

PRESENTS





WELCOME TO



Bryn Castell is a unique development of stunning 2, 3, 4 and 5 bedroom homes in the tranquil Welsh village of New Brighton. Thanks to the great choice of high specification homes, there's something to suit everyone from young professionals to growing families, and empty nesters to downsizers. So, whether it's your first home, or all-important next one, you're going to find somewhere that feels special from the moment you first step through the door.

Just as importantly, you can look forward to living in a welcoming community just a mile from the vibrant market town of Mold, with handy transport links to Chester, Liverpool and beyond. Add to this stunning countryside on your doorstep, which includes heather-clad hills and miles of sandy beaches, and it's easy to see that Bryn Castell is somewhere truly special to live.





All this means that no matter which home you choose, you can look forward to modern living at its finest. Like a spacious open-plan kitchen filled with high-quality finishes that brings everyone together. Because your home is unique to you, we also provide the option to choose from a range of designer upgrades. These let you add those personal touches that mean so much.

Ask our Sales Executives for more details on our Inspirations range.

* Subject to build stage from our selected range



At Lovell, we understand that we're not simply building houses, we're creating homes that will be loved and cherished. Places where families come together, and lasting memories are made. This is why great care, consideration and attention to detail goes into each home we create. It allows us to promise you a home that combines space, style and comfort with each room designed around you and your daily needs.





At Lovell we believe your home should be more than about the right place at the right price.

It should also reflect your personality and tastes.

That's why every Lovell home has Style, Quality and Value (or SQV, as we call it) built-in from the start, making your new home somewhere you'll be proud to call your own.

S

INSPIRING STYLE

A Lovell home is well-known for contemporary design and featuring the latest in stylish fixtures and fittings, but that's not all. With the Lovell Inspirations range you can add all sorts of extras to make it truly your own.

Q

UNRIVALLED QUALITY

We are particularly proud of the superior specification and workmanship every one of our homes offers, with a rigorous attention to detail you'll simply love.



EXCEPTIONAL VALUE

But most of all, you'll love how surprisingly affordable and easy to own a Lovell home can be, especially with the range of purchase options available.





Perfectly positioned on the edge of Mold, New Brighton offers the best of both worlds—tranquil countryside living with everything you need close at hand. The village itself has a community centre which holds regular events. There's also a local bowls club to join and you can pop into The Arches Bar, Coffee House & Restaurant, which is part of the Beaumont Park Hotel, a short stroll away.

New Brighton is excellently placed for nearby primary and secondary schools. There's also the exciting development of Mynydd Isa Campus down the road, which will provide a state-of-the-art school that will host 43 nursery-age children, 600 primary pupils and 700 high school students.

Just a mile away is the thriving market town of Mold. Here, you'll find supermarkets and high street names rubbing shoulders with independent shops. There's also the acclaimed street market every Wednesday and Saturday, as well as the indoor market, both of which are not to be missed. Mold is also the place to go for a fantastic mix of cafes, bars and restaurants with something to suit every taste and occasion. For unforgettable evenings out, look no further than Theatr Clwyd. As the biggest producing theatre in Wales, it boasts two main theatres, a cinema, cafe, bar and art galleries.

Mold also has an award-winning golf club on the other side of town. With its panoramic views and challenging course, it's a must for any avid golfer. And if golf's not your bag, Mold Leisure Centre offers a swimming pool, gym, fitness classes and more. You can also get your skates on at Deeside Ice Rink. It's only 5 miles away.

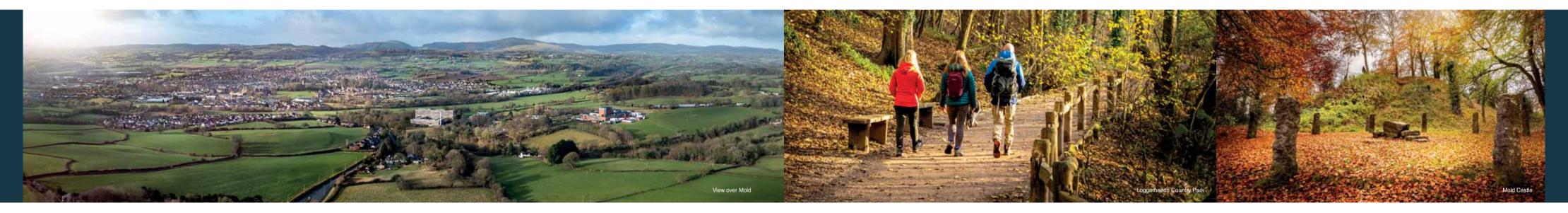
Finally, you're going to need a new diary for Mold's wide range of events. These include an annual Food and Drink Festival, the biggest carnival in Flintshire and an eclectic mix of music festivals such as Live on the Square, M-Fest and the North Wales Blues and Soul Festival.





Looking for a wilder time? Then you've a choice of not one, but two zoos. First, is Chester Zoo, which is one of the UK's largest, with over 21,000 animals, including elephants, tigers and orangutans. The other is the Welsh Mountain Zoo, which might not be as big, but is truly picturesque as it overlooks Colwyn Bay and the Carneddau mountains in North Wales.

There's also the North Wales coastline to explore. Talacre Beach has miles of wind-swept golden sandy beach, beautiful dunes and the iconic Point of Ayr Lighthouse which dates back to 1776. For a more traditional family seaside trip, there's Prestatyn, Rhyl and Llandudno, with each offering its own unique charm and character. If you'd prefer a city trip, Chester is only 25-minutes by car. Ideal for taking in the many shops, rich history, café culture and seemingly non-stop entertainment.



Bryn Castell is on the doorstep of The Clwydian Range and Dee Valley Area of Outstanding Natural Beauty. This means you have mile after mile of stunning Welsh countryside to discover. Nearby Loggerheads Country Park is home to a wealth of wildlife in a stunning historic setting. Then there's Moel Famau Country Park where you can hike to Moel Famau itself, which, as the highest hill in the Clwydian Range, rewards a 2-hour walk with breathtaking views.

If you prefer your days out a bit more relaxed, try Flint Castle which is the earliest of English-built castles in Wales, as well as its most unusual one. Followed by Greenfield Valley Heritage Park where 70 acres of woodland and 2,000 years of history come together in harmony. It's ideal for family days out, picnics and peaceful bike rides. Another amazing day out can be had at The Hawarden Estate, which is home to a farm shop, baker, deli, pub, explorer trail and yearly event, as well as historic castle, walled gardens and lakes.



COMMUTING MADE EASY

Whether you're heading near or far, living at Bryn Castell makes travelling a breeze. For starters, Mold town centre is less than 2 miles away for an easy daily commute and local amenities close to home. If you're going further afield, the A494 is right on your doorstep, connecting you quickly to the A55 North Wales Expressway. From here you can go northeast to the M56 and M53 for Chester, Liverpool and Manchester, or northwest to Rhyl, Colwyn Bay and Llandudno. Alternatively, you can head south along the A494 and be in Wrexham before you know it.



FROM THE EAST

Come off the North Wales Expressway/A55 at junction 33B onto A494, signposted Mold/Yr Wyddgrug. Go straight on the A494 for approximately 9 miles. At the roundabout with a Shell Garage on your right, go straight on to the A5119, signposted 'New Brighton'. At the traffic lights take the first right onto New Brighton Road. Carry on for 1 mile and Bryn Castell is on your right.







Sat Nav postcode: CH7 6ZA

* Distances and times taken from Google Maps and National Rail.

FROM THE WEST

Follow the North Wales Expressway/A55 to Northop Rd/A5119 in Flintshire. Take exit 33, signposted Mold/Yr Wyddgrug Flint/Fflint. At the roundabout take the third exit following signs to Mold/Yr Wyddgrug A5119. Go straight on for 1.9 miles, then as you go through Soughton/Sychdyn turn left onto Pen-Y-Bryn. After 0.2 miles turn right onto New Brighton Road. Follow the road for half a mile and Bryn Castell is on your left.



Buying a new Lovell home couldn't be easier. Follow our guide and you'll be home in no time!



REGISTER

Register your interest with Lovell and we will put you in touch with our Independent Financial Advisor for free advice. You can seek your own advice but you will also need to be qualified by Lovell.



CHOOSE AND RESERVE

Secure your new home with a reservation fee which goes towards the total purchase price. It's then reserved in your name while the legal processes are completed.



KEEPING THINGS MOVING

Following reservation, we will send on the contract documents to your solicitor. Arrange your mortgage if you need one. You can do this yourself or we can put you in touch with an Independent Financial Advisor to help.



EXCHANGING CONTRACTS

Once you've had your formal mortgage offer, your solicitor will inform you when it's time to exchange contracts. You will now pay your deposit, which will be sent to us with your signed contract.



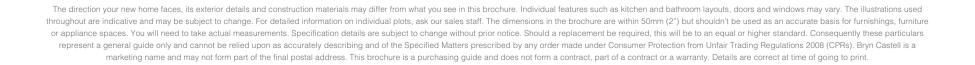
NEARLY THERE

Under the terms of the contract we need to allow time for financial completion. Once this has happened, we will ask your solicitor to request funds and pay the balance of the purchase price. The deeds are transferred into your name and you now own your new Lovell home!



MOVING IN

We will arrange for your meters to be read on the day of legal completion. Our Sales Executive will hand you the keys and a handover certificate.









To guarantee a quality finish for your home we have partnered with some of the most sought-after brands in interiors, such as Mira and Symphony to name a few.

10-year NHBC warranty
Gas central heating

Kitchen

- Fully fitted Symphony kitchens^
- Stainless steel sink with mixer tap
- Brushed steel oven
- Brushed steel gas hob
- Stainless steel splashback to hob
- Chimney hood
- · Integrated fridge freezer
- Integrated dishwasher to 4 & 5 beds only

Cloakroom

- White contemporary sanitaryware
- Chrome fittings
- Ceramic splash back tiling^

Bathroom

- · White contemporary sanitaryware
- Chrome fittings
- Ceramic wall tiling^
- · Chrome towel rail

En-Suite

- · White contemporary sanitaryware
- Chrome fittings
- Mira shower
- · Ceramic tiling to shower cubicle^
- Ceramic tiling splashback to wash hand basin^
- Chrome towel rail to 4 & 5 beds only

Decoration

- White satinwood finish to internal joinery
- · White emulsion ceilings and walls
- · White finish to internal doors

External Windows and Doors

- Black front door
- · White UPVC double-glazed windows
- · White UPVC rear door and French doors

External Finishes

- Turf and planting to front garden*
- Timber fencing to rear boundaries*
- Paved patio area to rear*
- Outside tap to rear of property to 4 & 5 beds only
- Solar PV panels, quantity & location tbc on a plot by plot basis

Lighting

- · Chrome downlights to kitchen
- Chrome downlights to bathroom
- Chrome downlights to en-suite to 4 & 5 beds only
- · Pendant light fitting to all other rooms

Electrical

- · White sockets and switches
- TV socket to living room and bedroom 1
- BT socket to living room and bedroom 1
- Mains powered smoke detectors to all floors
- · Wired chrome door bell

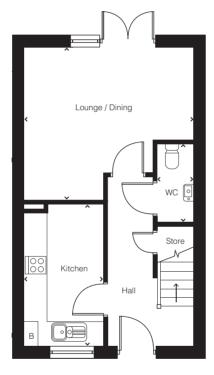


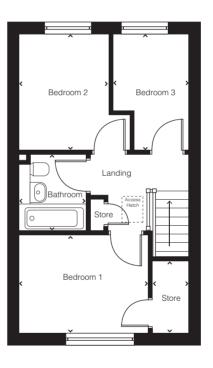




Plot: 54

70 m² / 752 sqft





Ground Floor

Kitchen 2 Lounge / Dining WC

2134mm x 3707mm 7'0" x 12'2" 4530mm x 4035mm 1004mm x 2080mm 3'3" x 6'10"

First Floor

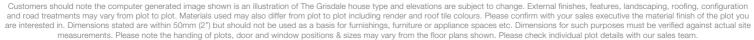
 Bedroom 1
 3455mm x 2609mm
 11'4" x 8'7"

 Bedroom 2
 3013mm x 2398mm
 9'11" x 7'10"

 Bedroom 3
 3013mm x 2036mm
 9'11" x 6'8"

 Bathroom
 2024mm x 1799mm
 6'8" x 5'11"

> Longest measurement taken



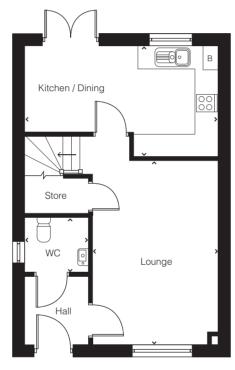






Plots: 12, 13, 19, 38, 39, 51, 52, 53, 55, 69, 70

79 m² / 847 sqft



Ground Floor

Kitchen / Dining Lounge WC 5058mm x 2930mm 16'7" x 9'7" 3325mm x 5477mm 11'0" x 16'0" 1637mm x 1449mm 10'11" x 4'9"

Bedroom 3 Bedroom 2 Access Hatch Bedroom 1 En-suite 0

First Floor

Bedroom 1	3488mm x 2526mm	11'5" x 8'3"
En-suite	1475mm x 2135mm	4'10" x 7'0"
Bedroom 2	2375mm x 3455mm	7'9" x 11'4"
Bedroom 3	2588mm x 2265mm	8'6" x 7'5"
Bathroom	1705mm x 2056mm	5'7" x 6'9"

> Longest measurement taken

Customers should note the computer generated image shown is an illustration of The Wentworth house type and elevations are subject to change. External finishes, features, landscaping, roofing, configuration and road treatments may vary from plot to plot. Materials used may also differ from plot to plot including render and roof tile colours. Please confirm with your sales executive the material finish of the plot you are interested in. Dimensions stated are within 50mm (2") but should not be used as a basis for furnishings, furniture or appliance spaces etc. Dimensions for such purposes must be verified against actual site measurements. Please note the handing of plots, door and window positions & sizes may vary from the floor plans shown. Please check individual plot details with our sales team.

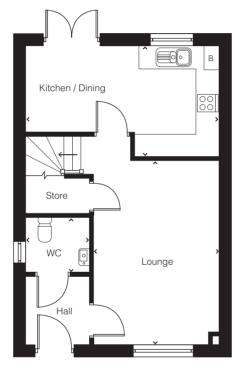






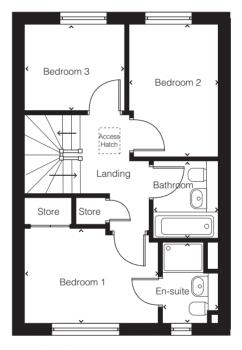
Plots: 4, 6, 8

79 m² / 847 sqft



Ground Floor

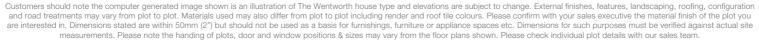
Kitchen / Dining Lounge WC 5058mm x 2930mm 16'7" x 9'7" 3325mm x 5477mm 11'0" x 16'0" 1637mm x 1449mm 10'11" x 4'9"



First Floor

Bedroom 1	3488mm x 2526mm	11'5" x 8'3"
En-suite	1475mm x 2135mm	4'10" x 7'0"
Bedroom 2	2375mm x 3455mm	7'9" x 11'4"
Bedroom 3	2588mm x 2265mm	8'6" x 7'5"
Bathroom	1705mm x 2056mm	5'7" x 6'9"

> Longest measurement taken



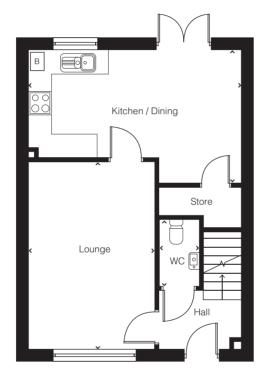


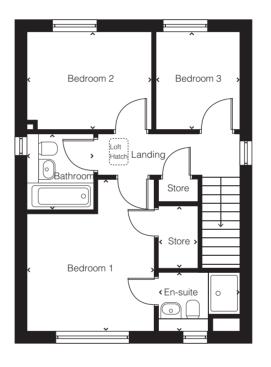




Plots: 2, 35, 86

88 m² / 942 sqft





Ground Floor

 Kitchen / Dining
 5586mm x 3478mm
 18'4" x 11'5"

 Lounge
 3343mm x 4919mm
 11'0" x 16'2"

 WC
 1080mm X 1768mm
 3'6" x 5'10"

First Floor

3360mm x 4008mm 11'0" x 13'2" Bedroom 1 En-suite 2132mm x 1098mm 7'0" x 3'7" Store 1063mm x 1701mm 3'6" x 5'7" 3297mm x 2539mm Bedroom 2 10'10" x 8'4" Bedroom 3 2194mm x 2539mm 8'7" x 8'4" Bathroom 1759mm x 2043mm 5'9" x 6'8"

> Longest measurement taken

Customers should note the computer generated image shown is an illustration of The Selwood house type and elevations are subject to change. External finishes, features, landscaping, roofing, configuration and road treatments may vary from plot to plot. Materials used may also differ from plot to plot including render and roof tile colours. Please confirm with your sales executive the material finish of the plot you are interested in. Dimensions stated are within 50mm (2") but should not be used as a basis for furnishings, furniture or appliance spaces etc. Dimensions for such purposes must be verified against actual site measurements. Please note the handing of plots, door and window positions & sizes may vary from the floor plans shown. Please check individual plot details with our sales team.

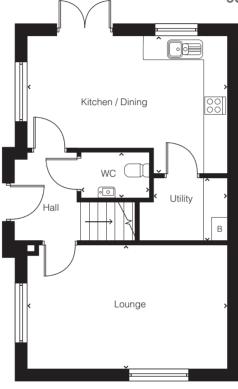






Plots: 10, 15, 34, 44

93 m² / 1002 sqft



Ground Floor

 Kitchen / Dining
 3617mm x 5249mm
 11'4" x 17'3"

 Lounge
 5249mm x 3239mm
 17'3" x 10'7'

 Utility
 1924mm x 1657mm
 17'5" x 10'9"

 WC
 1824mm x 1196mm
 6'0" x 3'11"



First Floor

4353mm x 3239mm	14'3" x 10'7"
1494mm x 2990mm	4'11" x 9'10"
2845mm x 3168mm	9'4" x 10'5"
2309mm x 3168mm	17'5" x 10'5"
1752mm x 2212mm	5'9" x 7'3"
	1494mm x 2990mm 2845mm x 3168mm 2309mm x 3168mm

> Longest measurement taken

Customers should note the computer generated image shown is an illustration of The Wyre house type and elevations are subject to change. External finishes, features, landscaping, roofing, configuration and road treatments may vary from plot to plot. Materials used may also differ from plot to plot including render and roof tile colours. Please confirm with your sales executive the material finish of the plot you are interested in. Dimensions stated are within 50mm (2") but should not be used as a basis for furnishings, furniture or appliance spaces etc. Dimensions for such purposes must be verified against actual site measurements. Please note the handing of plots, door and window positions & sizes may vary from the floor plans shown. Please check individual plot details with our sales team.

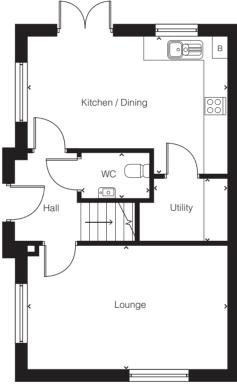






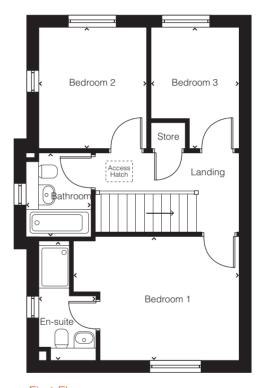
Plots: 40, 49, 50

93 m² / 1002 sqft



Ground Floor

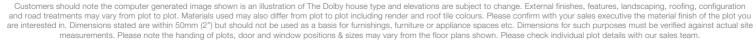
Kitchen / Dining	3617mm x 5255mm	11'10" x 17'3
Lounge	5255mm x 3239mm	17'3" x 10'7
Utility	1930mm x 1657mm	6'4" x 10'9"
WC	1824mm x 1196mm	6'0" x 3'11"



First Floor

Bedroom 1 En-suite	4359mm x 3239mm 1494mm x 3030mm	14'4" x 10'7" 4'11" x 9'11"
Bedroom 2	2845mm x 3168mm	9'4" x 10'5"
Bedroom 3	2315mm x 3168mm	8'3" x 10'5"
Bathroom	1699mm x 2210mm	5'7" x 7'3"

> Longest measurement taken





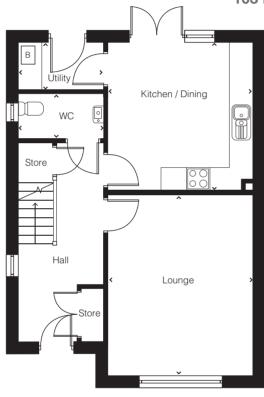


THE HATFIELD

4 bedroom home

Plots: 11, 14, 23, 24, 30, 46

103 m² / 1110 sqft





Kitchen / Dining Lounge Utility WC 3787mm X 3866mm 12'5" x 12'8" 3787mm X 4776mm 12'5" x 15'80" 2234mm x 1201mm 7'4" x 3'11" 2234mm X 1198mm 7'4" x 3'11"

Bedroom 2 Bedroom 4 Landing Bathroom Store En-suite Bedroom 1

First Floor

Bedroom 1	3582mm x 2891mm	11'9" x 9'6"
En-suite	2077mm x 1423mm	6'10" x 4'8"
Bedroom 2	2494mm x 3111mm	8'2" x 10'2"
Bedroom 3	2783mm x 3312mm	9'2" x 10'10"
Bedroom 4	2494mm x 2943mm	8'2" x 9'8"
Bathroom	1706mm x 1998mm	5'7" x 6'7"

> Longest measurement taken

Customers should note the computer generated image shown is an illustration of The Hatfield house type and elevations are subject to change. External finishes, features, landscaping, roofing, configuration and road treatments may vary from plot to plot. Materials used may also differ from plot to plot including render and roof tile colours. Please confirm with your sales executive the material finish of the plot you are interested in. Dimensions stated are within 50mm (2") but should not be used as a basis for furnishings, furniture or appliance spaces etc. Dimensions for such purposes must be verified against actual site measurements. Please note the handing of plots, door and window positions & sizes may vary from the floor plans shown. Please check individual plot details with our sales team.



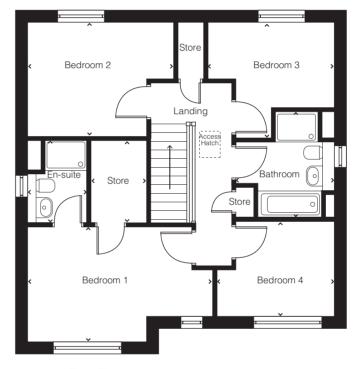




Plots: 22, 29

115 m² / 1236 sqft





Ground Floor

 Kitchen / Dining
 594

 Utility
 202

 Lounge
 311

 WC
 202

 Garage
 260

5943mm x 2883mm 19'6" x 9'5" 2021mm x 1800mm 6'8" x 5'11" 3112mm x 5388mm 10'2" x 17'8" 2021mm x 909mm 6'8" x 3'0" 2607mm x 4700mm 8'7" x 15'5"

First Floor

Bedroom 1 En-suite Store Bedroom 2 Bedroom 4 Bedroom 4	4864mm x 3022mm 1544mm x 2193mm 1503mm x 2193mm 3845mm x 2994mm 3320mm x 3035mm 3102mm x 2486mm	15'11" x 9'11" 5'1" x 7'2" 4'11" x 7'2" 12'7" x 9'10" 10'11" x 9'11" 10'2" x 8'2"
Bathroom	2592mm x 2810mm	8'6" x 9'3"

> Longest measurement taken

Customers should note the computer generated image shown is an illustration of The Ennerdale house type and elevations are subject to change. External finishes, features, landscaping, roofing, configuration and road treatments may vary from plot to plot. Materials used may also differ from plot to plot including render and roof tile colours. Please confirm with your sales executive the material finish of the plot you are interested in. Dimensions stated are within 50mm (2") but should not be used as a basis for furnishings, furniture or appliance spaces etc. Dimensions for such purposes must be verified against actual site measurements. Please note the handing of plots, door and window positions & sizes may vary from the floor plans shown. Please check individual plot details with our sales team.

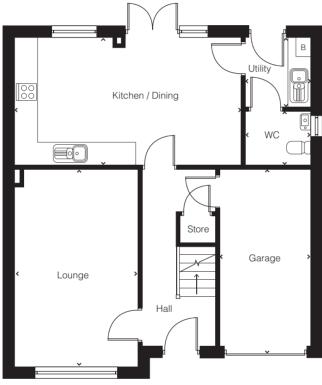






Plots: 25, 28, 47, 89

126 m² / 1357 sqft



Bedroom 2 Bathroom Access Halch En-suite Bedroom 4 Bedroom 4 Store

Ground Floor

Kitchen / Dining	6188mm x 3463mm	20'4" x 11'4"
Lounge	3337mm x 5370mm	10'11" x 17'7"
Utility	1778mm x 1880mm	5'10" x 6'2"
WC	1778mm x 1488mm	5'10" x 4'11"
Garage	2417mm x 4716mm	7'11" x 15'2"

First Floor

Bedroom 1	4211mm x 3560mm	13'10" x 11'8"
En-suite	1548mm x 2069mm	5'1" x 6'9"
Store	1346mm x 1131mm	4'5" x 3'8"
Bedroom 2	2969mm x 4114mm	9'9" x 13'6"
Bedroom 3	2782mm x 3613mm	9'1" x 11'10"
Bedroom 4	2530mm x 3793mm	8'4" x 12'5"
Bathroom	2121mm x 2919mm	6'11" x 9'7"

> Longest measurement taken

Customers should note the computer generated image shown is an illustration of The Holt house type and elevations are subject to change. External finishes, features, landscaping, roofing, configuration and road treatments may vary from plot to plot. Materials used may also differ from plot to plot including render and roof tile colours. Please confirm with your sales executive the material finish of the plot you are interested in. Dimensions stated are within 50mm (2") but should not be used as a basis for furnishings, furniture or appliance spaces etc. Dimensions for such purposes must be verified against actual site measurements. Please note the handing of plots, door and window positions & sizes may vary from the floor plans shown. Please check individual plot details with our sales team.

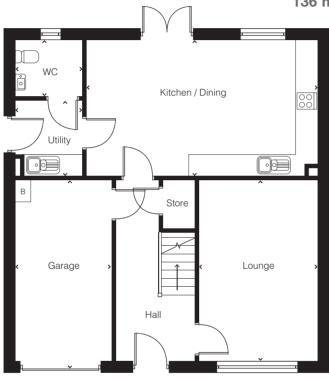


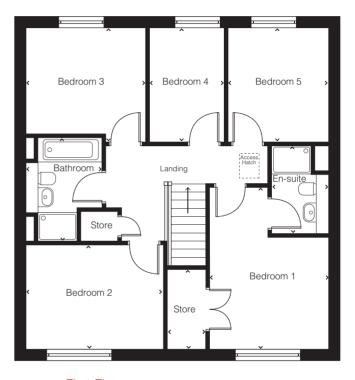




Plots: 27, 87, 88

136 m² / 1462 sqft





Ground Floor

 Kitchen / Dining
 6462mm x 3785mm
 21'2" x 12'5"

 Lounge
 3289mm x 5048mm
 10'9" x 16'7"

 Utility
 1842mm x 2123mm
 6'0" x 57'0"

 WC
 1842mm x 1567mm
 6'0" x 5'2"

 Garage
 2621mm x 4956mm
 8'7" x 16'3"

First Floor

Bedroom 1	3289mm x 4506mm	10'9" x 14'9"
En-suite	1547mm x 2455mm	5'1" x 8'1"
Store	1072mm x 2199mm	3'6" x 7'3"
Bedroom 2	2892mm x 3815mm	9'6" x 12'6"
Bedroom 3	3312mm x 3197mm	10'10" x 10'6"
Bedroom 4	2105mm x 3197mm	6'11" x 10'6"
Bedroom 5	2792mm x 3197mm	9'9" x 10'6"
Bathroom	2089mm x 2905mm	6'10" x 9'6"

> Longest measurement taken

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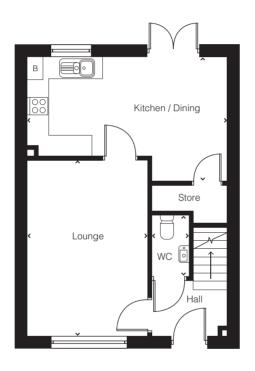






Plots: 36, 37, 41, 48

88 m² / 942 sqft





Ground Floor

 Kitchen / Dining
 5620mm x 3478mm
 18'5" x 11'5"

 Lounge
 3376mm x 4921mm
 11'1" x 16'2"

 WC
 1074mm x 1768mm
 3'6" x 5'10"

First Floor

 Bedroom 1
 3394mm x 4008mm
 11'2" x 13'2"

 En-suite
 2132mm x 1499mm
 7'0" x 4'11"

 Bedroom 2
 3297mm x 2539mm
 10'10" x 8'4"

 Bedroom 3
 2228mm x 2539mm
 7'4" x 8'4"

 Bathroom
 1758mm x 2043mm
 5'9" x 6'8"

> Longest measurement taken

Customers should note the computer generated image shown is an illustration of The Haldon house type and elevations are subject to change. External finishes, features, landscaping, roofing, configuration and road treatments may vary from plot to plot. Materials used may also differ from plot to plot including render and roof tile colours. Please confirm with your sales executive the material finish of the plot you are interested in. Dimensions stated are within 50mm (2") but should not be used as a basis for furnishings, furniture or appliance spaces etc. Dimensions for such purposes must be verified against actual site measurements. Please note the handing of plots, door and window positions & sizes may vary from the floor plans shown. Please check individual plot details with our sales team.

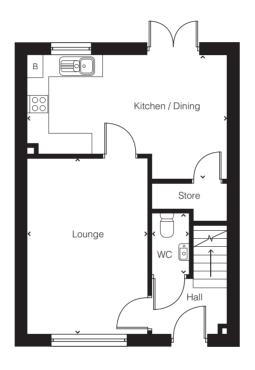


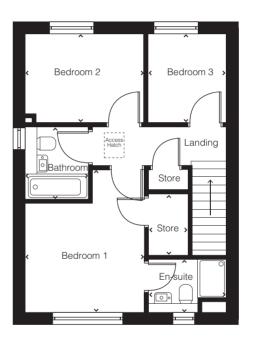




Plots: 3, 5, 7, 9

88 m² / 942 sqft





Ground Floor

 Kitchen / Dining
 5620mm x 3478mm
 18'5" x 11'5"

 Lounge
 3376mm x 4921mm
 11'1" x 16'2"

 WC
 1074mm x 1768mm
 3'6" x 5'10"

First Floor

Bedroom 1	3394mm x 4008mm	11'2" x 13'2"
En-suite	2132mm x 1499mm	7'0" x 4'11"
Bedroom 2	3297mm x 2539mm	10'10" x 8'4"
Bedroom 3	2228mm x 2539mm	7'4" x 8'4"
Bathroom	1758mm x 2043mm	5'9" x 6'8"

> Longest measurement taken

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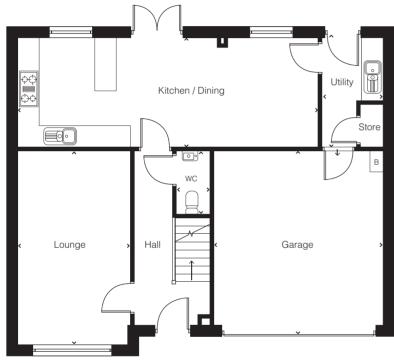


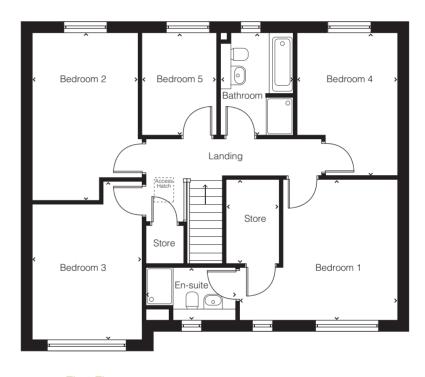




Plots: 1, 21, 26, 45, 90

149 m² / 1599 sqft





Ground Floor

Kitchen / Dining	8588mm x 3095mm	28'2" x 10'2"
Lounge	3207mm x 5519mm	10'6" x 18'1"
Utility	1741mm x 3095mm	5'8" x 10'2"
WC	918mm x 1806mm	3'0" x 5'11"
Garage	4779mm x 4859mm	15'8" x 15'11"

First Floor

Bedroom 1	4517mm x 4001mm	14'10" x 13'1
En-suite	2605mm x 1500mm	8'7" x 4'11"
Store	1534mm x 2406mm	5'0" x 7'11"
Bedroom 2	3026mm x 4778mm	9'11" x 15'8"
Bedroom 3	3112mm x 3863mm	10'2" x 12'8"
Bedroom 4	2876mm x 4078mm	9'5" x 13'4"
Bedroom 5	2142mm x 2931mm	7'0" x 9'7"
Bathroom	2095mm x 2931mm	6'10" x 9'7"

> Longest measurement taken

Customers should note the computer generated image shown is an illustration of The Delamere house type and elevations are subject to change. External finishes, features, landscaping, roofing, configuration and road treatments may vary from plot to plot. Materials used may also differ from plot to plot including render and roof tile colours. Please confirm with your sales executive the material finish of the plot you are interested in. Dimensions stated are within 50mm (2") but should not be used as a basis for furnishings, furniture or appliance spaces etc. Dimensions for such purposes must be verified against actual site measurements. Please note the handing of plots, door and window positions & sizes may vary from the floor plans shown. Please check individual plot details with our sales team.



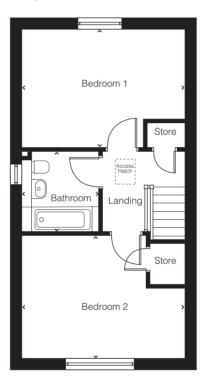




Plots: 31, 32, 33, 58, 59, 60

84 m² / 905 sqft





Ground Floor

Kitchen / Dining Lounge WC

3476mm x 3975mm 3300mm x 4552mm 1712mm x 2101mm 5'7" x 6'11"

11'5" x 13'0" 10'10" x 14'11"

First Floor

4552mm x 3290mm 14'11" x 10'9" Bedroom 1 Bedroom 2 4552mm x 3443mm 14'11" x 11'3" Bathroom 2147mm x 2263mm 7'0" x 7'5"

> Longest measurement taken

Customers should note the computer generated image shown is an illustration of The Avon house type and elevations are subject to change. External finishes, features, landscaping, roofing, configuration and road treatments may vary from plot to plot. Materials used may also differ from plot to plot including render and roof tile colours. Please confirm with your sales executive the material finish of the plot you are interested in. Dimensions stated are within 50mm (2") but should not be used as a basis for furnishings, furniture or appliance spaces etc. Dimensions for such purposes must be verified against actual site measurements. Please note the handing of plots, door and window positions & sizes may vary from the floor plans shown. Please check individual plot details with our sales team.







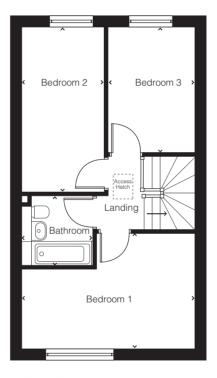
Plots: 16, 17, 18, 42, 43, 56, 57, 61, 62, 63, 64, 65, 66, 67, 68

89 m² / 960 sqft



Ground Floor

Kitchen / Dining Lounge WC 4875mm x 4140mm 16'0" x 13'7" 3080mm x 4814mm 10'1" x 15'9" 1700mm x 1430mm 5'7" x 4'8"



First Floor

 Bedroom 1
 4870mm x 3250mm
 16'0" x 10'8"

 Bedroom 2
 2320mm x 4640mm
 7'7" x 15'3"

 Bedroom 3
 2450mm x 3540mm
 8'0" x 11'7"

 Bathroom
 1995mm x 1980mm
 6'6" x 6'6"

> Longest measurement taken







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