



THE LIMES

TETBURY · GLOUCESTERSHIRE

An exclusive collection of zero carbon 2, 3 and 4 bedroom Cotswold homes in the delightful town of Tetbury, Gloucestershire.



CLIMATE
CONSIDERATE



WELCOME

THE LOCAL AREA

DEVELOPMENT PLAN

HOMES

CLIMATE CONSIDERATE

SPECIFICATION

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Welcome to The Limes.

Zero carbon homes in the Cotswolds.

The Limes is a stylish development of 45 zero carbon homes within walking distance of Tetbury town centre.

This development offers a mix of 2-bedroom coach houses plus 2, 3 and 4 bedroom homes in a variety of contemporary house styles all enjoying a high quality specification in addition to the many 'Climate Considerate' features included throughout the development.



ENLARGE



What makes our homes at The Limes zero carbon?

We've finessed the blueprint of our homes to achieve zero carbon. By jettisoning gas boilers in favour of air source heat pumps, increasing the quality and specification of our solar panels, and upping the insulation levels, we've achieved a home which creates as much prime energy* as it needs.

*Prime energy is the regulated energy used to provide lighting, heating and hot water in the home assessed by a standard procedure assuming a typical family lifestyle as indicated in the homes' Energy Performance Certificate.



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Solar PV to assist with electricity production



Air source heat pumps in zero carbon homes



Work from home spaces and fibre broadband designed into every home



Electric vehicle charging points



Rain water butts and composters included where possible



Eco bins integrated into each kitchen to encourage recycling



Cycle storage for every home



Hedgehog highways



RHS approved, bee friendly planting across all our developments

Zero carbon homes in the Cotswolds

In the picturesque market town of Tetbury

The Limes offers a variety of contemporary 2, 3 and 4-bedroom zero carbon homes in the Gloucestershire town of Tetbury.

A thriving market town, Tetbury is often referred to as the gateway to the Cotswolds, situated less than half an hour from both the M4 and M5 motorways and within easy reach of Cirencester, Cheltenham, Bath, Bristol and Swindon.

Architecture and traditions in Tetbury

An architectural gem, many of the buildings in Tetbury remain unchanged since the 16th and 17th centuries when the town

reached the height of its prosperity as a wool town. These include the distinctive Market House where wool and yarn were once traded and where farmers markets and other events are still held today. Walk down Chipping Steps and onto Gumstool Hill and you'll see picturesque 17th century weavers' cottages and the location for the annual Woolsack Races where competitors run up the 240-yard steep hill with a weighty woolsack on their backs.

The Royal connection

Tetbury and surrounding area is well known for its royal houses: Highgrove House, just to the south of the town, is the private residence of King Charles III while Gatcombe Park, home to The Princess Royal, is just five miles north. Other buildings of note include the Elizabethan Manor at Chavenage, Rodmarton Manor



The cobbled Chipping Steps in Tetbury



View towards Tetbury (picture: VisitTetbury.co.uk)



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and Gardens as well as Beverston Castle. Westonbirt Arboretum is also worth visiting with more than 15,000 trees to admire all year round but particularly spectacular in Autumn.

The town boasts an excellent range of shops including The Highgrove Shop which is HRH's official gift and gardening store packed with organic foods and royal-crested gifts. There are a couple of good supermarkets as well as plenty of independent home interiors and fashion boutiques and enough delis, cafes and restaurants to keep any foodie happy. And, if you're interested in curios, collectables or objet d'arts you'll be interested to learn that Tetbury is thought to feature perhaps the biggest percentage of antique shops per square mile anywhere in the UK – at the latest count over 30 stores in the town!

Excellent connections and schools

It is less than half an hour drive to the M4 or M5 motorway and Cirencester, Cheltenham, Bath, Bristol and Swindon are also within easy reach and should you want to take the train, then the nearest station is seven miles away at Kemble and from here it's around 90 minutes into London Paddington.

There is an impressive range of schools in the area including the highly regarded Westonbirt Prep and Senior Schools and the nurturing and dynamic Beaudesert Park School at Minchinhampton. There are excellent Grammar Schools just 20 minutes away in Stroud while award-winning Rendcomb College is only a 25-minute drive. However, if you want a good Primary on your doorstep then St Mary's Church of England Primary is no more than a 5-minute walk.



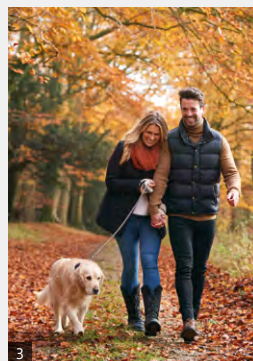
1



2



4



3

Travel connections

Tetbury Town Marketplace
0.6 miles – 14 mins on foot

Westonbirt Arboretum
3.8 miles – 9 mins by car

Kemble Station
7.1 miles – 12 mins by car

Cirencester
10.2 miles – 18 mins by car

M4 motorway (J17)
11.3 miles – 22 mins by car

M5 motorway (J13)
13.9 miles – 24 mins by car

Cheltenham
22.3 miles – 49 mins by car

Bath
24.7 miles – 58 mins by car

* all times and distances from Googlemaps. Car travel times fastest route with no traffic.

1. The Market House, Tetbury 2. The Highgrove Shop (picture: greatwestway.co.uk) 3 & 4. Enjoying Westonbirt Arboretum



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Important Notice
The site layout is intended for illustrative purposes only and may change, for example, in response to market demand or ground conditions. It should be treated as general guidance and cannot be relied upon as accurately describing any one of the specified matters prescribed by any order made under the Consumer Protection from Unfair Trading Regulations 2008. Landscaping is indicative. Please refer to the Landscape Plan and Engineering Layout available from the Site Sales Consultant or Agents.

- The Northfield**
4 bedroom home
- The Winston**
3 bedroom home
- The Beverston**
2 bedroom home
- The Frampton**
2 bedroom home
- The Bourton**
3 bedroom home
- The Cricklade**
3 bedroom home
- The Salperton**
2 bedroom home
- Affordable Housing***

* Please see Sales Consultant for more information.



The Northfield

4 bedroom home

Plots: 17, 18, 32, 33, 34, 35 & 36



The Cricklade

3 bedroom home

Plots: 3, 4, 5, 19, 20, 21 & 22



The Frampton

2 bedroom home

Plots: 10, 11, 12, 12a & 45



The Bourton

3 bedroom home

Plot: 1, 2, 6, 7, 8, 9, 14, 15, 16, 23, 24, 41 & 42



The Beverston

2 bedroom home

Plot: 29



The Winston

3 bedroom home

Plots: 43 & 44



The Salperton

2 bedroom home

Plots: 30 & 31

The Limes offers a choice of zero carbon homes, from practical 2 bedroom coach houses, to a variety of 2, 3 and 4 bedroom contemporary Cotswold homes, all within walking distance of Tetbury town centre.



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The Northfield

Plot: 17, 18, 32, 33, 34, 35 & 36



PLANS AND
DIMENSIONS

A stylish and contemporary 4 bedroom, 3 storey town house offering flexibility on every level. With its principal living accommodation all on the ground floor, the first and second floors boast spacious double bedrooms that could also be used for home offices, cinema or play rooms, an additional family snug, the choice is yours.



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The Northfield

4 bedroom home

Some of our considerations include...



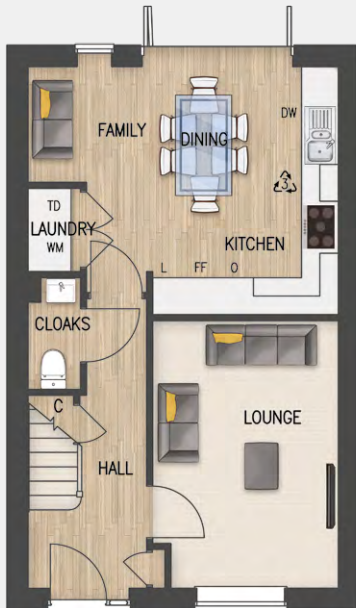
Solar PV to assist with electricity production



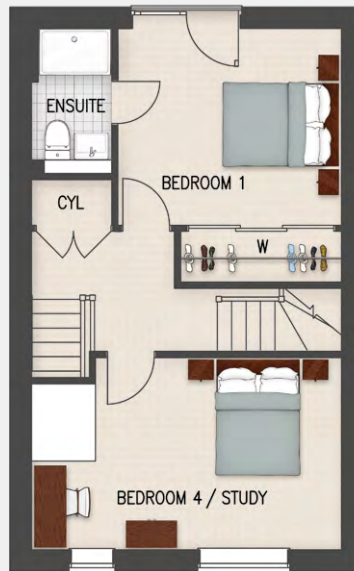
Air source heat pumps in zero carbon homes



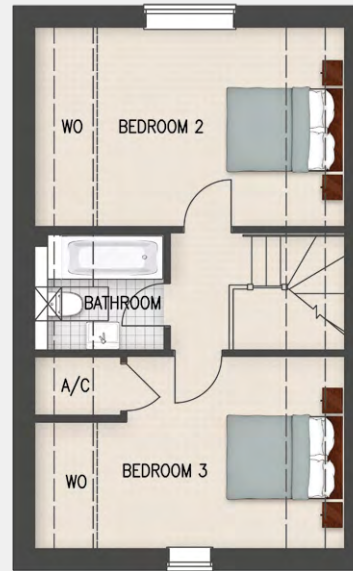
Work from home spaces and fibre broadband designed into every home



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

FLOOR PLAN KEY

- A/C Airing cupboard
- C Cupboard
- CYL Cylinder cupboard
- DW Dishwasher
- FF Integrated fridge freezer
- L Larder unit
- O Dual eye level ovens and combination microwave
- TD Tumble dryer space
- W Wardrobe
- WM Washing machine space
- WO Optional wardrobe – see Sales Consultant
- Eco Bin
- Denotes reduced ceiling level
- * Dimensions extend into wardrobe

Lounge

3.02m (max) X 4.36m (max)
9'11" (max) X 14'3" (max)

Kitchen/Dining

5.05m (max) X 4.04m (max)
16'7" (max) X 13'3" (max)

Bedroom 1*

3.64m (max) X 4.14m (max)
11'11" (max) X 13'7" (max)

Bedroom 2

5.05m X 3.25m
16'7" X 10'8"

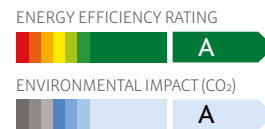
Bedroom 3

5.05m (max) X 3.14m (max)
16'7" (max) X 10'3" (max)

Bedroom 4 / Study

5.05m (max) X 3.14m (max)
16'7" (max) X 10'3" (max)

Predicted Energy Assessment



Further information available on specification page under 'Zero carbon homes' title, or from our Sales Consultant



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The Bourton

Plots: 1, 2, 6, 7, 8, 9, 14, 15, 16, 23, 24, 41 & 42



PLANS AND
DIMENSIONS
PLOTS 1, 2, 8, 9,
14, 15, 16 & 24

PLANS AND
DIMENSIONS
PLOTS 41 & 42

PLANS AND
DIMENSIONS
PLOTS 6 & 7

PLANS AND
DIMENSIONS
PLOT 23

A 3 bedroom, 3 storey home, truly maximising its position at The Limes. With a principal bedroom suite occupying the whole top floor, careful consideration is given to dormer window positioning front or rear, whilst most homes benefit from a sun lounge or even an extra dining room. Whichever configuration you choose, you can be sure this home has been designed to maximise light and space.



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The Bourton

3 bedroom home (Plots 1, 2, 8, 9, 14, 15, 16 & 24)

Some of our considerations include...



Cycle storage for every home



Eco bins integrated into each kitchen to encourage recycling

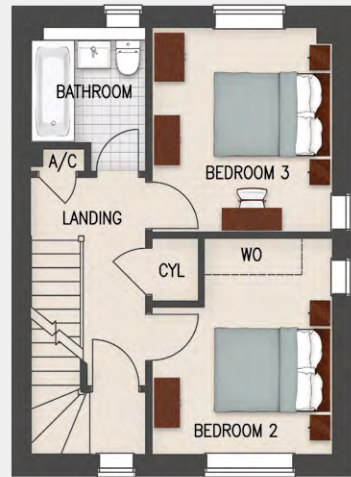


Hedgehog highways



GROUND FLOOR

* Windows to plot 1 & 9 only



FIRST FLOOR



SECOND FLOOR

FLOOR PLAN KEY

- A/C Airing cupboard
- C Cupboard
- CYL Cylinder cupboard
- DW Integrated dishwasher
- FF Integrated fridge freezer
- L Larder unit
- O Dual eye level ovens and combination microwave
- TD Tumble dryer space
- W Wardrobe
- WM Washing machine space
- WO Optional wardrobe - see Sales Consultant
- Eco Bin
- Denotes reduced ceiling level

Lounge

2.90m (max) X 4.73m (max)
9'6" (max) X 15'6" (max)

Kitchen/Dining

6.24m (max) X 4.99m (max)
20'5" (max) X 16'4" (max)

Bedroom 1

5.46m (max) X 4.99m (max)
17'11" (max) X 16'4" (max)

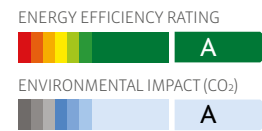
Bedroom 2

3.57m (max) X 2.98m (max)
11'8" (max) X 9'9" (max)

Bedroom 3

3.38m X 2.98m
11'1" X 9'9"

Predicted Energy Assessment



Further information available on specification page under 'Zero carbon homes' title, or from our Sales Consultant



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The Bourton

3 bedroom home (Plots 41 & 42)

Some of our considerations include...



Cycle storage for every home



Eco bins integrated into each kitchen to encourage recycling

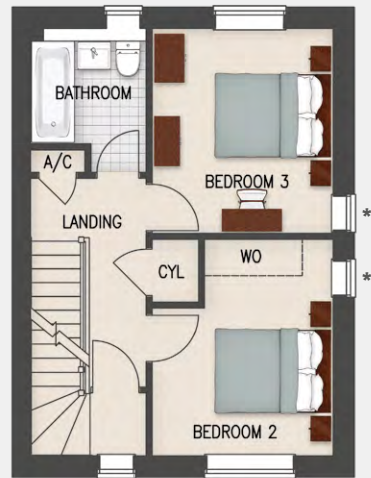


Hedgehog highways



GROUND FLOOR

* Windows to plot 41 only



FIRST FLOOR



SECOND FLOOR

FLOOR PLAN KEY

- A/C Airing cupboard
- C Cupboard
- CYL Cylinder cupboard
- DW Integrated dishwasher
- FF Integrated fridge freezer
- L Larder unit
- O Dual eye level ovens and combination microwave
- TD Tumble dryer space
- W Wardrobe
- WM Washing machine space
- WO Optional wardrobe – see Sales Consultant
- Eco Bin
- Denotes reduced ceiling level

Lounge

4.73m (max) X 2.90m (max)
15'6" (max) X 9'6" (max)

Kitchen/Dining

6.24m (max) X 4.99m (max)
20'5" (max) X 16'4" (max)

Bedroom 1

5.47m (max) X 4.99m (max)
17'11" (max) X 16'4" (max)

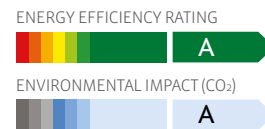
Bedroom 2

3.57m (max) X 2.98m (max)
11'8" (max) X 9'9" (max)

Bedroom 3

3.38m X 2.98m
11'1" X 9'9"

Predicted Energy Assessment



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The Bourton

3 bedroom home (Plots 6 & 7)

Some of our considerations include...



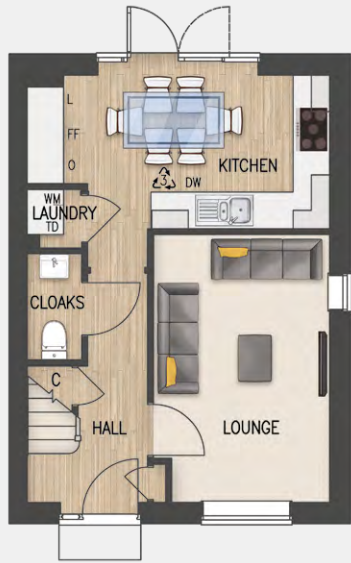
Cycle storage for every home



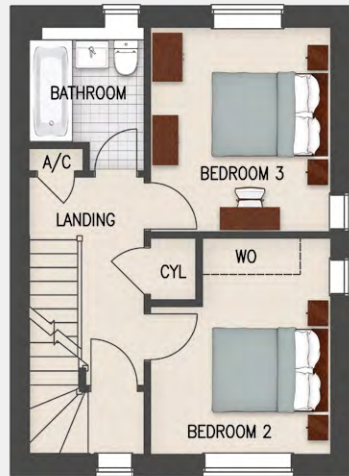
Eco bins integrated into each kitchen to encourage recycling



Hedgehog highways



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

FLOOR PLAN KEY

- A/C Airing cupboard
- C Cupboard
- CYL Cylinder cupboard
- DW Integrated dishwasher
- FF Integrated fridge freezer
- L Larder unit
- O Dual eye level ovens and combination microwave
- TD Tumble dryer space
- W Wardrobe
- WM Washing machine space
- WO Optional wardrobe – see Sales Consultant
- Eco Bin
- Denotes reduced ceiling level

* Windows to plot 6 only

Lounge

4.42m (max) X 2.90m (max)
14'6" (max) X 9'6" (max)

Kitchen/Dining

4.99m (max) X 3.17m (max)
16'4" (max) X 10'5" (max)

Bedroom 1

5.46m (max) X 4.99m (max)
17'11" (max) X 16'4" (max)

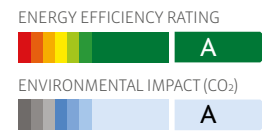
Bedroom 2

3.57m (max) X 2.98m (max)
11'8" (max) X 9'9" (max)

Bedroom 3

3.38m (max) X 2.98m (max)
11'1" (max) X 9'9" (max)

Predicted Energy Assessment



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The Bourton

3 bedroom home (Plot 23)

Some of our considerations include...



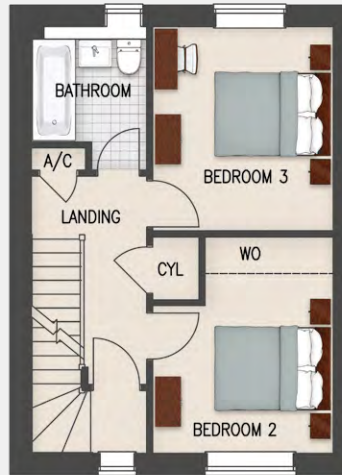
Cycle storage for every home

Eco bins integrated into each kitchen to encourage recycling

Hedgehog highways



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

FLOOR PLAN KEY

- A/C Airing cupboard
- C Cupboard
- CYL Cylinder cupboard
- DW Dishwasher
- FF Integrated fridge freezer
- L Larder unit
- O Dual eye level ovens and combination microwave
- W Wardrobe
- WM Washing machine space
- WO Optional wardrobe - see Sales Consultant
- Eco Bin
- Denotes reduced ceiling level

Lounge

2.90m (max) X 4.31m (max)
9'6" (max) X 14'1" (max)

Kitchen/Dining

8.31m (max) X 4.95m (max)
27'3" (max) X 16'3" (max)

Bedroom 1

5.46m (max) X 4.99m (max)
17'11" (max) X 16'4" (max)

Bedroom 2

3.57m (max) X 2.98m (max)
11'8" (max) X 9'9" (max)

Bedroom 3

3.38m X 2.98m
11'1" X 9'9"

Predicted Energy Assessment



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The Winston

Plots: 43 & 44

 PLANS AND
DIMENSIONS

A distinctive 3 bedroom semi-detached home with dual aspect lounge including French doors leading on to the garden. The principal bedroom suite includes ensuite shower room and built in wardrobes too.



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The Winston

3 bedroom home

Some of our considerations include...



Rain water butts and composters included where possible



Electric vehicle charging points



RHS approved, bee friendly planting across all our developments



GROUND FLOOR



FIRST FLOOR

FLOOR PLAN KEY

- | | | | |
|--------------------------|--|---|-----------------------------------|
| A/C Airing cupboard | FF Integrated fridge freezer | W Wardrobe | Eco Bin |
| C Cupboard | L Larder unit | WM Washing machine space | --- Denotes reduced ceiling level |
| CYL Cylinder cupboard | O Dual eye level ovens and combination microwave | WO Optional wardrobe - see Sales Consultant | |
| DW Integrated dishwasher | | | |

Lounge

3.07m x 5.39m
10'1" x 17'8"

Kitchen/Dining

4.16m (max) x 5.39m (max)
13'8" (max) x 17'8" (max)

Bedroom 1

3.13m x 3.62m
10'3" x 11'10"

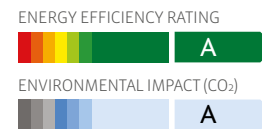
Bedroom 2

2.75m (max) x 3.29m (max)
9'1" (max) x 10'9" (max)

Bedroom 3 /Study

3.81m (max) x 2.00m (max)
12'6" (max) x 6'6" (max)

Predicted Energy Assessment



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The Cricklade

Plots: 3, 4, 5, 19, 20, 21 & 22

 PLANS AND DIMENSIONS

A 3 bedroom semi-detached home built with contemporary living in mind. The free flowing ground floor maximises light and space with French doors opening onto the garden.



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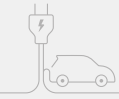


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The Cricklade

3 bedroom home

Some of our considerations include...



Electric vehicle charging points



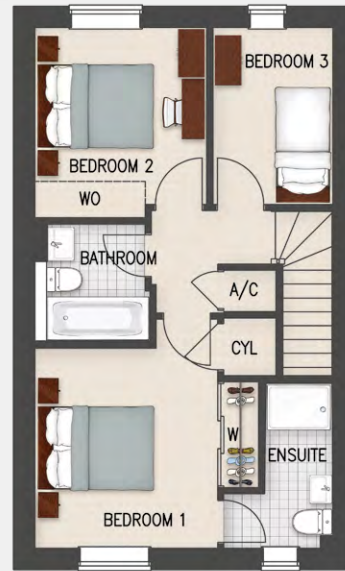
Solar PV to assist with electricity production



Cycle storage for every home



GROUND FLOOR



FIRST FLOOR

FLOOR PLAN KEY

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- DW Integrated dishwasher
- FF Integrated fridge freezer
- L Larder unit
- O Dual eye level ovens and combination microwave
- TD Tumble dryer space
- W Wardrobe
- WM Washing machine space
- WO Optional wardrobe - see Sales Consultant
- Eco Bin
- Denotes reduced ceiling level

Lounge

4.90m (max) X 3.45m (max)
16'1" (max) X 11'3" (max)

Kitchen/Dining

3.97m (max) X 5.24m (max)
13'1" (max) X 17'2" (max)

Bedroom 1

3.77m (max) X 3.01m (max)
12'4" (max) X 9'10" (max)

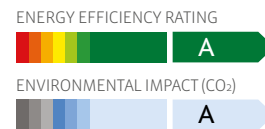
Bedroom 2

2.83m (max) X 3.13m (max)
9'3" (max) X 10'3" (max)

Bedroom 3

1.98m X 2.91m
6'6" X 9'6"

Predicted Energy Assessment



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The Beverston

Plot: 29



PLANS AND
DIMENSIONS

This beautifully appointed 2 bedroom home boasts a spacious living area with the lounge enjoying wide aspect French doors overlooking the garden, plus space for a dining table within the highly specified kitchen. Upstairs boasts two double bedrooms with the principal bedroom enjoying ensuite and built in wardrobes.



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SPECIFICATION

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The Beverston

2 bedroom home

Some of our considerations include...



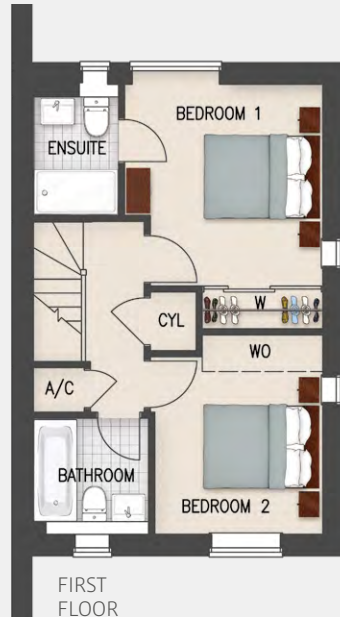
Air source heat pumps in zero carbon homes



Eco bins integrated into each kitchen to encourage recycling



Hedgehog highways



FLOOR PLAN KEY

- A/C Airing cupboard
- C Cupboard
- CYL Cylinder cupboard
- DW Integrated dishwasher
- FF Integrated fridge freezer
- L Larder unit
- O Dual eye level ovens and combination microwave
- W Wardrobe
- WM Washing machine space
- WO Optional wardrobe - see Sales Consultant
- Eco Bin
- Denotes reduced ceiling level
- * Dimensions extend into wardrobe

Lounge

4.75m X 3.30m
15'7" X 10'10"

Kitchen/Dining

2.68m (max) X 3.98m (max)
8'9" (max) X 13'1" (max)

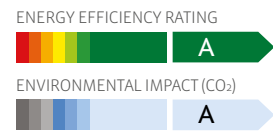
Bedroom 1*

3.25m (max) X 4.37m (max)
10'8" (max) X 14'4" (max)

Bedroom 2

2.83m (max) X 3.27m (max)
9'3" (max) X 10'8" (max)

Predicted Energy Assessment



Further information available on specification page under 'Zero carbon homes' title, or from our Sales Consultant



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The Salperton

Plots: 30 & 31



PLANS AND
DIMENSIONS

A well proportioned 2 bedroom mid or end terraced home. Downstairs the spacious lounge leads on to the garden through wide aspect French doors. Upstairs boasts two double bedrooms and the principal bedroom features built in wardrobes.



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The Salperton

2 bedroom home

Some of our considerations include...



Rain water butts and composters included where possible



RHS approved, bee friendly planting across all our developments



Work from home spaces and fibre broadband designed into every home



GROUND FLOOR



FIRST FLOOR

FLOOR PLAN KEY

- A/C Airing cupboard
- C Cupboard
- CYL Cylinder cupboard
- DW Integrated dishwasher
- FF Integrated fridge freezer
- L Larder unit
- O Built under oven
- W Wardrobe
- WM Washing machine space
- WO Optional wardrobe - see Sales Consultant
- Eco Bin
- Denotes reduced ceiling level
- * Dimensions extend into wardrobe

Lounge/Dining

3.67m (max) X 5.68m (max)
12'1" (max) X 18'7" (max)

Kitchen

2.73m (max) X 4.04m (max)
8'11" (max) X 13'3" (max)

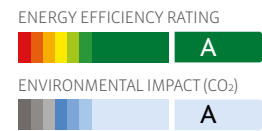
Bedroom 1*

3.67m (max) X 4.61m (max)
12'1" (max) X 15'1" (max)

Bedroom 2

3.67m (max) X 3.68m (max)
12'1" (max) X 12'1" (max)

Predicted Energy Assessment



Further information available on specification page under 'Zero carbon homes' title, or from our Sales Consultant



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The Frampton

Plot: 10, 11, 12, 12a & 45

PLANS AND DIMENSIONS
PLOTS 10, 11, 12 & 45

PLANS AND DIMENSIONS
PLOT 12a

A charming 2 bedroom coach house boasting open plan kitchen, dining and lounge with feature Juliette balcony.



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The Frampton

2 bedroom home (Plots 10, 11, 12 & 45)

Some of our considerations include...



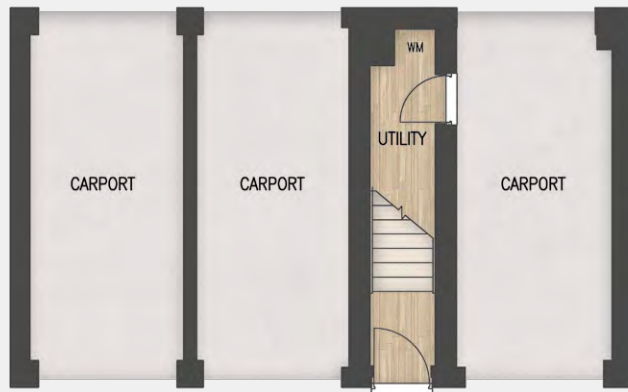
Solar PV to assist with electricity production



Air source heat pumps in zero carbon homes



Hedgehog highways



GROUND FLOOR



FIRST FLOOR

Check with Sales Consultant to confirm home allocation of carports.

FLOOR PLAN KEY

- | | | | |
|--------------------------|------------------------------|---|-----------------------------------|
| A/C Airing cupboard | FF Integrated fridge freezer | WM Washing machine space | --- |
| C Cupboard | W Built under oven | WO Optional wardrobe - see Sales Consultant | Denotes reduced ceiling level |
| CYL Cylinder cupboard | W Wardrobe | Eco Bin | * Dimensions extend into wardrobe |
| DW Integrated dishwasher | | | |

Lounge/ Kitchen/Dining

4.43m (max) X 5.56m (max)
14'6" (max) X 18'3" (max)

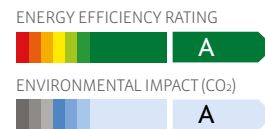
Bedroom 1*

3.39m (max) X 3.70m (max)
11'1" (max) X 12'1" (max)

Bedroom 2

2.58m (max) X 2.83m (max)
8'5" (max) X 9'3" (max)

Predicted Energy Assessment



Further information available on specification page under 'Zero carbon homes' title, or from our Sales Consultant



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The Frampton

2 bedroom home (Plot 12a)

Some of our considerations include...



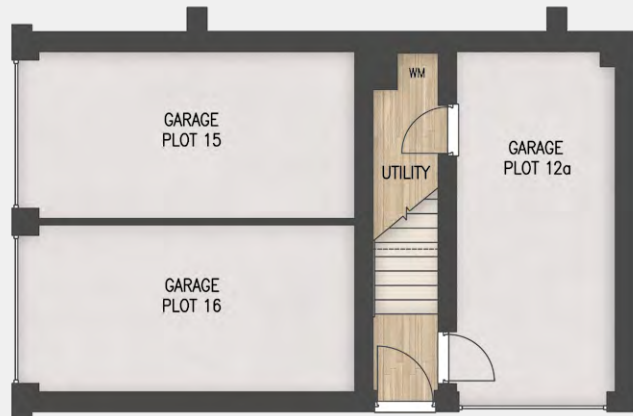
Solar PV to assist with electricity production



Air source heat pumps in zero carbon homes



Hedgehog highways



GROUND FLOOR



FIRST FLOOR

FLOOR PLAN KEY

- | | | | |
|--------------------------|------------------------------|---|-----|
| A/C Airing cupboard | FF Integrated fridge freezer | WM Washing machine space | --- |
| C Cupboard | O Built under oven | WO Optional wardrobe - see Sales Consultant | * |
| CYL Cylinder cupboard | W Wardrobe | Eco Bin | |
| DW Integrated dishwasher | | | |

Lounge/ Kitchen/Dining

4.43m (max) X 5.56m (max)

14'6" (max) X 18'3" (max)

Bedroom 1*

3.39m (max) X 3.70m (max)

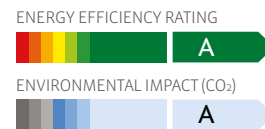
11'1" (max) X 12'1" (max)

Bedroom 2

2.58m (max) X 2.83m (max)

8'5" (max) X 9'3" (max)

Predicted Energy Assessment



Further information available on specification page under 'Zero carbon homes' title, or from our Sales Consultant



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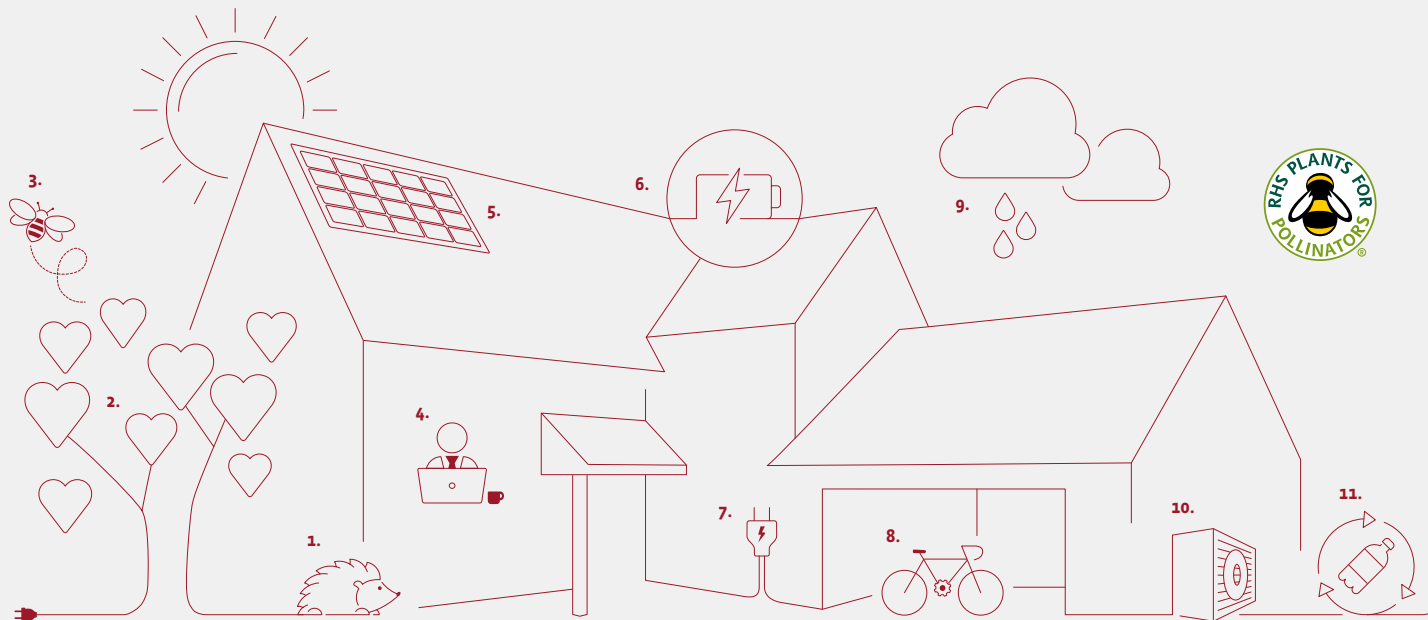


Climate Considerate

'Climate Considerate' encapsulates our approach to building our homes sustainably. You'll find a variety of the measures below mixed across our range of developments.

It's a lot more than just one or two initiatives that make our homes sustainable, it's a whole raft of measures that make them kinder and reduce their impact on the environment.

As our homes will be here for generations to come, our climate considerate approach to building homes fit for the future will continue to evolve and flourish as new technologies allow and enable.



Our measures below vary from one development to another and may not all be included at The Limes, but collectively show our actions against climate change.

1. Hedgehog highways planned throughout each development.

2. Mini woodlands/anniversary woodlands are included on some developments where possible (excludes The Limes).

3. RHS approved, bee friendly planting schemes across all our sites.

4. Work from home spaces and fibre broadband provision included.

5. Solar PV to detached and all zero carbon homes to assist electricity production.

6. Some zero carbon homes have an optional battery storage, although this is not available at The Limes.

7. Electric vehicle charging points.

8. Cycle storage for every home.

9. Rain water butts and composters included where possible.

10. Air source heat pumps or non fossil fuel heating in zero carbon homes.

11. Eco bins integrated into each kitchen to encourage recycling.



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Climate Considerate

At Newland Homes, we want to encourage our homeowners' aspirations to live both sustainably and stylishly.

Our approach

We are Considerate of the environment; Conscientious in our role; and we therefore have a responsibility to Craft homes which are attractive, durable, efficient (both in construction and in use) and comfortable. This is our promise as a climate considerate developer.

Building sustainability into our homes

We adopt a 'fabric first' philosophy to the way we build our homes. By jettisoning gas boilers in favour of air source heat pumps, increasing the quality and specification of solar panels, and

improving the insulation levels, we've achieved a home which creates as much prime energy* as it needs.

This means that the better the insulation, construction, ventilation, and detailed design, the more efficiently and comfortably your home will operate, saving money in the long term and keeping your carbon footprint low for generations to come.

Our zero carbon homes exceed the latest construction requirements by some way, and all homes are built to achieve and often exceed these requirements, without compromising on their good looks. All timber used in our homes is from certified sustainable sources.

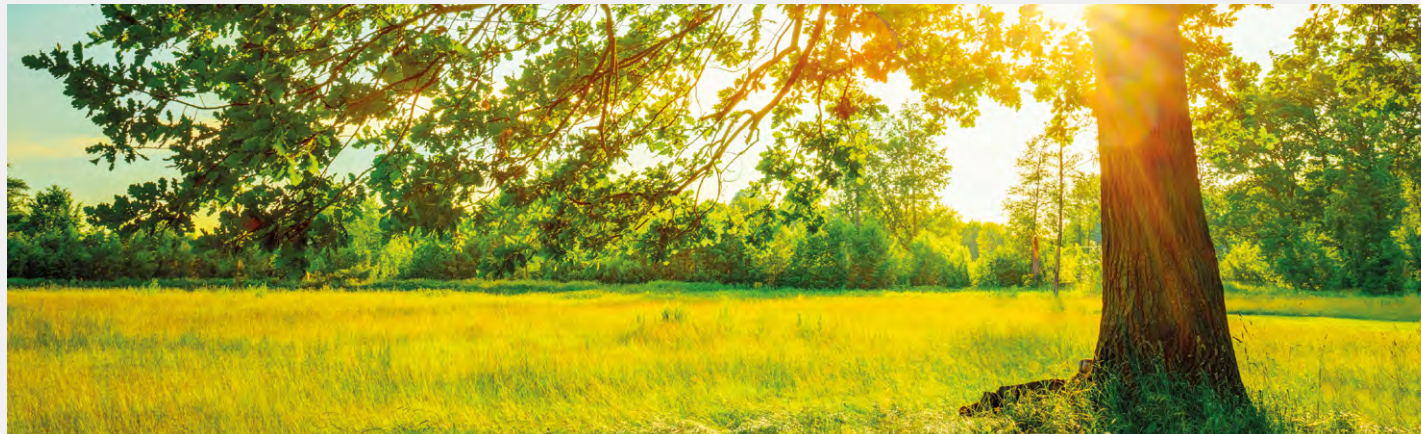
Our communities

Sustainable development is often defined as development that meets the needs of the present

without compromising the ability of future generations to meet their own needs. We take a long term view with all our sites and our aim is always to enhance the communities in which we build.

We invest in the community infrastructure, and crucially, build homes that people want to live in, for now and for many years to come.

As technology and its take-up improves, we will be delivering even more zero carbon homes as our standard product offering. We hope to share this journey with all our customers, and in all our respective walks of life, to ensure we deliver a future fit for our children, grandchildren and generations to come.



* Prime energy is the regulated energy used to provide lighting, heating & hot water in the home assessed by a standard procedure assuming a typical family lifestyle as indicated in the home's Energy Performance Certificate.



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Our specification

We think about more than just the fixtures and fittings at Newland Homes.

We also apply our considerate, conscientious and crafted approach across all aspects of design and construction. Here are just some of the ways we do this...



Helping you save energy and money

In addition to being zero carbon, our homes are designed with energy efficiency and cost-saving in mind. Homes are oriented to make the most of natural light and solar gain, and utilise the roof space, reducing energy costs. Innovation at its best.



Choice of fixtures and fittings

Optional extras can be chosen subject to stage of construction - please ask our Sales Consultant for more information.



Be part of the community

We aim to enhance the communities in which we build. Each Newland Homes development is carefully selected and has its own unique character, being sympathetic to the surrounding architectural landscape.



Move in and live

Our Sales Consultant is on hand every step of the way to make your purchase as smooth as possible. Before you move in, we'll demonstrate your new home to you, then it's all ready to go with our 2 year Customer Care warranty. There's also a 10 year LABC warranty for complete peace of mind.

Kitchens

- Choice of fully fitted kitchens with soft close cabinetry from Bespoke Kitchens by Peter Clinch*
- Choice of laminate worktops to kitchen and utility (Porcelain upgrade available)*
- Stainless steel 1.5 bowl sink
- Contemporary mono side-lever tap
- Neff single multi-function oven with secondary oven with combination microwave (check with Sales Consultant for homes applicable)
- Neff Hide and slide single multi-function oven available as an option
- Neff 4 zone ceramic hob
- Neff 5 zone induction hob available as an option
- Neff integrated dishwasher
- Integrated 50:50 fridge freezer
- Integrated eco bins to assist with recycling
- Plumbing for washing machine and tumble dryer space (where applicable)

Bathrooms and Ensuites

- Villeroy & Boch sanitaryware
- Hansgrohe tapware
- Hansgrohe jet rain shower with handset to bathroom and ensuites with bathscreen (where applicable)
- Choice of ceramic Porcelanosa wall tiles*
- Choice of ceramic flooring to bathroom and ensuites*
- Curved chrome towel radiator in bathrooms and ensuites
- Illuminated bathroom mirror with shaver socket, light and demist function (check with Sales Consultant)
- Optional vanity units*

CONTINUED

* Choices available dependent on stage of construction. Please ask Sales Consultant for individual plot specification, including clarification of kitchen drawings.



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Electrical

- Telephone points on each floor with homes wired for fibre optic connection and data point (check with Sales Consultant for rooms and positions)
- TV/FM points with ducting and additional high-level sockets for tidy wall mounting (check with Sales Consultant for homes applicable)
- Power points with high performance RCD protection
- USB charging point as part of a double socket provided in kitchen, lounge, principal bedroom and study (if applicable)
- Mains operated smoke alarms
- Under unit LED lighting strips to kitchen
- Chrome downlighters to kitchen, bathroom and ensuites
- Lantern front door light / porch downlighters
- Electric vehicle charging point
- Wireless intruder alarm available as an option

Internal Finish

- Premdor contemporary panel doors in white with chrome ironmongery
- Woodwork finished in pure brilliant white satinwood
- Matt emulsion walls in white
- Smooth ceilings in white
- Principal bedroom with sliding, fitted or walk-in wardrobe (check with Sales Consultant)
- Optional additional sliding wardrobes in other bedrooms (check with Sales Consultant for rooms applicable)
- Optional carpet and hard flooring packages available*

External Finish

- Quality facing external finishes including render and stone
- Black rainwater goods
- Timber double glazed energy efficient windows, French doors and Bi-folds
- Front door with 3-point locking and chrome handles
- Chrome heritage brass door numerals
- Turf to rear gardens with frontages landscaped as shown on development landscaping masterplan
- Outside tap (check with Sales Consultant for homes applicable)
- Power and light to garage (check with Sales Consultant for homes applicable)
- High performance insulation to roof, ground floor and external walls
- Double glazed windows and doors with energy efficient glazing
- Dual flush toilets and water saving aerated taps as standard, which use less water but maintain pressure
- Composting facilities to assist with gardening and food waste (where possible)
- Water butt for rainwater harvesting (where possible)

Zero Carbon and Energy Saving Homes

- Each home is designed with a 'Predicted Energy Assessment' (PEA) to ensure it is energy efficient and meets or exceeds current regulative standards
- Every home is then air tested for leakage to ensure exacting predicted energy performance ratings are met, and the PEA is converted into the homes' 'Energy Performance Certificate' (EPC)

This is all achieved through using energy efficient materials in the fabric of the construction materials, including:

- Underfloor heating to the ground floor with radiators to first floor with individual thermostatic valves (The Frampton has underfloor heating to first floor)
- Air source heat pumps
- Solar PV panels



Local Authority Building Control (LABC) carries out an independent survey of each home during construction and issues a 10-year warranty certificate when the home is completed.

**CONSUMER
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www.consumercode.co.uk

* Choices available dependent on stage of construction. Please ask Sales Consultant for individual plot specification, including clarification of kitchen drawings.



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Considerate | Conscientious | Crafted

At Newland Homes, we've built a solid reputation for developing carefully crafted, high quality homes and enhancing local communities.

We constantly push the boundaries of new home design through applying innovation to the way we choose our hand-picked locations, offering considerate design, crafted construction and a conscientious approach to environmental sustainability.

With people at the heart of our focus, we understand that everybody is different. Whatever lifestyle you lead, we feel quietly proud of our passionate commitment to the details that matter to you most.

Before a spade goes in the ground, every location is judged on its merit and its impact on the environment. Every room in every home is thoughtfully considered, maximising light, space and storage for you to enjoy. Each location warrants its own palette of materials and finishes in keeping with the locale and our dedicated team will never compromise on the quality of our specification.

Award winning design touches evolve from an established talented team who understand that in our ever-changing world, your home has never been so important. Creating a sustainable legacy by engaging with the needs of our customers is what inspires our strategy and drives our curiosity.



A selection of Newland Homes' recently completed developments.



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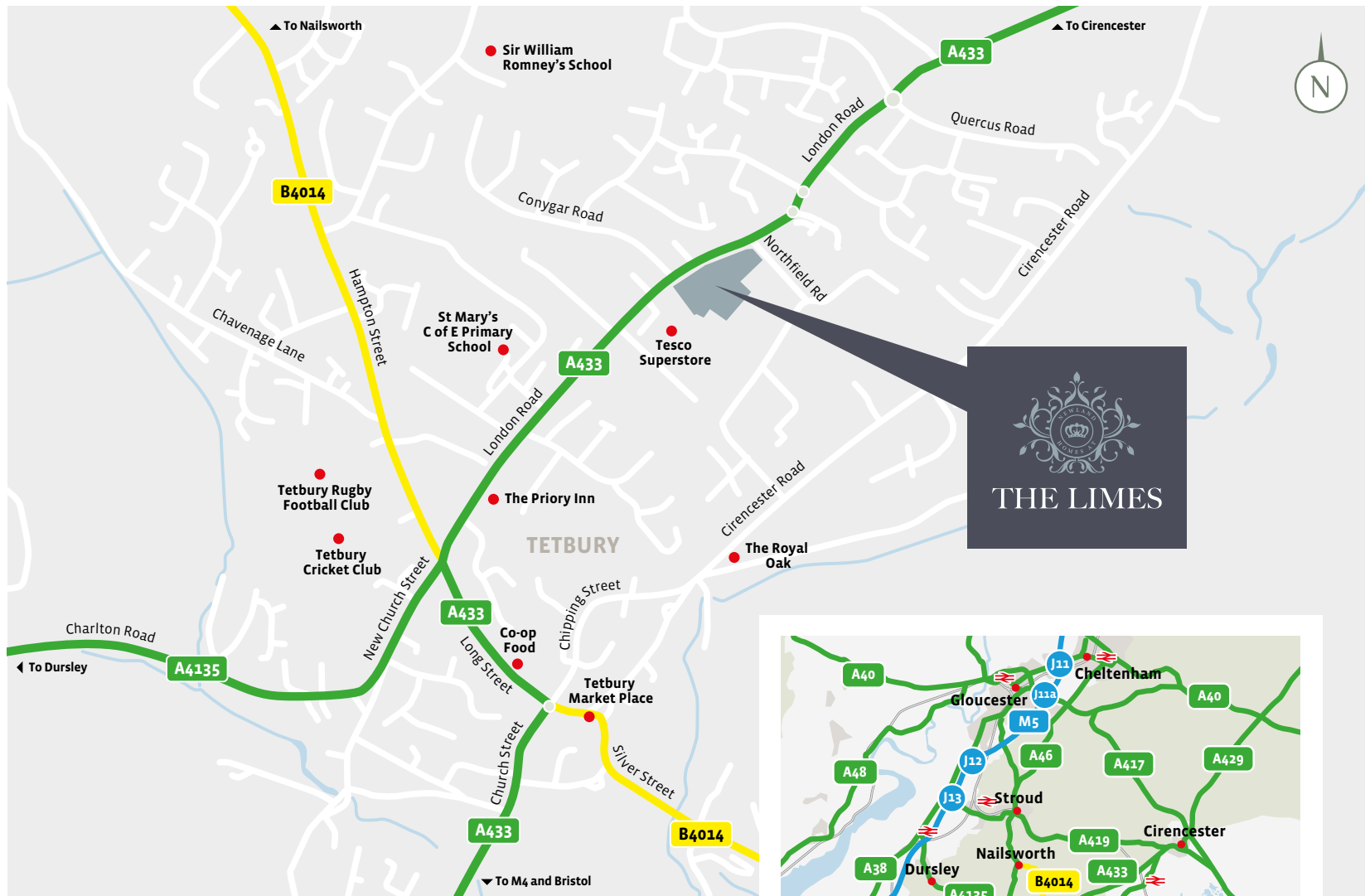
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All purchasers must check with the Sales Consultant to ascertain the final layout and dimensions. Artists impressions of elevations showing mature landscaping are for illustration purposes only. The measurements shown in the brochure are for guidance purposes only and all dimensions should be checked and verified. Kitchen and Bathroom layouts are for guidance purposes and will probably vary depending upon final suppliers alterations. Please check with our Sales Consultant to confirm final layouts for these areas. Computer generated images have been provided to give an indication of the overall finish and size of the completed properties. These images are computer interpretations and should be regarded as such. The quoted specification can be changed or altered without notice and is for guidance purposes only. Please check with your Sales Consultant to confirm the specification for your property. Although every care has been taken to ensure the accuracy of all information in this brochure, the contents do not form part or constitute any representation, warranty or part of any contract. In order to make each home individual, external finishes and window positions do vary, please ask Sales Consultant for full details. 02/25