

Part buy – Part rent
at Newchurch Meadows

Specification



HOME
REACH
The Key to Home Ownership



EXTERNAL SPECIFICATION

Landscaping & Hardstanding

- All homes are accessed via a new road built to full adoptable standards with high level street lighting.
- All homes and communal areas benefit from extensive landscaping including turf, trees and ornate shrubs.
- Quality external finishes include tarmac to the entrance and main road, with private drive areas formed in charcoal block pavements.
- Pathways and patios to be constructed in buff reconstituted stone flags.
- Low level boundary walls are to be constructed to the front area of some plots from random natural stonework and topped with stone flags.
- Timber privacy fences included to separate all gardens.

ELEVATION SPECIFICATION

Stonework

- All elevations are to be constructed from locally sourced random course natural stone.
- Feature sawn stone heads & cills around windows and doors.

Roofwork

- Main roof areas are pitched and covered in quality natural slate.

Windows & Doors

- Double glazing to all areas.
- Trickle vents provided in each window.

External Features

- Fascias, soffits, gutters and downpipes are modern and durable black UPVC.
- Entrance canopies fitted to select plots.

INTERNAL SPECIFICATION

Kitchen

- Individually designed kitchens, supplied and installed by Stuart Frazer Kitchens.
- All kitchens are fitted with durable laminate worktops.

Central Heating & Hot Water

- Central heating and hot water is provided by a modern, efficient gas system & boiler.
- All areas are heated by modern radiator panels.
- All bathrooms contain chrome towel warming rail/radiator.

Bathrooms & En-Suites

- Individually designed bathrooms & en-suites including modern and quality fittings.
- All bathrooms benefit from quality ceramic tiles installed to all wet areas.
- Shaver socket included.

Flooring

- Quality laminate flooring fitted to the kitchen, lounge, corridor areas.
- Carpets fitted to all bedrooms as standard.

Joinery

- Modern white painted doors fitted throughout.
- Quality stainless steel door furniture fitted throughout.

Decoration

- Jasmine White decoration to walls.
- White decoration to ceilings.
- White egg shell decoration to all woodwork.

Electrical Specification

- LED lighting installed throughout. Spot lights to all areas except bedrooms which are pendants.
- TV IRS system (digital aerial freeview) to lounge, bed 1 and bed 2.
- Fully integrated smoke alarms with battery back up.
- Fibre connectivity to all houses. Telephone and broadband socket included in lounge and master bedroom.
- Burglar alarm systems fitted as standard.

Services

- Electric, Gas, Water, BT Services and integrated 'satellite TV' are all provided.
- Electric car charging points installed externally to all houses.

Home Reach Eligibility Criteria

- Your household income does not exceed £80,000 per annum.
- You have the minimum 5% deposit (of the share value).
- You have passed a financial assessment, demonstrating you are financially able to purchase the share value and support the monthly cost.

The proposed kitchen layouts, designs & computer generated images can be viewed on request.

