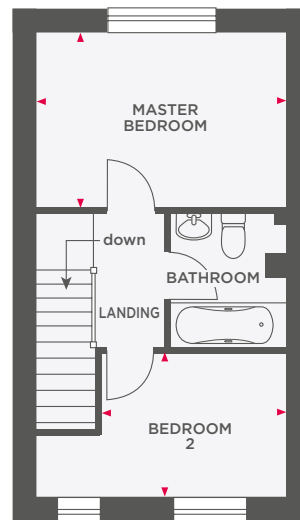
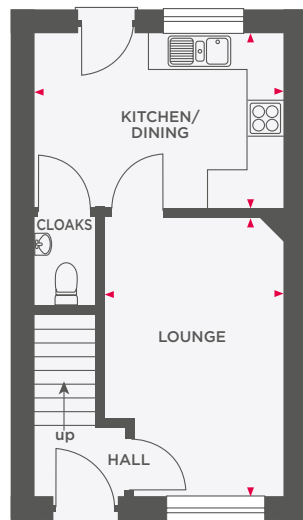
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THE FISTRAL

2 BEDROOM HOME



Lounge	3000 x 4450	9'10" x 14'7"
Kitchen/Dining Room	4000 x 2850	13'1" x 9'4"

Master Bedroom	4000 x 2820	13'1" x 9'3"
Bedroom 2	4000 (max) x 2320	13'1" (max) x 7'7"



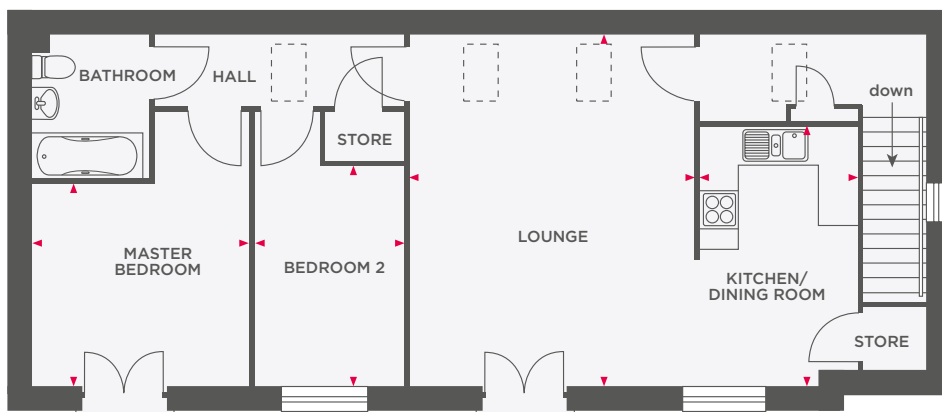
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THE MAWGAN

2 BEDROOM COACH HOUSE



Lounge	4444 x 5450	14'7" x 17'10"
Kitchen/ Dining Room	2458 x 4035 (max)	8'1" x 13'3" (max)
Master Bedroom	3363 x 3145	11'0" x 10'4"
Bedroom 2	2329 x 3408	7'7" x 11'2"



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