



# Site Plan

# OverSands View

GRANGE-OVER-SANDS

## HOUSE TYPES

- Egret - 3 bedroom house
- Berwick - 3 bedroom house
- Osprey - 3 bedroom house
- Goldfinch - 3 bedroom house
- Swallow - 3 bedroom house
- Skylark - 3 bedroom house
- Sandpiper - 3 bedroom bungalow
- Curlew - 3 bedroom house
- Lapwing - 4 bedroom house
- Plover - 4 bedroom house
- Dunlin - 3 bedroom house
- Sanderling - 4 bedroom house
- Affordable Home





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# General Specification

PLOTS 10 TO 38 ONLY

- Item included as standard to all plots unless listed
  - Optional item available at extra cost (subject to stage of construction of the property)
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| ● Roundel kitchen units with soft close drawers and doors                    | ● Natural slate roofs with terracotta coloured ridge tiles                             |
| ● Choice of Quartz Stone worktop and upstand                                 | ● Satin chrome electric sockets above worktops in kitchen                              |
| ● AEG 'A-20' rated multifunction stainless steel electric oven               | ● Thermostatic radiator valves   |
| ● AEG integrated microwave oven with grill                                   | ● Pressurised hot water storage cylinder, except plots 30, 31 and 38                   |
| ● AEG stainless steel gas hob  | ● 'A' rated condensing central heating boiler with 5 year warranty                     |
| ● Stainless steel cooker hood  | ● 'A' rated combi central heating boiler to plots 30, 31 and 38 only                   |
| ● Stainless steel one and a half bowl undermounted sink and mixer tap        | ● Seven day heating control unit with zone controls                                    |
| ● Zanussi 'A+' rated integrated tall fridge freezer (70/30)                  | ● TV points to all bedrooms  |
| ● Zanussi 'AAA' rated integrated dishwasher                                  | ● Shaver point to ensuite  |
| ● Zanussi 'A+ +AB' rated integrated washing machine                          | ● Sky Digital wiring to living room & bedrooms (Sky subscription & equipment required) |
| ● Task lighting under kitchen wall units                                     | ● Electrical points as detailed drawings   |
| ● Duravit bathroom pottery   | ● Low energy light fittings to all rooms   |
| ● Duravit vanity basin with storage drawer to en-suite                       | ● RCD protection to all sockets  |
| ● Vado chrome taps and thermostatic shower to en-suite and main bathroom     | ● Smoke and heat detectors   |
| ● Choice of quality wall tiles   | ● Window locks and insurance locks to external doors                                   |
| ● Chrome heated towel rail to en-suite                                       | ● Outside light to front and rear of house   |
| ○ Chrome heated towel rail to family bathroom or cloakroom                   | ● Intruder alarm to SSAIB insurance standard   |
| ● Cloakroom /bathroom / ensuite half tiled to all walls                      | ● Insulated GRP external doors and insulated automatic garage door                     |
| ○ Karndean flooring to bathroom and en-suite                                 | ● Cold water tap to garage or external position as plans                               |
| ● LED inset spotlights to kitchen, bathroom & en-suite as shown on the plans | ● Landscaping to front gardens and turfed rear gardens                                 |
| ● Contemporary skirting and architraves                                      | ● Natural limestone facing to selected plots and walls as plans                        |
| ● Oak veneer internal doors with contemporary chrome door handles            | ● Block pavers to drives and parking areas as shown on the plans                       |
| ● 'A' rated energy saving double glazing to windows                          | ● Treated boarded fencing as shown on plans  |
| ● 'A' rated PVCu window frames   | ● NHBC 10 Year Building Warranty   |
| ● Energy efficient timber frame or insulated blockwork construction          |  |

2015.01b

All houses are freehold and all apartments are leasehold. The lease is 999 years from 2015. Management charges apply to all properties for maintenance of some paved areas, surface water drainage and landscaped areas.

Our policy of continuous improvement and assessment of new products may lead to certain details changing. Please check the current specification with our representative as this leaflet does not constitute a part of any contract nor does it constitute an offer. Russell Armer Ltd reserve the right to make alterations to the specification of the properties at anytime during the course of construction without prior notice.



# Affordables Specification

NOT APPLICABLE TO AFFORDABLE RENTED

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- Item included as standard to all plots unless listed
- Optional item available at extra cost (subject to stage of construction of the property)

● Natural Slate roofs	● Splashback tiling to basin
● Energy efficient timber frame construction	● Bathroom half tiled to walls with wc, basin and bath
● Choice of kitchen units with worktops and matching upstands	● White panel internal doors with chrome door handles
● Wall mounted kitchen extract fan	● 'A' rated uPVC windows with energy efficient double glazing
○ Stainless steel recirculating canopy hood	● Window locks and insurance locks to external doors
○ Zanussi stainless steel 3 function oven	● Electric points to NHBC standards
○ Zanussi gas hob	● RCD protection to all electrical sockets
○ Zanussi integrated fridge with ice box	● Mains wired smoke and heat detectors
○ Zanussi integrated fridge freezer	● 'A' rated gas condensing combination central heating boiler with 5 year warranty
○ Zanussi integrated washer /drier	● Thermostatic radiator valves
● Stainless steel single sink and mixer tap	● Internal walls Magnolia, ceilings white
○ Accent lighting under kitchen wall units	● Turfed rear gardens
● Water efficient bathrooms and fittings with Vado taps	● Paths, parking spaces, landscaping as shown on drawings
● Vado chrome thermostatic bath mixer tap with " hairwash" shower attachment	
○ Vado thermostatic shower mixer over bath with screen and tiling	

2015.01a

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