

Honey Glade

CHAPMANSLADE • WILTSHIRE



Ground breaking, 2, 3 and 4 bedroom zero carbon houses and bungalows in the charming Wiltshire village of Chapmanslade.



WELCOME

THE LOCAL AREA

HOMES

DEVELOPMENT PLAN

CLIMATE CONSIDERATE

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Honey Glade

ZERO CARBON LIVING IN A CHARMING CORNER OF WILTSHIRE

The thriving Wiltshire village of Chapmanslade is home to Honey Glade, a stunning new development by Newland Homes consisting of 43 zero carbon 2, 3 and 4 bedroom homes. Chapmanslade is a handpicked location on the Wiltshire / Somerset border, enabling you to combine the very best of rural village living with the vibrancy of neighbouring market towns of Frome and Warminster, along with Westbury.

This discreet development derives its name from the local schoolchildren who were keen to celebrate the local wildlife, including bees, birds of prey and quiet tracks and lanes. The development itself boasts large open spaces, including a play area for families, a wildflower meadow and newly planted woodland. You'll also be encircled by some of the country's most striking Areas of Natural Beauty, including Longleat Woods, an ideal place to explore and the UNESCO world heritage city of Bath.



What makes our homes at Honey Glade zero carbon?

Over the last two years, we've been finessing the blueprint of our homes to achieve zero carbon. By jettisoning gas boilers in favour of air source heat pumps, increasing the quality and specification of solar panels, and upping the insulation levels, we've achieved a home which creates as much prime energy* as it needs. In addition, all our zero carbon homes will be automatically enrolled on a zero-carbon renewable energy tariff.

*Prime energy is the regulated energy used to provide lighting, heating & hot water in the home assessed by a standard procedure assuming a typical family lifestyle as indicated in the home's Energy Performance Certificate.



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Paragliding on a clear day at the Westbury White Horse.

INCREDIBLE DESIGN, GROUNDBREAKING INNOVATION AND SUSTAINABILITY

The development's meticulous commitment to sustainability ensures your home will be truly eco-conscious. Renewable heating sources and high levels of insulation alongside solar panels and air source heat pumps will ensure you live greener and save on utilities without compromising on style. Each home is built to the highest specification and designed to reflect the character of the local area. Expect carefully considered and award-winning touches at every turn. Family members of all ages will love how the kitchen and other communal areas are at the heart of the home and maximising natural light.



Dilton Marsh railway station
2.5 miles



Westbury
3.7 miles



Bath
14.5 miles



Cley Hill
3 miles



Frome
3.7 miles



Bristol
26 miles



Bristol Airport
28 Miles



Hope Nature Centre
8.1 miles

All approximate distances
from Google Maps

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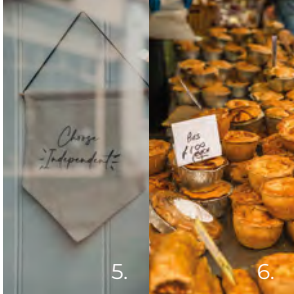
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A WARM AND WELCOMING VILLAGE

Chapmanslade is a strong and positive community with outdoor living a key aspect, thanks largely to a wonderful network of footpaths and Cley Hill, a National Trust site, that dominates the landscape. At the hub of Chapmanslade are a pub and village hall, where locals convene for coffee mornings, clubs, and groups. There is a children's playground, and ample playing fields home to a range of sports clubs.

AN EPICENTRE OF HISTORY AND CULTURE

Conveniently situated near to thriving towns, cities and areas of natural beauty, you're perfectly placed to explore the West Country's finest offerings. Neighbouring Frome is a charming market town packed with historic buildings, independent shops and a strong performing arts scene.

WELL CONNECTED, WITH A SCHOOL ON THE DOORSTEP

Road connections are good in all directions, particularly to the M4 and M5 motorways. For rail users, the mainline station at Westbury offers direct links to London, Wales, and the south. Those requiring international travel are just an hour away from Bristol airport. All of this can be enjoyed with the added advantage of Chapmanslade Primary School, rated 'Good' by Ofsted and which enjoys close community links.



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SUSTAINABILITY IS IN EVERYTHING WE DO

There is evidence to show that our climate is changing due to combination of physical and human factors. At Newland Homes, we want to encourage home owners' aspirations to live both sustainably and stylishly.

OUR CLIMATE CONSIDERATE HOMES INCLUDE...



Air Source Heat Pumps

Solar PV

Optional battery

Electric vehicle charging

Eco bins

Work from home spaces

Cycle storage

Rain water butts and composters

Hedgehog highways

Bee friendly planting

Anniversary woodland

1. The Three Horseshoes Pub in Chapmanslade.
2. Royal Mail post office box on Chapmanslade highstreet.
3. Vintage bicycle with wicker basket full of ripe yellow lemons.
4. Chapmanslade Church.
5. View through the window of an independent shop in Frome.
6. Pies for sale at a market stall in Frome.
7. Chapmanslade High Street.
8. Cobbled streets at Catherine Hill in Frome.
9. View of the Salisbury Plain and Westbury White Horse bathed in warm evening sunlight.
10. Warning beacon at Westbury at sunset.
11. Nunney Castle near Frome, built late 14th century by Sir John Delamare.

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The Prestbury



Plots 1, 28, 29, 35 & 43
4 bed detached

The Sherston



Plots 30, 31 & 34
4 bed detached

The Charlbury



Plots 38 & 39
4 bed semi-detached

The Stancombe



Plots 23, 24 & 25
4 bed detached chalet

The Addington



Plot 20
3 bed detached bungalow

The Toddington



Plot 4
3 bed semi-detached

The Hinton



Plots 32, 33 & 42
3 bed detached

The Cricklade



Plots 2, 3, 5, 18, 19, 26, 27, 36, 37, 40 & 41
3 bed semi-detached

The Chapmanslade



Plots 21 & 22
2 bed detached bungalow



Selwood Housing

For further information contact our sales team.

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Plots 1, 28, 29, 35 & 43

 Plans and dimensions

The Prestbury

 4 bed detached

An attractive 4 bedroom detached home, with the kitchen forming the heart of this home, including feature island, sun lounge and an abundance of space for dining.

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Plots 1, 28, 29, 35 & 43

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The Prestbury

4 bed detached

An attractive 4 bedroom detached home, with the kitchen forming the heart of this home, including feature island, sun lounge and an abundance of space for dining.

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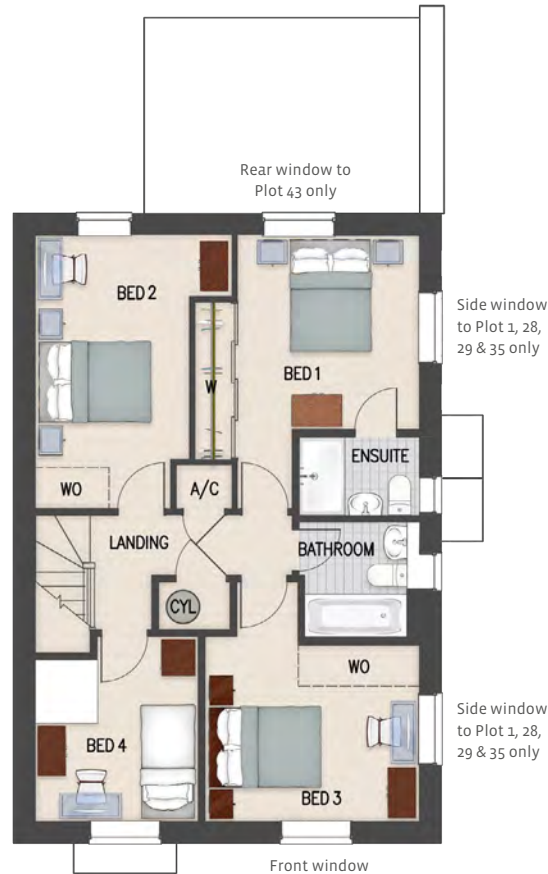
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The Prestbury



GROUND FLOOR

Plot 35 only



FIRST FLOOR

FLOOR PLAN KEY

- A/C Airing cupboard
- C Cupboard
- CYL Cylinder cupboard
- Integrated eco bin
- DW Integrated dishwasher
- FF Integrated fridge freezer
- L Larder unit
- O Integrated eye level oven and combination microwave
- TD Tumble dryer space
- W Built in wardrobe
- WM Washing machine space
- WO Optional wardrobe – see Sales Consultant

* Dims exclude wardrobe

Lounge
4.15m (max) X 4.44m (max)
13'7" (max) X 14'7" (max)

Kitchen/Lounge/Diner#
6.35m (max) X 8.45m (max)
20'10" (max) X 26'9" (max)
#Excludes bay to plot 35

Bedroom 1*
3.71m (max) X 4.53m (max)
12'2" (max) X 14'10" (max)

Bedroom 2
3.25m (max) X 4.53m (max)
10'8" (max) X 14'10" (max)

Bedroom 3
3.55m (max) X 3.97m (max)
11'8" (max) X 13'1" (max)

Bedroom 4
2.70m X 3.07m
8'10" X 10'1"

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Plots 30, 31 & 34

 [Plans and dimensions](#)

The Sherston 4 bed detached

A superb double-fronted 4 bedroom detached home. Both the lounge and sun lounge lead on to the garden through the French doors bringing the outside in.

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The Sherston

GROUND FLOOR



FIRST FLOOR



FLOOR PLAN KEY

- A/C Airing cupboard
- CYL Cylinder cupboard
- Integrated eco bin
- DW Integrated dishwasher
- FF Integrated fridge freezer
- L Larder unit
- O Integrated eye level oven and combination microwave
- TD Tumble dryer space
- W Built in wardrobe
- WM Washing machine space
- WO Optional wardrobe – see Sales Consultant

<p>Lounge 3.55m x 6.41m 11'8" x 21'1"</p>	<p>Kitchen/Dining/ Family Room 4.51m (max) x 9.34m (max) 14'9" (max) x 30'7" (max)</p>	<p>Bedroom 1* 3.60m (max) x 4.22m (max) 11'9" (max) x 13'10" (max)</p>	<p>Bedroom 2 3.30m (max) x 2.92m (max) 10'9" (max) x 9'7" (max)</p>	<p>Bedroom 3 3.30m (max) x 3.39m (max) 10'9" (max) x 11'1" (max)</p>	<p>Bedroom 4 3.09m (max) x 2.09m (max) 10'1" (max) x 6'10" (max)</p>
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Plots 38 & 39

 [Plans and dimensions](#)

The Charlbury

4 bed semi-detached

So impressive, this 4 bedroom semi-detached home features a brilliantly designed kitchen dining room with fabulous bay window, in addition to a sun lounge and exceptional galleried principal suite with walk in wardrobe and ensuite.

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The Charlbury

GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



FLOOR PLAN KEY

- A/C Airing cupboard
- AS Appliance space
- C Cupboard
- Integrated eco bin
- DW Integrated dishwasher
- FF Integrated fridge freezer
- L Larder unit
- O Integrated eye level oven and combination microwave
- W Built in wardrobe
- WM Washing machine space
- Denotes restricted headroom
- * Dims exclude wardrobe

Lounge/Sun Lounge
4.90m (max) X 6.27m (max)
16'1" (max) X 20'7" (max)

Kitchen/Dining
3.97m (max) X 5.77m (max)
13'1" (max) X 18'11" (max)

Bedroom 1
4.80m (max) X 4.90m (max)
15'7" (max) X 15'11" (max)

Bedroom 2
4.90m (max) X 3.51m (max)
16'1" (max) X 11'6" (max)

Bedroom 3
2.83m X 2.91m
9'3" X 9'6"

Bedroom 4
1.98m X 2.91m
6'6" X 9'6"

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Plots 23, 24 & 25

 [Plans and dimensions](#)

The Stancombe

 4 bed detached chalet home

A 4 bedroom detached chalet style house with spacious lounge and feature sun lounge, plus principal bedroom with ensuite and walk in wardrobe, and study/bed 4 ideal for working from home.

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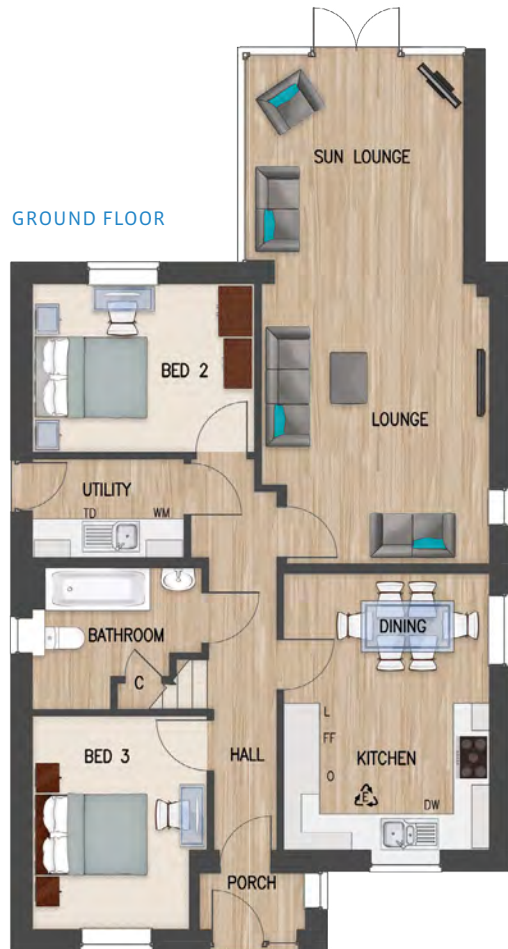
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The Stancombe



FLOOR PLAN KEY

- A/C Airing cupboard
 - C Cupboard
 - Integrated eco bin
 - DW Integrated dishwasher
 - FF Integrated fridge freezer
 - L Larder unit
 - O Integrated eye level oven and combination microwave
 - TD Tumble dryer space
 - WM Washing machine space
 - Denotes restricted headroom
- * Dims exclude wardrobe

Lounge/Sun Lounge
3.78m (max) X 8.37m (max)
12'4" (max) X 27'5" (max)

Kitchen/Dining
3.41m X 4.58m
11'2" X 15'1"

Bedroom 1
4.64m (max) X 4.69m (max)
15'2" (max) X 15'4" (max)

Bedroom 2
3.68m X 2.79m
12'1" X 9'2"

Bedroom 3
2.89m (max) X 3.54m (max)
9'6" (max) X 11'7" (max)

Study/Bedroom 4
2.81m (max) X 3.64m (max)
9'2" (max) X 11'11" (max)

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Plot 20

 [Plans and dimensions](#)

The Addington 3 bed detached bungalow

A beautiful 3 bedroom detached bungalow with magnificent kitchen/dining space leading into the sun lounge over looking the garden.

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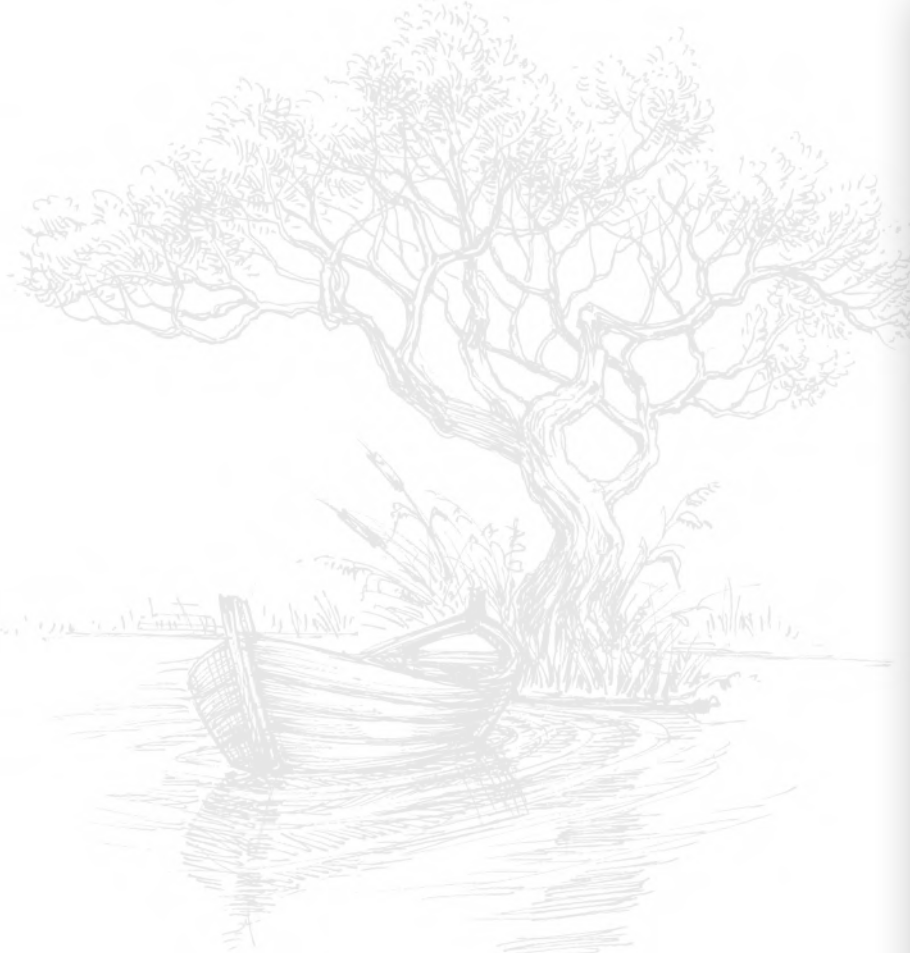
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The Addington



FLOOR PLAN KEY

A/C	Airing cupboard	TD	Tumble dryer Space
CYL	Cylinder cupboard	W	Built in wardrobe
	Integrated eco bin	WM	Washing machine space
DW	Integrated dishwasher	WO	Optional Wardrobe - see Sales Consultant
FF	Integrated fridge freezer	---	Denotes restricted headroom
L	Larder unit		
O	Integrated eye level oven and combination microwave		
			* Dims exclude wardrobe

Lounge
3.68m (max) X 5.82m (max)
12'1" (max) X 19'1" (max)

**Kitchen/Dining/
Sun Lounge**
6.10m (max) X 7.30m (max)
19'0" (max) X 23'11" (max)

Bedroom 1*
3.98m (max) X 4.21m (max)
13'1" (max) X 13'9" (max)

Bedroom 2
2.78m X 4.25m
9'1" X 13'11"

Bedroom 3
2.77m (max) X 3.03m (max)
9'1" (max) X 9'11" (max)

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Plot 4

 Plans and dimensions

The Toddington

 3 bed semi-detached

An impressive 3 bedroom semi-detached home with generous open plan kitchen/dining, plus dual aspect lounge boasting feature bay window and French doors on to the garden.

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The Toddington



GROUND FLOOR

FIRST FLOOR

FLOOR PLAN KEY

- | | | | |
|-----|---|----|--|
| A/C | Airing cupboard | TD | Tumble dryer space |
| C | Cupboard | W | Built in wardrobe |
| | Integrated eco bin | WM | Washing machine space |
| DW | Integrated dishwasher | WO | Optional Wardrobe - see Sales Consultant |
| FF | Integrated fridge freezer | | |
| L | Larder unit | | |
| O | Integrated eye level oven and combination microwave | | |
- * Dims exclude wardrobe

Lounge
5.04m (max) X 3.38m (max)
16'6" (max) X 11'1" (max)

Kitchen/Dining
5.04m (max) X 4.85m (max)
16'6" (max) X 15'10" (max)

Bedroom 1*
4.50m (max) X 3.90m (max)
14'9" (max) X 12'9" (max)

Bedroom 2
3.23m (max) X 3.37m (max)
10'7" (max) X 11'1" (max)

Bedroom 3
3.23m (max) X 1.93m (max)
10'7" (max) X 6'4" (max)

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Plots 32, 33 & 42

 [Plans and dimensions](#)

The Hinton

 3 bed detached

A beautifully balanced 3 bedroom detached home, which benefits from open plan kitchen/dining area, perfect for flexible living. The principal bedroom suite boasts a walk in wardrobe and ensuite shower room.

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The Hinton

GROUND FLOOR



FIRST FLOOR



FLOOR PLAN KEY

- | | | | |
|-----|---------------------------|----|---|
| A/C | Airing cupboard | O | Integrated eye level oven and combination microwave |
| AS | Appliance space | TD | Tumble dryer space |
| C | Cupboard | WM | Washing machine space |
| ♻️ | Integrated eco bin | WO | Optional Wardrobe - see Sales Consultant |
| DW | Integrated dishwasher | | |
| FF | Integrated fridge freezer | | |

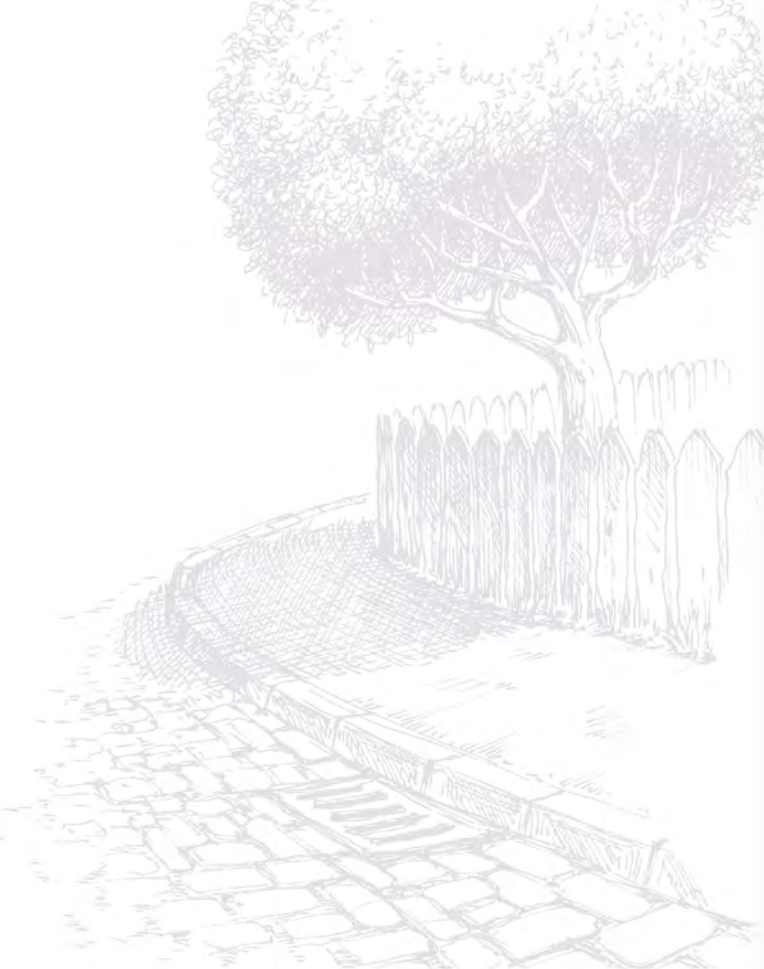
Lounge
3.29m x 4.69m
10'9" x 15'4"

Kitchen/Dining
5.40m (max) x 4.45m (max)
17'8" (max) x 14'7" (max)

Bedroom 1
3.36m (max) x 3.83m (max)
11'1" (max) x 12'6" (max)

Bedroom 2
3.20m x 3.18m
10'6" x 10'5"

Bedroom 3
2.10m (max) x 3.18m (max)
6'10" (max) x 10'5" (max)



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Plots 2, 3, 5, 18, 19, 26, 27, 36, 37, 40 & 41

 [Plans and dimensions](#)

The Cricklade 3 bed semi-detached

A 3 bedroom semi-detached home, built with contemporary living in mind. The free flowing ground floor maximises light and space with wide aspect French doors opening on to the garden.

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The Cricklade



GROUND FLOOR

FIRST FLOOR



FLOOR PLAN KEY

- | | | | |
|-----|---------------------------|----|---|
| A/C | Airing cupboard | O | Integrated eye level oven and combination microwave |
| AS | Appliance space | W | Built in wardrobe |
| | Integrated eco bin | WM | Washing machine space |
| DW | Integrated dishwasher | WO | Optional wardrobe - see Sales Consultant |
| FF | Integrated fridge Freezer | | |
| L | Larder unit | | |
- * Dims exclude wardrobe

Lounge
4.90m (max) X 3.22m (max)
16'1" (max) X 10'7" (max)

Kitchen/Dining
3.97m (max) X 5.77m (max)
13'1" (max) X 18'11" (max)

Bedroom 1*
3.68m (max) X 3.29m (max)
12'1" (max) X 10'9" (max)

Bedroom 2
2.83m (max) X 3.13m (max)
9'3" (max) X 10'3" (max)

Bedroom 3
1.98m X 2.91m
6'6" X 9'6"

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Plots 21 & 22

 [Plans and dimensions](#)

The Chapmanslade 2 bed detached bungalow

A well balanced 2 bedroom detached bungalow with contemporary open plan living in the kitchen/dining and lounge opening on to the rear garden. Bedroom 1 boasts built in wardrobes and ensuite shower room.

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The Chapmanslade

FIRST FLOOR



FLOOR PLAN KEY

- | | | | |
|-----|---------------------------|----|---|
| A/C | Airing cupboard | O | Integrated eye level oven and combination microwave |
| | Integrated eco bin | ST | Station |
| DW | Integrated dishwasher | WM | Washing machine space |
| FF | Integrated fridge freezer | | |
| L | Larder unit | | |

Kitchen/Dining/ Lounge
 6.83m (max) X 4.53m (max)
 22'5" (max) X 14'10" (max)

Bedroom 1
 2.75m (max) X 4.74m (max)
 9'1" (max) X 15'6" (max)

Bedroom 2
 2.83m (max) X 3.62m (max)
 9'3" (max) X 11'10" (max)

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HOME | DEVELOPMENT PLAN



The Prestbury
4 bed detached



The Sherston
4 bed detached



The Charlbury
4 bed semi-detached



The Stancombe
4 bed detached chalet



The Addington
3 bed detached bungalow



The Toddington
3 bed semi-detached



The Hinton
3 bed detached
Existing Homes



The Cricklade
3 bed semi-detached



The Chapmanslade
2 bed detached bungalow

Selwood Housing

For further information
contact our sales team.



Important Notice The site layout is intended for illustrative purposes only and may change, for example, in response to market demand or ground conditions. It should be treated as general guidance and cannot be relied upon as accurately describing any one of the specified matters prescribed by any order made under the Consumer Protection from Unfair Trading Regulations 2008. Landscaping is indicative. Please refer to the Landscape Plan and Engineering Layout available from the Sales Consultant or Agents.

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CHAPMANSLADE

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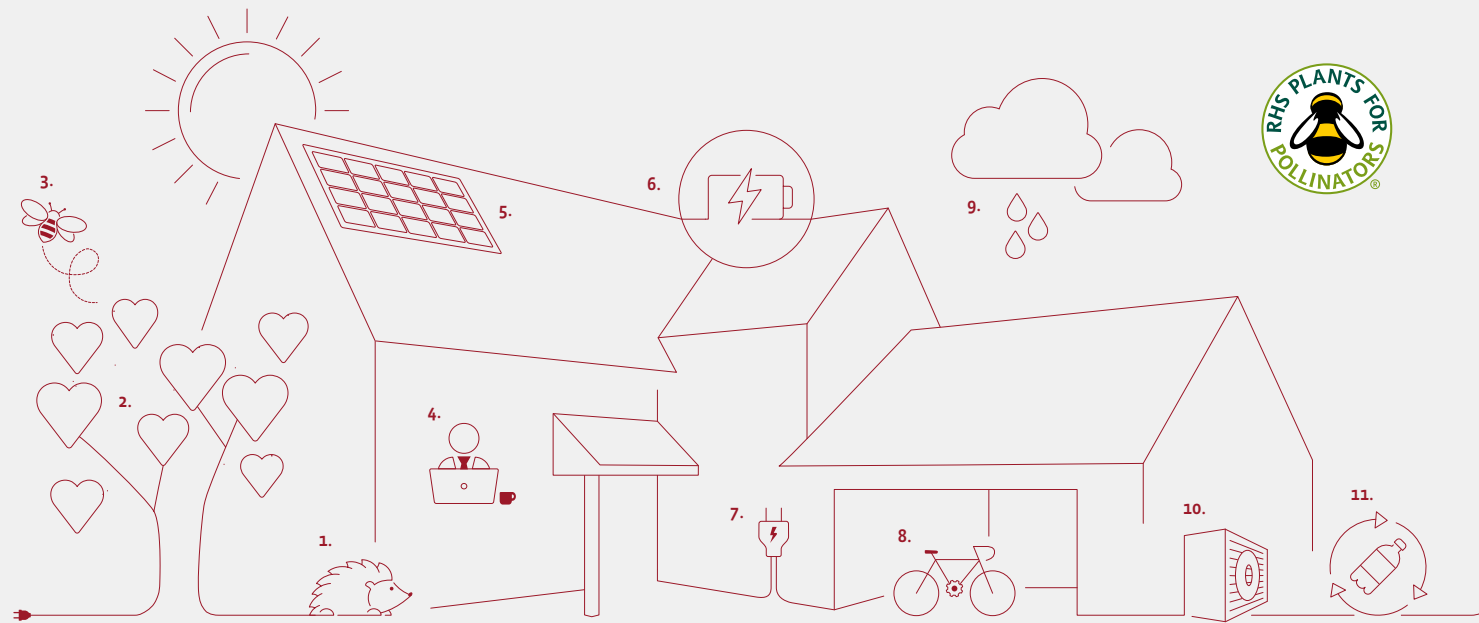
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Climate Considerate

‘Climate Considerate’ encapsulates our approach to building our homes sustainably.

It’s a lot more than just one or two initiatives that make our homes sustainable, it’s a whole raft of measures that make them kinder and reduce their impact on the environment.

As our homes will be here for generations to come, our climate considerate approach to building homes fit for the future will continue to evolve and flourish as new technologies allow and enable.



1. Hedgehog highways planned throughout each development.

3. RHS approved, bee friendly planting schemes across all our sites.

5. Solar PV to detached and all zero carbon homes to assist electricity production.

7. Wiring provision for electric vehicle charging points.

9. Rain water butts and composters included where possible.

11. Eco bins integrated into each kitchen to encourage recycling.

2. Mini woodlands/ anniversary woodlands included where possible.

4. Work from home spaces and fibre broadband provision included.

6. Zero carbon homes with optional battery for electricity storage.

8. Cycle storage for every home.

10. Air Source Heat Pumps or non fossil fuel heating in zero carbon homes.

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Climate Considerate

At Newland Homes, we want to encourage our homeowners' aspirations to live both sustainably and stylishly.

Our approach

We are Considerate of the environment; Conscientious in our role; and we therefore have a responsibility to Craft homes which are attractive, durable, efficient (both in construction and in use) and comfortable. This is our promise as a climate considerate developer.

Building sustainability into our homes

We adopt a 'fabric first' philosophy to the way we build our homes. By jettisoning gas boilers in favour of air source heat pumps, increasing the quality and specification of solar panels, and upping the insulation levels, we've

achieved a home which creates as much prime energy* as it needs.

In addition, all our zero carbon homes will be automatically enrolled on a zero carbon renewable energy tariff.

This means that the better the insulation, construction, ventilation, and detailed design, the more efficiently and comfortably your home will operate, saving money in the long term and keeping your carbon footprint low for generations to come.

Our zero carbon homes exceed the latest construction requirements by some way, and all homes are built to achieve and often exceed these requirements, without compromising on their good looks. All timber used in our homes is from certified sustainable sources.

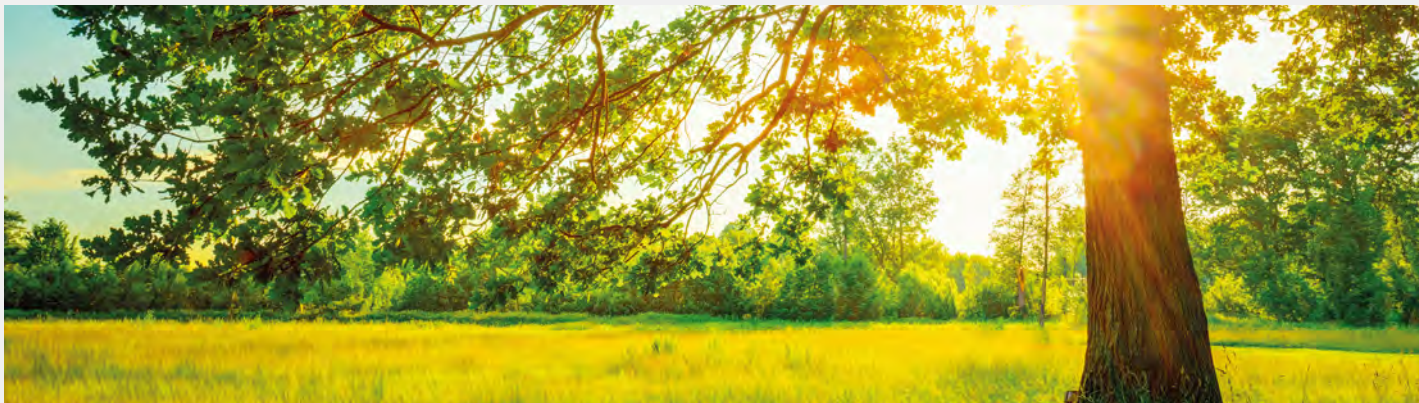
*Prime energy is the regulated energy used to provide lighting, heating and hot water in the home assessed by a standard procedure assuming a typical family lifestyle as indicated in the home's Energy Performance Certificate.

Our communities

Sustainable development is often defined as development that meets the needs of the present without compromising the ability of future generations to meet their own needs. We take a long term view with all our sites and our aim is always to enhance the communities in which we build.

We invest in the community infrastructure, and crucially, build homes that people want to live in, for now and for many years to come.

As technology and its take-up improves, we will be delivering even more zero carbon homes as our standard product offering. We hope to share this journey with all our customers, and in all our respective walks of life, to ensure we deliver a future fit for our children, grandchildren and generations to come.



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Our specification

We think about more than just the fixtures and fittings at Newland Homes.

We also apply our considerate, conscientious and crafted approach across all aspects of design and construction. Here are just some of the ways we do this...



Helping you save energy and money

Our homes are designed with energy efficiency and therefore cost-saving in mind. Many homes are oriented to make the most of natural light and solar gain, and utilise the roof space, reducing energy costs. Innovation at its best.



Choice of fixtures and fittings

Optional extras can be chosen subject to stage of construction, please ask our Sales Consultant for more information.



Be part of the community

Our aim is always to enhance the communities in which we build. Each Newland development is carefully selected and has its own unique character, being sympathetic to the surrounding architectural landscape.



Move in and live

Our Sales Consultant is on hand every step of the way to make your purchase as smooth as possible. Before you move in we'll demonstrate your new home to you, then it's all ready to go with a 10 year LABC warranty for complete peace of mind.



Kitchens

- Choice of fully fitted kitchen units with soft close cupboards and drawers*
- Choice of 40mm laminate worktops (Silestone upgrade available)*
- Optional undermount sink with Silestone option*
- Stainless steel 1.5 bowl sink
- Contemporary mono side-lever tap
- Eye level Neff multifunction oven plus secondary oven with combination microwave*
- Built under Neff double multi-function oven to specific house types check with sales consultant*
- Neff 80cm 4 or 5 zone induction hob*
- Integrated dishwasher
- Integrated 50:50 fridge freezer
- Integrated eco bins to assist with recycling
- Plumbing for washing machine and tumble dryer space

Bathrooms and Ensuites

- Villeroy and Boch white sanitaryware
- Hansgrohe tapware
- Hansgrohe showers to bathroom with bathscreen (where applicable)
- Hansgrohe showers to ensuites
- Choice of ceramic wall tiles*
- Choice of flooring to bathroom, ensuites and cloakrooms*
- Curved chrome towel radiator in bathrooms and ensuites
- Illuminated bathroom mirror with shaver socket, light and demist function

CONSUMER
CODE FOR
HOME BUILDERS

www.consumercode.co.uk

*Choices available dependent on stage of construction. Please ask Sales Consultant for individual plot specification, including clarification of kitchen drawings. Further information is available by requesting a copy of our specification checklist.



LABC Warranty carries out an independent survey of each home during construction, and issues a 10-year warranty certificate when the home is completed.

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Our specification

We think about more than just the fixtures and fittings at Newland Homes.

Electrical

- Telephone points on each floor including lounge and bedroom 1 with homes wired for fibre optic connection and data point (check with Sales Consultant for rooms and positions)
- TV/FM points to principal rooms with ducting and additional high-level sockets for tidy wall mounting (check with Sales Consultant for homes applicable)
- Power points with high performance RCD protection
- USB charging point as part of a double socket provided in kitchen, lounge, principal bedroom and study (if applicable)
- Mains operated smoke alarms (check with Sales Consultant for position)
- Under unit LED lighting strips to kitchen
- Chrome downlighters to kitchen, bathroom and en-suites
- Lantern front door light
- Wiring provision included for optional electric vehicle charging point
- Wireless intruder alarm available as an option

Internal Finish

- Vertical 5 panel Cottage doors in white with chrome ironmongery
- Woodwork finished in pure brilliant white satinwood
- Matt emulsion walls in brilliant white
- Smooth ceilings in brilliant white



- Principal bedroom with fitted wardrobe; sliding wardrobe or walk in wardrobe (check with Sales Consultant for homes applicable and type of wardrobe)
- Optional additional sliding wardrobes in other bedrooms (check with Sales Consultant for availability)
- Optional carpet and hard flooring packages available*

External Finish

- Quality facing external finishes including tumbled stone, brick and textured render
- Black rainwater goods
- PVCu double glazed energy efficient windows and French doors
- Front door with 3-point locking and chrome handles
- Wireless doorbell and chrome door numerals
- Turf to rear gardens with frontages landscaped as shown on development landscaping masterplan
- Outside tap (check with Sales Consultant for homes applicable and positions)
- Power and light to garage (check with Sales Consultant for homes applicable)

Zero Carbon and Energy Saving Homes

- Each home is designed with a 'Predicted Energy Assessment' (PEA) to ensure it is energy efficient and meets or exceeds current regulative standards

- Every home is then air tested for leakage to ensure exacting predicted energy performance ratings are met, and the PEA is converted into the homes' 'Energy Performance Certificate' (EPC)

This is all achieved through using energy efficient materials in the fabric of the construction materials, including:

- Underfloor heating to the ground floor with radiators to first floor with individual thermostatic valves
- Air source heat pumps
- Solar PV panels
- High performance insulation to roof, ground floor and external walls
- Double glazed windows and doors with energy efficient glazing
- 'A' rated appliances or higher fitted within homes
- Dual flush toilets and water saving aerated taps as standard, which use less water but maintain pressure
- Composting facilities to assist with gardening and food waste
- Water butt for rainwater harvesting

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Considerate | Conscientious | Crafted

At Newland Homes, we've built a solid reputation for developing carefully crafted, high quality homes and enhancing local communities.

We constantly push the boundaries of new home design through applying innovation to the way we choose our hand-picked locations, offering considerate design, crafted construction and a conscientious approach to environmental sustainability.

With people at the heart of our focus, we understand that everybody is different. Whatever lifestyle you lead, we feel quietly proud of our passionate commitment to the details that matter to you most.

Before a spade goes in the ground, every location is judged on its merit and its impact on the environment. Every room in every home is thoughtfully considered, maximising light, space and storage for you to enjoy.

Each location warrants its own palette of materials and finishes in keeping with the locale and our dedicated team will never compromise on the quality of our specification.

Award winning design touches evolve from an established talented team who understand that in our ever-changing world, your home has never been so important.

Creating a sustainable legacy by engaging with the needs of our customers is what inspires our strategy and drives our curiosity.



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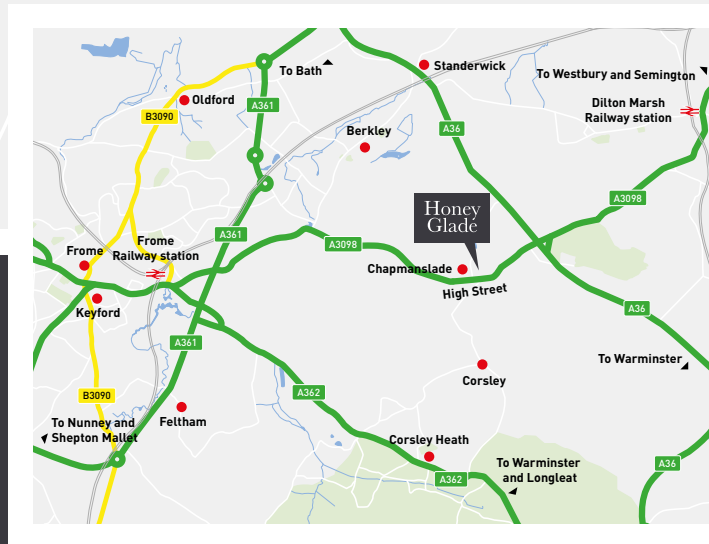
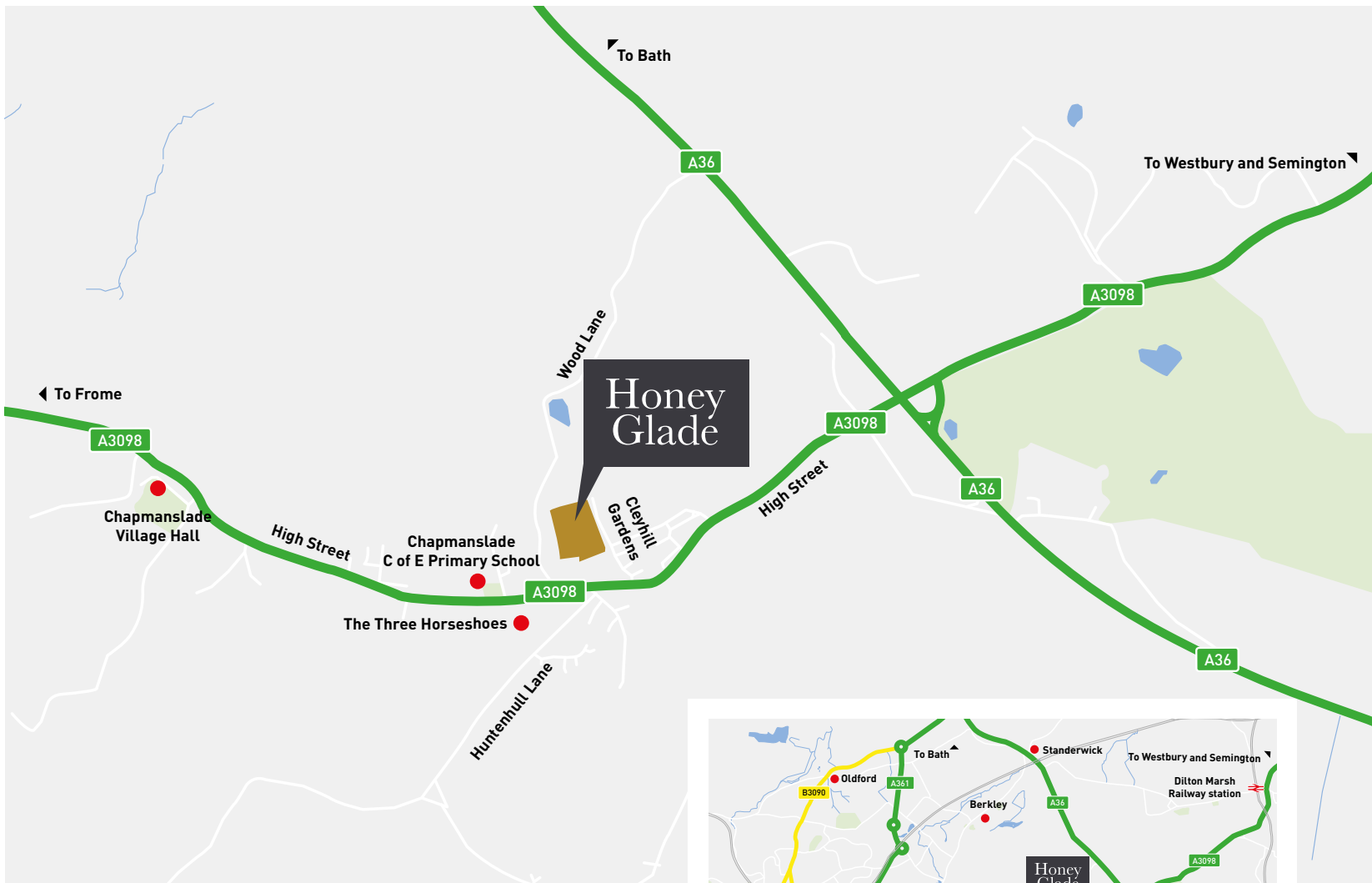
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All purchasers must check with our Sales Consultant to ascertain the final layout and dimensions. Artists impressions of elevations showing mature landscaping are for illustration purposes only. The measurements shown in this brochure are for guidance purposes only and all dimensions should be checked and verified. Kitchen and Bathroom layouts are for guidance purposes and will probably vary depending upon final suppliers' alterations. Please check with our Sales Consultant to confirm final layouts for these areas. Computer generated images have been provided to give an indication of the overall finish and size of the completed properties. These images are computer interpretations and should be regarded as such. The quoted specification can be changed or altered without notice and is for guidance purposes only. Please check with our Sales Consultant to confirm the specification for your property. Although every care has been taken to ensure the accuracy of all information in this brochure, the contents do not form part or constitute any representation, warranty or part of any contract. In order to make each home individual external finishes and window positions do vary. Please ask our Sales Consultant for full details. v03/22.

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