



Site Plan

OverSands View

GRANGE-OVER-SANDS

HOUSE TYPES

- Egret - 3 bedroom house
- Bewick - 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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| <ul style="list-style-type: none">● Roundel kitchen units with soft close drawers and doors● Choice of Quartz Stone worktop and upstand● AEG 'A-20' rated multifunction stainless steel electric oven● AEG integrated microwave oven with grill● AEG stainless steel gas hob● Stainless steel cooker hood● Stainless steel one and a half bowl undermounted sink and mixer tap● Zanussi 'A+' rated integrated tall fridge freezer (70/30)● Zanussi 'AAA' rated integrated dishwasher● Zanussi 'A+ +AB' rated integrated washing machine● Task lighting under kitchen wall units● Duravit bathroom pottery● Duravit vanity basin with storage drawer to en-suite● Vado chrome taps and thermostatic shower to en-suite and main bathroom● Choice of quality wall tiles● Chrome heated towel rail to en-suite○ Chrome heated towel rail to family bathroom or cloakroom● Cloakroom /bathroom / ensuite half tiled to all walls○ Karndean flooring to bathroom and en-suite● LED inset spotlights to kitchen, bathroom & en-suite as shown on the plans● Contemporary skirting and architraves● Oak veneer internal doors with contemporary chrome door handles● 'A' rated energy saving double glazing to windows● 'A' rated PVCu window frames● Energy efficient timber frame or insulated blockwork construction | <ul style="list-style-type: none">● Natural slate roofs with terracotta coloured ridge tiles● Satin chrome electric sockets above worktops in kitchen● Thermostatic radiator valves● Pressurised hot water storage cylinder, except plots 30, 31 and 38● 'A' rated condensing central heating boiler with 5 year warranty● 'A' rated combi central heating boiler to plots 30, 31 and 38 only● Seven day heating control unit with zone controls● TV points to all bedrooms● Shaver point to ensuite● Sky Digital wiring to living room & bedrooms (Sky subscription & equipment required)● Electrical points as detailed drawings● Low energy light fittings to all rooms● RCD protection to all sockets● Smoke and heat detectors● Window locks and insurance locks to external doors● Outside light to front and rear of house● Intruder alarm to SSAIB insurance standard● Insulated GRP external doors and insulated automatic garage door● Cold water tap to garage or external position as plans● Landscaping to front gardens and turfed rear gardens● Natural limestone facing to selected plots and walls as plans● Block pavers to drives and parking areas as shown on the plans● Treated boarded fencing as shown on plans● NHBC 10 Year Building Warranty |
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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.



Affordable Homes 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	● 'A' rated uPVC windows with energy efficient double glazing
● Energy efficient timber frame construction	● Window locks and insurance locks to external doors
● Contemporary kitchen units with worktops and matching upstands	● Electric points to NHBC standards
● Wall mounted kitchen extract fan	● RCD protection to all electrical sockets
● Stainless steel single sink and mixer tap	● Mains wired smoke and heat detectors
● Water efficient bathrooms and fittings with Vado taps	● 'A' rated gas condensing combination central heating boiler with 5 year warranty
● Vado chrome thermostatic bath mixer tap with 'hairwash' shower attachment	● Thermostatic radiator valves
○ Vado thermostatic shower mixer over bath with screen and tiling	● Internal walls Magnolia, ceilings white
● Splashback tiling to basin	● Turfed rear gardens
● Bathroom half tiled to walls with wc, basin and bath	● Paths, parking spaces, landscaping as shown on drawings
● White panel internal doors with chrome door handles	

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Homes

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