

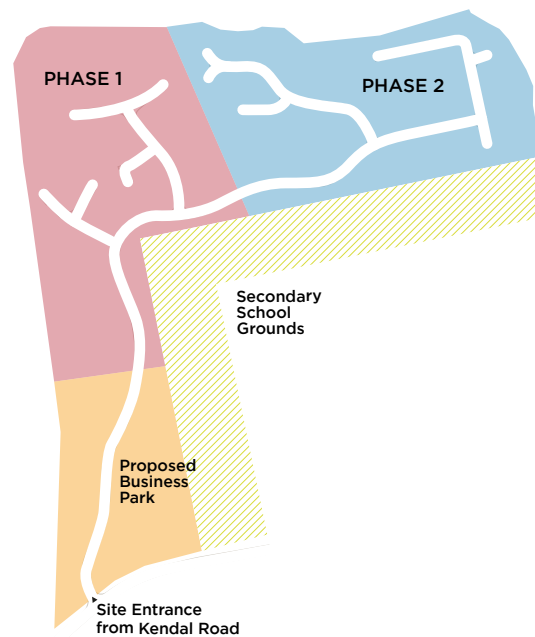
OAKFIELD PARK

SITE PLAN

PHASE 1



OVERVIEW PLAN



HOUSE TYPES KEY

THE DALTON: 3 Bed House	THE SEDGWICK: 3 Bed House	THE MILNTHORPE (Affordable): 3 Bed House
THE MILLFIELD: 3 Bed House	THE CROOKLANDS (Affordable): 2 Bed House	THE LEASGILL: 4 Bed House
THE MIDDLETON: 3 Bed House	THE ABBOTSFORD (Affordable): 2 Bed House	THE CASTERTON: 4 Bed House
THE HOWGILL: 4 Bed House	THE LUPTON (Affordable): 2 Bed Apartment	THE DALEMALN: 3 Bed House

Site plan shown for guidance purposes only. Not to scale. Certain details may vary and the development may be subject to alteration, site and planning requirements or may alter our plans. This does not constitute a part of any contract or offer.

SPECIFICATION



PLOTS 1 - 15, 27 - 39

- Item included as standard to all plots unless listed
 - Optional item available at extra cost (subject to stage of construction of the property)
- | | |
|--|--|
| ● Roundel kitchen units with soft close drawers and doors | ● Thermostatic radiator valves |
| ● Choice of Quartz stone worktop and upstand to kitchen | ● 'A' rated combi condensing central heating boiler with 5 year warranty* (all plots except 30-32) |
| ● AEG 'A' rated multifunction stainless steel electric oven | ● 'A' rated condensing central heating boiler with 5 year warranty* (plots 30-32 only) |
| ● AEG integrated microwave oven with grill | ● Seven day heating control unit with zone controls |
| ● AEG stainless steel 75cm 5 burner gas hob | ● Pressurised hot water storage cylinder (plots 30-32 only) |
| ● Stainless steel cooker hood | ● Zoned heating system |
| ● Stainless steel one and a half bowl undermounted sink and mixer tap | ○ 'Hive' seven day heating control unit with zone controls |
| ● Zanussi 'A+' rated integrated tall fridge freezer (70/30) | ● TV aerial |
| ● Zanussi 'A+' rated integrated dishwasher | ● TV points to all bedrooms |
| ○ Zanussi 'A++' rated integrated washing machine | ● Shaver point to en-suite & second en-suite† |
| ● 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 master bedroom en-suite | ● RCD protection to all sockets |
| ● Hansgrohe chrome taps and thermostatic shower to en-suite | ● Smoke, carbon monoxide and heat detectors |
| ● Hansgrohe thermostatic bath mixer with hair wash shower head to bath | ● Window locks and insurance locks to external doors |
| ● Chrome heated towel rail to en-suite & second 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 / en-suite half tiled to all walls | ● BT Openreach superfast fibre ready††† |
| ○ Amtico flooring to bathroom and en-suite | ● B4RN Hyperfast broadband ready† |
| ● LED inset spotlights to kitchen, bathroom and en-suite as shown on the plans | ● Pre-wired for electric car charging |
| ● Contemporary skirting and architraves | ○ Charging Pod for electric car |
| ● Suffolk Oak veneer internal doors with contemporary chrome door handles | ● Insulated GRP external doors and insulated automatic garage door |
| ● Painted timber staircase with glass balustrade panels (plots 30-32 only) | ● Cold water tap to garage or external position as plans |
| ● 'A' rated energy saving double glazing to windows | ● Landscaping to front gardens and turfed or planted rear gardens |
| ● 'A' rated PVCu window frames | ● Natural limestone facing to selected plots and walls |
| ● Energy efficient timber frame or insulated block work construction | ● Block pavers to drives and parking areas as shown on plans |
| ● Natural slate roofs | ● Treated boarded fencing as shown on plans |
| ● Satin chrome electric sockets above worktops in kitchen | ● NHBC 10 Year Building Warranty |
| | ● Timber cladding to selected plots |

All houses are freehold and all apartments are leasehold. The lease is 999 years from 2018. Management charges apply to all properties for maintenance of some paved areas, surface water drainage and landscaped areas. Details available from the site Sales Advisor.

† B4RN and BT connection and subscription fees excluded.

* Subject to Conditions (i.e. servicing).

** Currently Sky broadband does not support fibre to the property installations. They have committed to support this by December 2019.

‡ Where applicable

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.

SPECIFICATION



AFFORDABLE HOMES

- 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 | ● Electric points to NHBC standards |
| ● Energy efficient timber frame construction | ● RCD protection to all electrical sockets |
| ● Contemporary kitchen units with worktops and matching upstands | ● Mains wired smoke and carbon monoxide heat detectors |
| ● Wall mounted kitchen extract fan | ● BT Openreach superfast fibre ready ^{†††} |
| ● Stainless steel single sink and mixer tap | ● B4RN Hyperfast broadband ready [†] |
| ● Water efficient bathrooms and fittings with taps | ● 'A' rated gas condensing combination central heating boiler with 5 year warranty* |
| ● Chrome thermostatic bath mixer tap with 'hairwash' shower attachment | ● Zoned heating system |
| ○ Thermostatic shower mixer over bath with screen and tiling | ● Thermostatic radiator valves |
| ● Splashback tiling to basin, full height for part of bath | ● Internal walls magnolia, ceilings white |
| ○ Bathroom half tiled to walls with WC, basin and bath | ● Turfed rear garden |
| ● White panel internal doors with chrome door handles | ● Path, parking spaces, landscaping as shown on drawings |
| ● 'A' rated windows with energy efficient double glazing | ● NHBC 10 Year Building Warranty |
| ● Window locks and insurance locks to external doors | |

All houses are freehold and all apartments are leasehold. The lease is 999 years from 2018. Management charges apply to all properties for maintenance of some paved areas, surface water drainage and landscaped areas. Details available from the site Sales Advisor.

[†] B4RN and BT connection and subscription fees excluded.

* Subject to Conditions (i.e. servicing).

** Currently Sky broadband does not support fibre to the property installations. They have committed to support this by December 2019.

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.