



Victoria Place

AREA GUIDE

Ashberry
Homes

Lichfield Road, Stafford, Staffordshire ST17 4BQ Telephone: 01785 508 445 ashberryhomes.co.uk

A fantastic market town location

With unrivalled amenities and transport links on your doorstep

Victoria Place is a development of new homes located in Stafford, Staffordshire. Offering a selection of 2, 3, and 4-bedroom homes, this site is sure to appeal to various potential homebuyers, including first-time buyers, young professionals, growing families, and commuters to Lichfield and Birmingham.

Victoria Place is well connected, with useful local transport links as well as easy access to national travel connections. St Leonards Avenue bus stop is a five-minute walk away and provides regular routes into Stafford town centre. Stafford train station is a 19-minute walk away, offering national rail links to Birmingham in 39 minutes and London Euston in one hour and 19 minutes, plus Manchester and Liverpool.

The site is a minute's drive away from the A34, and an eight-minute drive away from the M6, which provides a route south to Birmingham, and north – past Stoke – as far as the Scottish border. Birmingham Airport is a 44-minute drive away, and is one of the country's busiest airports, offering flights worldwide.

The development has a well-known supermarket and several favourite retailers just minutes from the doorstep. Queens Shopping Park is an 11-minute walk away and provides a selection of high street brands.

Stafford, under 20 minutes' walk away, offers a comprehensive shopping and dining experience. Waterside shopping centre houses a collection of retailers, while Stafford Indoor Market offers a variety of independent vendors. The town is also host to many cafés, restaurants, and pubs, as well as a multi-screen cinema.



“We had a really good experience with Ashberry and we would definitely recommend them to a friend.

Charlotte and Michael
Ashberry Homes at Pirton Fields

Birmingham – only 39 minutes away on the train – is one of the best shopping and dining destinations in the UK. The Bullring is an iconic shopping centre with well-known flagship brands and an adjacent indoor and outdoor market. Grand Central continues a premium shopping theme, while New Street is flanked by a mix of independent boutiques, restaurants, and bars. The Mailbox offers designer stores and waterside restaurants, while The Cube provides fine dining.

As well as fantastic retail opportunities, Victoria Place boasts a wealth of local leisure opportunities, benefiting from the amenity of nearby market town, Stafford, while also having an abundance of green space within walking distance.

Victoria Park – just under a mile away – has over 100 years of history, offering riverside walks, an aviary, a café, and a play area. Stafford Cricket and Hockey club is an 11-minute walk away and neighbours the town's football club and several playing fields. Cannock Chase is the jewel of the West Midlands, offering walking and cycling routes in an outstanding landscape, just 16 minutes' drive away.

Stafford town centre is a mile away and offers the popular Gatehouse Theatre and several listed buildings – including the Ancient High House and Stafford Castle. Birmingham offers some of the best culture in the country, including The National Exhibition Centre and several award-winning museums.

Families will appreciate the close proximity of a number of well-regarded schools catering for children of all ages. For younger children, St Leonards Primary School and St Pauls C of E Primary School are within walking distance. Stafford Preparatory and Grammar Schools are a seven-minute drive away.

For secondary school pupils, Stafford Manor High School is a six-minute drive from the site, while King Edward VI High School is an eight-minute drive away. Those interested in pursuing higher education have several choices nearby, including the University of Wolverhampton and the Russel Group University of Birmingham.







4 Bedroom Homes

- The Aster
Plots 270, 285, 289 & 291
- The Camellia
Plots 262, 271 & 290
- The Aston
Plots 235, 249, 260, 263, 268, 269, 272, 279 & 284
- The Ophelia
Plots 238, 239, 241, 244, 247, 248, 261, 287 & 288
- The Jasmine
Plots 236, 237, 243, 246, 280 & 349
- The Armeria
Plots 266, 267, 350 & 351

3 Bedroom Homes

- The Tulip
Plots 281, 282, 312, 313, 321 & 322
- The Daphne
Plots 264, 265, 293, 294, 316 & 317
- The Verbena
Plots 242, 245, 286, 292 & 353
- The Lysander
Plot 283
- The Victoria
Plots 297, 299, 319, 320, 323, 324, 325, 326, 331, 332, 333, 336, 337, 338, 339, 340, 342, 343, 344, 347, 354, 355, 356, 357 & 359
- The Victoria 2
Plots 227, 228, 229, 232, 233, 254, 255, 258, 259, 273, 274, 275, 277 & 278
- The Wisteria
Plots 240, 253, 295, 296, 314, 315, 318, 327, 334, 335, 341, 348 & 352
- The Heather
Plots 256 & 257

2 Bedroom Homes

- The Sundew
Plots 230, 231, 234, 276, 298, 345, 346 & 358
- The Lavender
Plots 225, 226, 250, 251 & 252

1-3 Bedroom Homes

- Affordable Homes

2-3 Bedroom Homes

- Shared Ownership Homes

Material Finishes

(R) - Render Version

Key to plan

s/s Sub station

bcp Bin collection point

The site plan is drawn to show the relative position of individual properties. NOT TO SCALE. This is a two dimensional drawing and will not show land contours and gradients, boundary treatments, landscaping or local authority street lighting. Footpaths subject to change. For details of individual properties and availability please refer to our Sales Advisor.

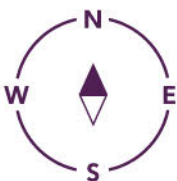
Development
by Others

Development
by Others

Development
by Others

Development
by Others

Railway Lines





ashberryhomes.co.uk

The Victoria
3 BEDROOM HOME

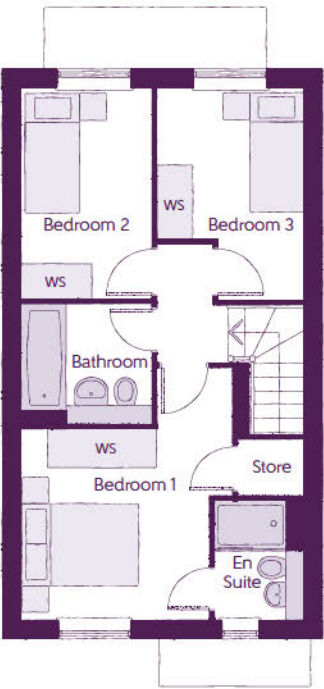


The Victoria
3 BEDROOM HOME



Ground Floor

| | | |
|----------------|---------------------|----------------------|
| Kitchen/Dining | 4.67m x 3.44m | 15'4" x 11'3" |
| Living | 4.03m x 3.62m (max) | 13'3" x 11'11" (max) |
| Cloakroom | 1.93m x 1.06m | 6'4" x 3'" |



First Floor

| | | |
|--------------------|---------------------|---------------------|
| Bedroom 1 | 3.46m x 4.16m (max) | 11'4" x 13'8" (max) |
| Bedroom 1 En Suite | 1.48m x 1.96m | 4'10" x 6'5" |
| Bedroom 2 | 2.15m x 3.49m | 7'1" x 11'5" |
| Bedroom 3 | 2.43m x 3.51m (max) | 8'0" x 11'6" (max) |
| Bathroom | 2.15m x 1.92m | 7'1" x 6'3" |

Clks - Cloakroom WS - Wardrobe Space (suggestion only, wardrobe not included)

Furniture arrangements are for illustrative purposes only. Items are not included, nor to scale.

The items shown in this key may be subject to change, and positions could vary from those indicated on this floorplan. Please refer to Sales Advisor for details of your selected plot. Computer generated image shown overleaf. External finishes, landscaping and configuration may vary from plot to plot. Please refer to Sales Advisor for further details. All dimensions are approximate and should not be used for carpet sizes, appliance spaces or furniture. We operate a policy of continuous improvement and individual features such as kitchen and bathroom layouts, doors, windows, garages and elevational treatments may vary from time to time. Consequently these particulars should be treated as general guidance only and do not constitute a contract, part of a contract or a warranty. TU/CB/500/S00/S/01/N.



ashberryhomes.co.uk

The Victoria 2

Plots 227, 228, 229, 232, 233,
254, 255, 256, 257, 258, 259,
273, 274, 275, 277 & 278

3 BEDROOM HOME



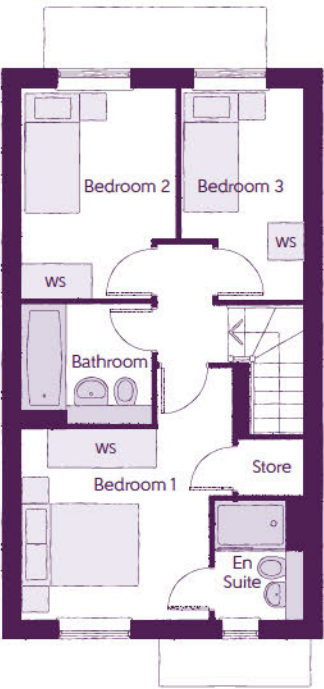
The Victoria 2

3 BEDROOM HOME



Ground Floor

| | | |
|----------------|------------------------|-------------------------|
| Kitchen/Dining | 4.67m x 3.44m | 15'4" x 11'3" |
| Living | 4.03m x 3.62m (max) | 13'3" x 11'11" (max) |
| Cloakroom | 1.93m x 1.06m | 6'4" x 3" |



First Floor

| | | |
|--------------------|------------------------------|------------------------------|
| Bedroom 1 | 3.46m x 4.16m (max) (max) | 11'4" x 13'8" (max) (max) |
| Bedroom 1 En Suite | 1.48m x 1.96m | 4'10" x 6'5" |
| Bedroom 2 | 2.55m x 3.49m | 8'4" x 11'5" |
| Bedroom 3 | 2.02m x 3.51m (max) (max) | 6'8" x 11'6" (max) (max) |
| Bathroom | 2.15m x 1.92m | 7'1" x 6'3" |

Clks - Cloakroom WS - Wardrobe Space (suggestion only, wardrobe not included)

Furniture arrangements are for illustrative purposes only. Items are not included, nor to scale.

The items shown in this key may be subject to change, and positions could vary from those indicated on this floorplan. Please refer to Sales Advisor for details of your selected plot. Computer generated image shown overleaf. External finishes, landscaping and configuration may vary from plot to plot. Please refer to Sales Advisor for further details. All dimensions are approximate and should not be used for carpet sizes, appliance spaces or furniture. We operate a policy of continuous improvement and individual features such as kitchen and bathroom layouts, doors, windows, garages and elevational treatments may vary from time to time. Consequently these particulars should be treated as general guidance only and do not constitute a contract, part of a contract or a warranty. TU/CB/500/S00/S/01/N.

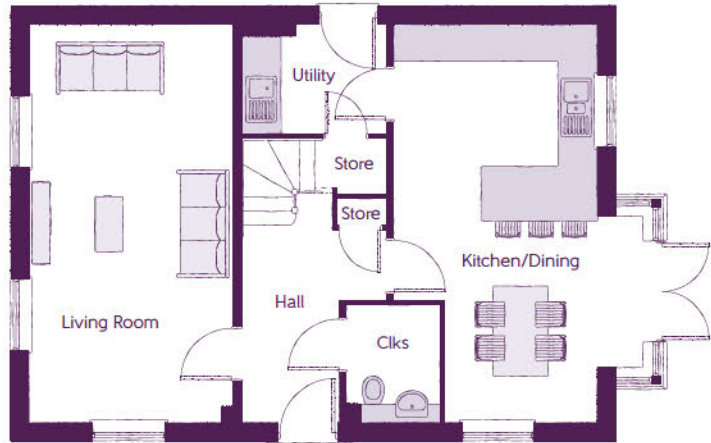


ashberryhomes.co.uk

The Aston
4 BEDROOM HOME

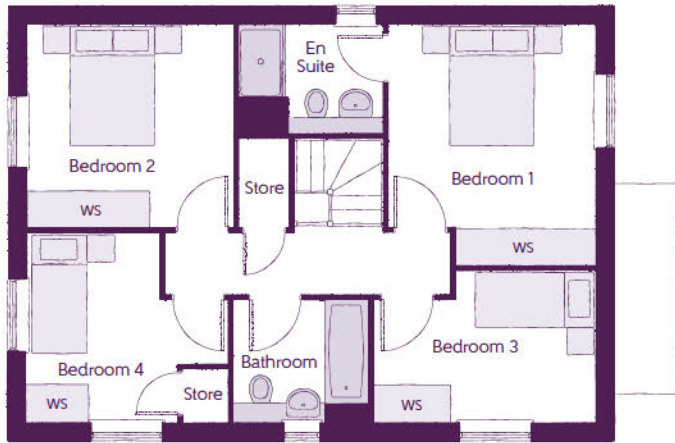


The Aston
4 BEDROOM HOME



Ground Floor

| | | |
|----------------|-----------------------------|-----------------------------|
| Kitchen/Dining | 4.39m x 6.54m (inc. bay) | 14'5" x 21'5" (inc. bay) |
| Living Room | 3.33m x 6.54m | 10'11" x 21'5" |
| Utility | 2.37m x 1.77m | 7'9" x 5'10" |
| Cloakroom | 1.96m x 1.52m | 6'5" x 5'0" |



First Floor

| | | |
|--------------------|------------------------------|-----------------------------|
| Bedroom 1 | 3.97m x 3.38m (max) | 13'0" x 11'1" (max) |
| Bedroom 1 En Suite | 1.77m x 2.35m | 5'10" x 7'9" |
| Bedroom 2 | 3.38m x 3.32m | 11'1" x 10'11" |
| Bedroom 3 | 3.63m x 2.45m (max) (max) | 11'1" x 8'0" (max) (max) |
| Bedroom 4 | 3.29m x 3.09m (max) | 10'10" x 10'2" (max) |
| Bathroom | 2.20m x 1.98m | 7'3" x 6'6" |

Clks - Cloakroom WS - Wardrobe Space (suggestion only, wardrobe not included)

Furniture arrangements are for illustrative purposes only. Items are not included, nor to scale.

The items shown in this key may be subject to change, and positions could vary from those indicated on this floorplan. Please refer to Sales Advisor for details of your selected plot. Computer generated image shown overleaf. External finishes, landscaping and configuration may vary from plot to plot. Please refer to Sales Advisor for further details. All dimensions are approximate and should not be used for carpet sizes, appliance spaces or furniture. We operate a policy of continuous improvement and individual features such as kitchen and bathroom layouts, doors, windows, garages and elevational treatments may vary from time to time. Consequently these particulars should be treated as general guidance only and do not constitute a contract, part of a contract or a warranty. BO/CB/500/500/D/01/K.

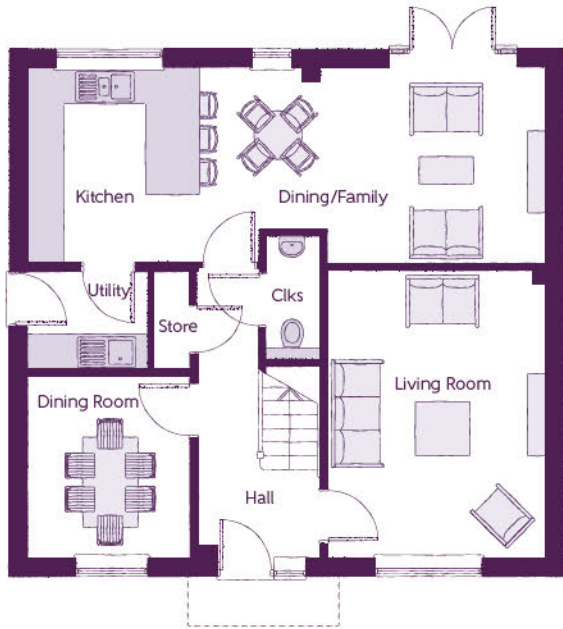


ashberryhomes.co.uk

The Aster
4 BEDROOM HOME

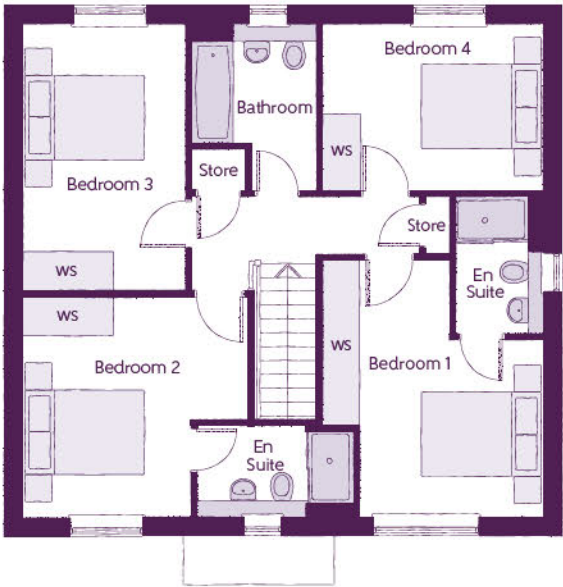


The Aster
4 BEDROOM HOME



Ground Floor

| | | |
|-----------------------|------------------------|---------------------|
| Kitchen/Dining/Family | 8.56m x 3.22m (max) | 28'1" x 10'7" (max) |
| Living Room | 3.59m x 4.74m | 11'9" x 15'7" |
| Dining Room | 2.67m x 3.02m | 8'9" x 9'11" |
| Utility | 1.98m x 1.63m | 6'6" x 5'4" |
| Cloakroom | 0.90m x 2.06m | 3'0" x 6'9" |



First Floor

| | | |
|--------------------|------------------------|---------------------|
| Bedroom 1 | 3.65m x 4.26m (max) | 12'0" x 14'0" (max) |
| Bedroom 1 En Suite | 1.44m x 2.28m | 4'9" x 7'6" |
| Bedroom 2 | 3.69m x 3.65m (max) | 12'1" x 12'0" (max) |
| Bedroom 2 En Suite | 2.60m x 1.53m (max) | 8'6" x 5'0" (max) |
| Bedroom 3 | 2.66m x 4.38m | 8'9" x 14'4" |
| Bedroom 4 | 3.65m x 2.71m | 12'0" x 8'11" |
| Bathroom | 2.08m x 2.71m (max) | 6'10" x 8'11" (max) |

Clks - Cloakroom WS - Wardrobe Space (suggestion only, wardrobe not included)

Furniture arrangements are for illustrative purposes only. Items are not included, nor to scale.

The items shown in this key may be subject to change, and positions could vary from those indicated on this floorplan. Please refer to Sales Advisor for details of your selected plot. Computer generated image shown overleaf. External finishes, landscaping and configuration may vary from plot to plot. Please refer to Sales Advisor for further details. All dimensions are approximate and should not be used for carpet sizes, appliance spaces or furniture. We operate a policy of continuous improvement and individual features such as kitchen and bathroom layouts, doors, windows, garages and elevational treatments may vary from time to time. Consequently these particulars should be treated as general guidance only and do not constitute a contract, part of a contract or a warranty. GO/CB/500/S00/D/01/H.



ashberryhomes.co.uk

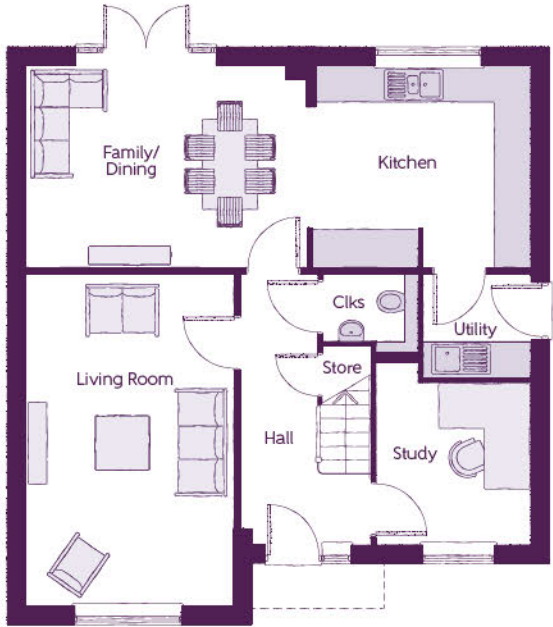
The Camellia

4 BEDROOM HOME



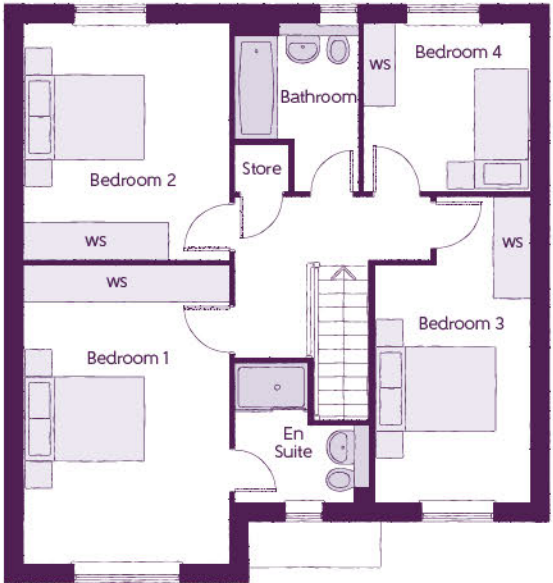
The Camellia

4 BEDROOM HOME



Ground Floor

| | | |
|---------------|------------------------|-----------------------|
| Kitchen | 3.71m x 3.30m | 12'2" x 10'10" |
| Family/Dining | 4.63m x 3.30m | 15'2" x 10'10" |
| Living Room | 3.39m x 5.45m | 11'1" x 17'11" |
| Study | 2.55m x 3.03m (max) | 8'4" x 9'11" (max) |
| Utility | 1.78m x 1.71m | 5'10" x 5'7" |
| Cloakroom | 1.57m x 1.32m (max) | 5'2" x 4'4" (max) |



First Floor

| | | |
|--------------------|------------------------------|----------------------------|
| Bedroom 1 | 3.39m x 4.92m | 11'1" x 16'2" |
| Bedroom 1 En Suite | 2.23m x 2.27m (max) (max) | 7'4" x 7'5" (max) (max) |
| Bedroom 2 | 3.39m x 3.89m | 11'1" x 12'9" |
| Bedroom 3 | 2.55m x 5.03m (max) | 8'4" x 16'6" (max) |
| Bedroom 4 | 2.75m x 2.76m | 9'0" x 9'1" |
| Bathroom | 2.02m x 2.76m (max) (max) | 6'8" x 9'1" (max) (max) |

The items shown in this key may be subject to change, and positions could vary from those indicated on this floorplan. Please refer to Sales Advisor for details of your selected plot. Computer generated image shown overleaf. External finishes, landscaping and configuration may vary from plot to plot. Please refer to Sales Advisor for further details. All dimensions are approximate and should not be used for carpet sizes, appliance spaces or furniture. We operate a policy of continuous improvement and individual features such as kitchen and bathroom layouts, doors, windows, garages and elevational treatments may vary from time to time. Consequently these particulars should be treated as general guidance only and do not constitute a contract, part of a contract or a warranty. PH/CB/500/S00/D/02/H.

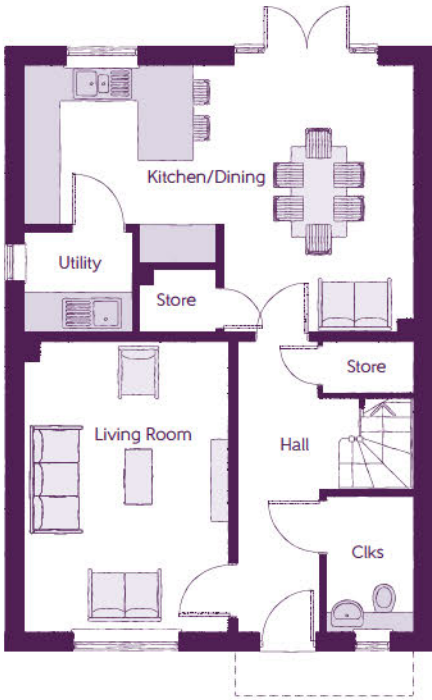


ashberryhomes.co.uk

The Ophelia
4 BEDROOM HOME

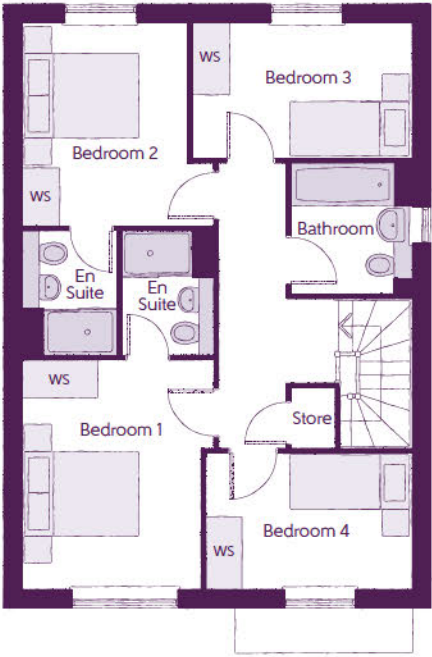


The Ophelia
4 BEDROOM HOME



Ground Floor

| | | |
|----------------|------------------------------|------------------------------|
| Kitchen/Dining | 6.42m x 4.42m (max) (max) | 21'1" x 14'6" (max) (max) |
| Living Room | 3.39m x 4.77m | 11'1" x 15'8" |
| Utility | 1.78m x 1.61m | 5'10" x 5'3" |
| Cloakroom | 1.46m x 2.22m | 4'10" x 7'4" |



First Floor

| | | |
|--------------------|------------------------|------------------------|
| Bedroom 1 | 3.19m x 3.78m (max) | 10'5" x 12'5" (max) |
| Bedroom 1 En Suite | 1.56m x 2.05m | 5'1" x 6'9" |
| Bedroom 2 | 2.73m x 3.35m | 9'0" x 11'0" |
| Bedroom 2 En Suite | 1.54m x 2.05m | 5'1" x 6'9" |
| Bedroom 3 | 3.60m x 2.25m | 11'10" x 7'4" |
| Bedroom 4 | 3.40m x 2.22m | 11'2" x 7'4" |
| Bathroom | 1.98m x 2.15m | 6'6" x 7'1" |

Clks - Cloakroom WS - Wardrobe Space (suggestion only, wardrobe not included)

Furniture arrangements are for illustrative purposes only. Items are not included, nor to scale.

The items shown in this key may be subject to change, and positions could vary from those indicated on this floorplan. Please refer to Sales Advisor for details of your selected plot. Computer generated image shown overleaf. External finishes, landscaping and configuration may vary from plot to plot. Please refer to Sales Advisor for further details. All dimensions are approximate and should not be used for carpet sizes, appliance spaces or furniture. We operate a policy of continuous improvement and individual features such as kitchen and bathroom layouts, doors, windows, garages and elevational treatments may vary from time to time. Consequently these particulars should be treated as general guidance only and do not constitute a contract, part of a contract or a warranty. RE/CB/500/S00/D/01/G.

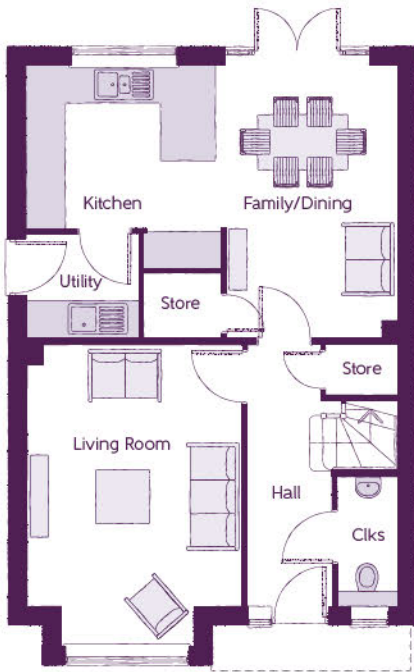


ashberryhomes.co.uk

The Jasmine
4 BEDROOM HOME

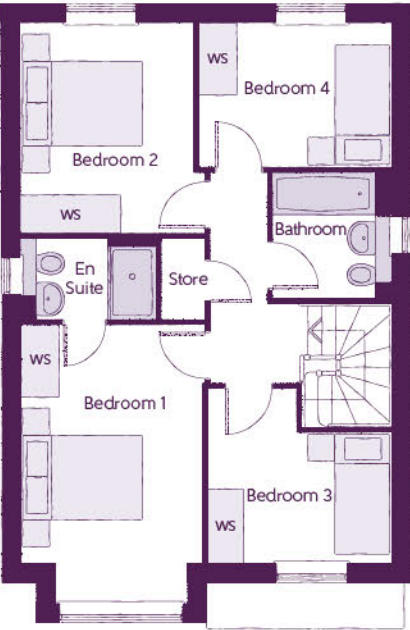


The Jasmine
4 BEDROOM HOME



Ground Floor

| | | |
|---------------|-----------------------------|-----------------------------|
| Kitchen | 3.20m x 3.33m | 10'6" x 10'11" |
| Family/Dining | 2.88m x 4.48m | 9'6" x 14'8" |
| Living Room | 3.54m x 4.94m (inc. bay) | 11'7" x 16'3" (inc. bay) |
| Utility | 1.84m x 1.71m | 6'0" x 5'7" |
| Cloakroom | 0.97m x 2.08m | 3'2" x 6'10" |



First Floor

| | | |
|--------------------|-----------------------------|----------------------------|
| Bedroom 1 | 2.96m x 4.59m (inc. bay) | 9'9" x 15'1" (inc. bay) |
| Bedroom 1 En Suite | 2.22m x 1.35m | 7'4" x 4'5" |
| Bedroom 2 | 2.83m x 3.46m | 9'3" x 11'4" |
| Bedroom 3 | 3.03m x 2.87m (max) | 9'11" x 9'5" (max) |
| Bedroom 4 | 3.17m x 2.38m | 10'5" x 7'10" |
| Bathroom | 1.91m x 2.08m | 6'3" x 6'10" |

Clks - Cloakroom WS - Wardrobe Space (suggestion only, wardrobe not included)

Furniture arrangements are for illustrative purposes only. Items are not included, nor to scale.

The items shown in this key may be subject to change, and positions could vary from those indicated on this floorplan. Please refer to Sales Advisor for details of your selected plot. Computer generated image shown overleaf. External finishes, landscaping and configuration may vary from plot to plot. Please refer to Sales Advisor for further details. All dimensions are approximate and should not be used for carpet sizes, appliance spaces or furniture. We operate a policy of continuous improvement and individual features such as kitchen and bathroom layouts, doors, windows, garages and elevational treatments may vary from time to time. Consequently these particulars should be treated as general guidance only and do not constitute a contract, part of a contract or a warranty. SC/CB/500/S00/D/01/N.



ashberryhomes.co.uk

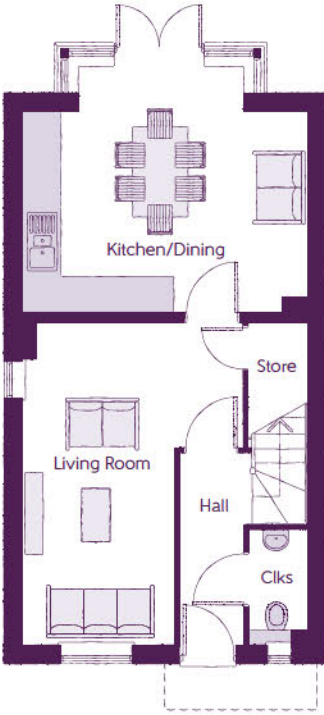
The Armeria

4 BEDROOM HOME



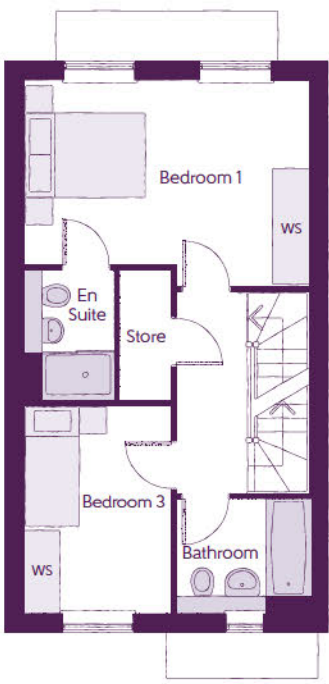
The Armeria

4 BEDROOM HOME



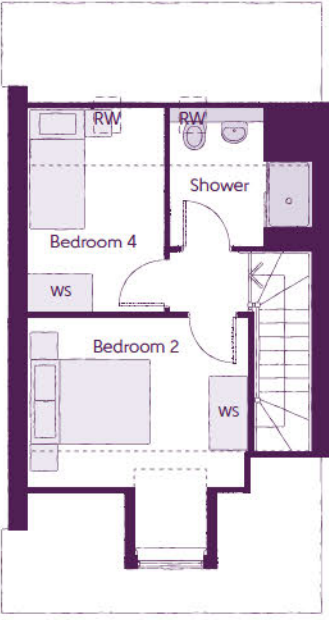
Ground Floor

| | | |
|-----------------------|------------------------|-------------------------|
| Kitchen/Dining | 4.67m x 4.10m (max) | 15'4" x 13'5" (max) |
| Living Room | 3.63m x 5.33m (max) | 11'11" x 17'6" (max) |
| Cloakroom | 0.95m x 1.90m | 3'1" x 6'3" |



First Floor

| | | |
|---------------------------|------------------------|------------------------|
| Bedroom 1 | 4.67m x 3.37m (max) | 15'4" x 11'1" (max) |
| Bedroom 1 En Suite | 1.39m x 2.15m | 4'7" x 7'1" |
| Bedroom 3 | 2.38m x 3.46m | 7'10" x 11'4" |
| Bathroom | 2.20m x 1.91m | 7'3" x 6'3" |



Second Floor

| | | |
|------------------|------------------------|-------------------------|
| Bedroom 2 | 3.63m x 3.81m (max) | 11'11" x 12'6" (max) |
| Bedroom 4 | 2.25m x 3.38m (max) | 7'5" x 11'1" (max) |
| Shower | 2.33m x 2.29m | 7'8" x 7'6" |

Clks - Cloakroom WS - Wardrobe Space (suggestion only, wardrobe not included) RW - Roof Window - - - - - Reduced Head Height

Furniture arrangements are for illustrative purposes only. Items are not included, nor to scale.

The items shown in this key may be subject to change, and positions could vary from those indicated on this floorplan. Please refer to Sales Advisor for details of your selected plot. Computer generated image shown overleaf. External finishes, landscaping and configuration may vary from plot to plot. Please refer to Sales Advisor for further details. All dimensions are approximate and should not be used for carpet sizes, appliance spaces or furniture. We operate a policy of continuous improvement and individual features such as kitchen and bathroom layouts, doors, windows, garages and elevational treatments may vary from time to time. Consequently these particulars should be treated as general guidance only and do not constitute a contract, part of a contract or a warranty. CW/CB/500/S00/S/01/E.

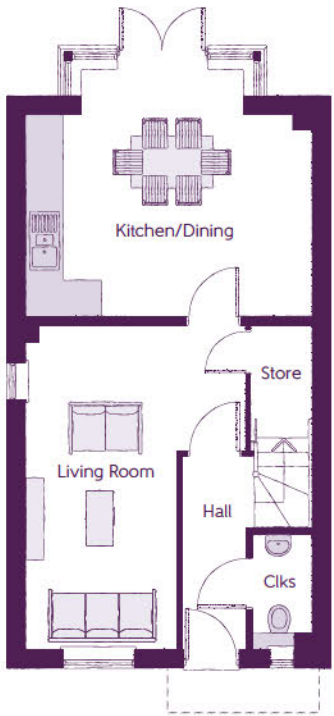


ashberryhomes.co.uk

The Tulip
3 BEDROOM HOME

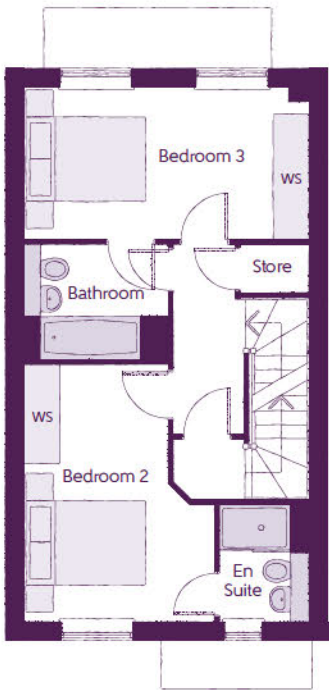


The Tulip
3 BEDROOM HOME



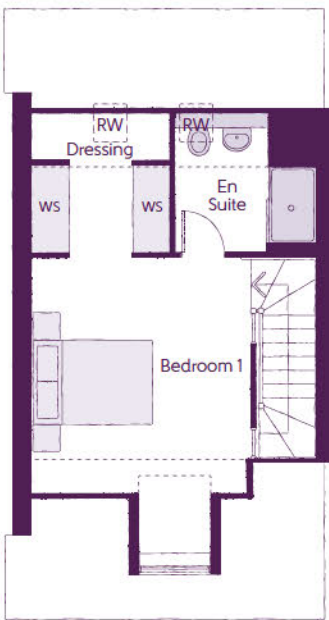
Ground Floor

| | | |
|-----------------------|------------------------|-------------------------|
| Kitchen/Dining | 4.67m x 4.10m (max) | 15'4" x 13'5" (max) |
| Living Room | 3.63m x 5.33m (max) | 11'11" x 17'6" (max) |
| Cloakroom | 0.95m x 1.90m | 3'1" x 6'3" |



First Floor

| | | |
|---------------------------|------------------------|-------------------------|
| Bedroom 2 | 3.13m x 4.21m (max) | 10'3" x 13'10" (max) |
| Bedroom 2 En Suite | 1.45m x 1.90m | 4'9" x 6'3" |
| Bedroom 3 | 4.67m x 2.47m | 15'4" x 8'1" |
| Bathroom | 2.38m x 1.93m | 7'10" x 6'4" |



Second Floor

| | | |
|---------------------------|------------------------|-------------------------|
| Bedroom 1 | 3.63m x 4.89m (max) | 11'11" x 16'1" (max) |
| Dressing | 2.28m x 2.30m | 7'6" x 7'7" |
| Bedroom 1 En Suite | 2.30m x 2.30m | 7'7" x 7'7" |

Clks - Cloakroom WS - Wardrobe Space (suggestion only, wardrobe not included) RW - Roof Window ---- - Reduced Head Height

Furniture arrangements are for illustrative purposes only. Items are not included, nor to scale.

The items shown in this key may be subject to change, and positions could vary from those indicated on this floorplan. Please refer to Sales Advisor for details of your selected plot. Computer generated image shown overleaf. External finishes, landscaping and configuration may vary from plot to plot. Please refer to Sales Advisor for further details. All dimensions are approximate and should not be used for carpet sizes, appliance spaces or furniture. We operate a policy of continuous improvement and individual features such as kitchen and bathroom layouts, doors, windows, garages and elevational treatments may vary from time to time. Consequently these particulars should be treated as general guidance only and do not constitute a contract, part of a contract or a warranty. WB/CB/500/S00/S/01/E.



ashberryhomes.co.uk

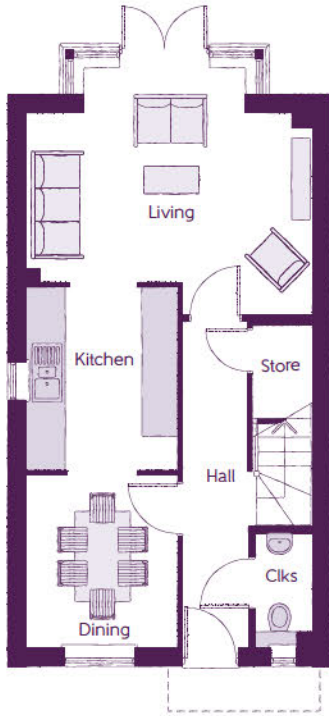
The Daphne

3 BEDROOM HOME



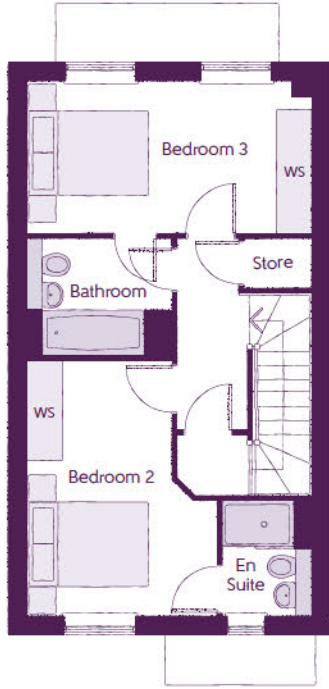
The Daphne

3 BEDROOM HOME



Ground Floor

| | | |
|------------------|---------------------------|---------------------------|
| Kitchen | 2.49m x 3.02m | 8'2" x 9'11" |
| Dining | 2.49m x 2.84m | 8'2" x 9'4" |
| Living | 4.67m (max) x 4.10m (max) | 15'4" (max) x 13'5" (max) |
| Cloakroom | 0.95m x 1.90m | 3'1" x 6'3" |



First Floor

| | | |
|---------------------------|---------------------|----------------------------|
| Bedroom 2 | 3.13m (max) x 4.21m | 10'3" (max) x 13'10" (max) |
| Bedroom 2 En Suite | 1.45m x 1.90m | 4'9" x 6'3" |
| Bedroom 3 | 4.67m x 2.47m | 15'4" x 8'1" |
| Bathroom | 2.38m x 1.93m | 7'10" x 6'4" |



Second Floor

| | | |
|---------------------------|---------------------------|----------------------------|
| Bedroom 1 | 3.64m (max) x 4.89m (max) | 11'11" (max) x 16'1" (max) |
| Dressing | 2.28m x 2.29m | 7'6" x 7'6" |
| Bedroom 1 En Suite | 2.30m x 2.29m | 7'7" x 7'6" |

Clks - Cloakroom WS - Wardrobe Space (suggestion only, wardrobe not included) RW - Roof Window ---- - Reduced Head Height

Furniture arrangements are for illustrative purposes only. Items are not included, nor to scale.

The items shown in this key may be subject to change, and positions could vary from those indicated on this floorplan. Please refer to Sales Advisor for details of your selected plot. Computer generated image shown overleaf. External finishes, landscaping and configuration may vary from plot to plot. Please refer to Sales Advisor for further details. All dimensions are approximate and should not be used for carpet sizes, appliance spaces or furniture. We operate a policy of continuous improvement and individual features such as kitchen and bathroom layouts, doors, windows, garages and elevational treatments may vary from time to time. Consequently these particulars should be treated as general guidance only and do not constitute a contract, part of a contract or a warranty. SP/CB/500/500/S/01/E.

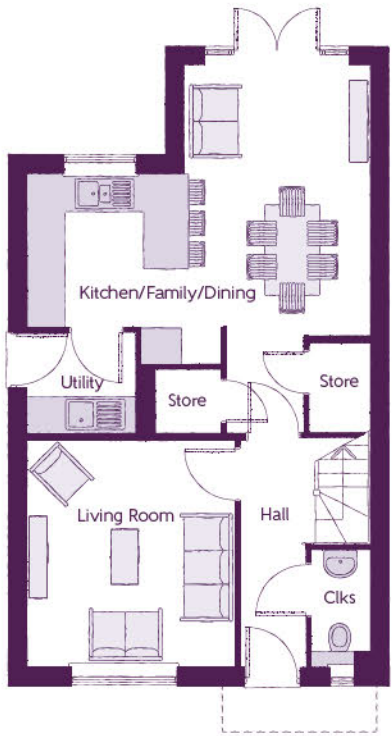


ashberryhomes.co.uk

The Verbena
3 BEDROOM HOME

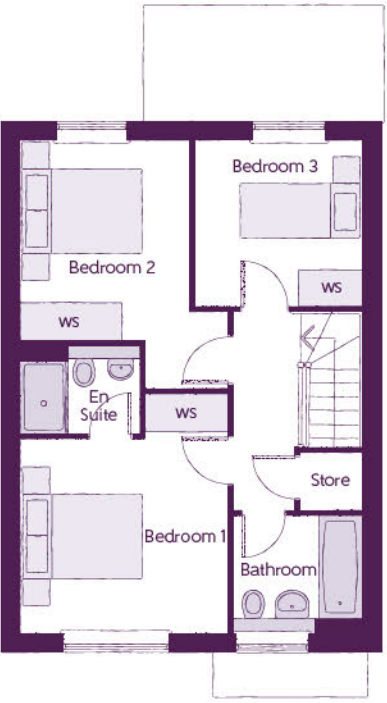


The Verbena
3 BEDROOM HOME



Ground Floor

| | | |
|-----------------------|------------------------|-------------------------|
| Kitchen/Family/Dining | 5.64m x 6.05m (max) | 18'6" x 19'10" (max) |
| Living Room | 3.42m x 3.71m | 11'3" x 12'2" |
| Utility | 1.78m x 1.66m | 5'10" x 5'5" |
| Cloakroom | 0.96m x 1.91m | 3'2" x 6'3" |



First Floor

| | | |
|--------------------|------------------------|-------------------------|
| Bedroom 1 | 3.44m x 3.93m (max) | 11'3" x 12'11" (max) |
| Bedroom 1 En Suite | 1.98m x 1.46m | 6'6" x 4'9" |
| Bedroom 2 | 2.81m x 4.09m (max) | 9'3" x 13'5" (max) |
| Bedroom 3 | 2.74m x 2.74m | 9'0" x 9'0" |
| Bathroom | 2.11m x 1.91m | 6'11" x 6'3" |

Clks - Cloakroom WS - Wardrobe Space (suggestion only, wardrobe not included)

Furniture arrangements are for illustrative purposes only. Items are not included, nor to scale.

The items shown in this key may be subject to change, and positions could vary from those indicated on this floorplan. Please refer to Sales Advisor for details of your selected plot. Computer generated image shown overleaf. External finishes, landscaping and configuration may vary from plot to plot. Please refer to Sales Advisor for further details. All dimensions are approximate and should not be used for carpet sizes, appliance spaces or furniture. We operate a policy of continuous improvement and individual features such as kitchen and bathroom layouts, doors, windows, garages and elevational treatments may vary from time to time. Consequently these particulars should be treated as general guidance only and do not constitute a contract, part of a contract or a warranty. MA/CB/500/S00/D/01/Q.



ashberryhomes.co.uk

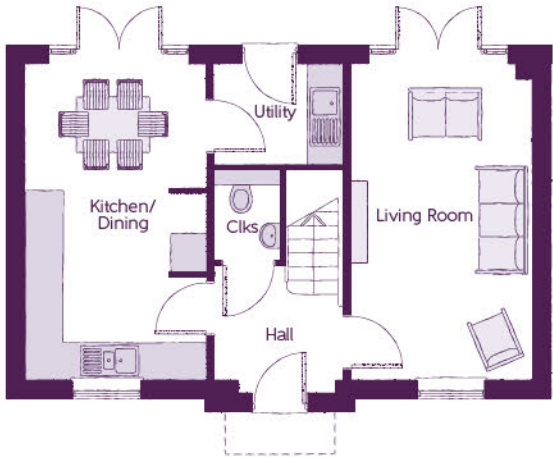
The Lysander

3 BEDROOM HOME



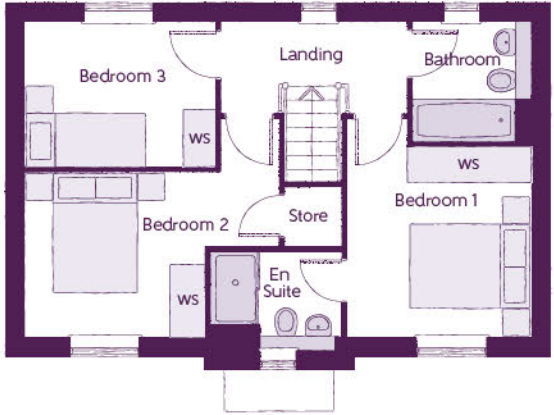
The Lysander

3 BEDROOM HOME



Ground Floor

| | | |
|----------------|---------------|--------------|
| Kitchen/Dining | 2.96m x 5.19m | 9'8" x 17'0" |
| Living Room | 2.96m x 5.19m | 9'8" x 17'0" |
| Utility | 2.13m x 1.62m | 7'0" x 5'4" |
| Cloakroom | 1.07m x 1.53m | 3'6" x 5'0" |



First Floor

| | | |
|--------------------|------------------------|-----------------------|
| Bedroom 1 | 3.02m x 3.12m | 9'11" x 10'3" |
| Bedroom 1 En Suite | 2.14m x 1.62m | 7'0" x 5'4" |
| Bedroom 2 | 4.18m x 2.68m (max) | 13'8" x 8'9" (max) |
| Bedroom 3 | 3.10m x 2.42m | 10'2" x 7'11" |
| Bathroom | 1.91m x 1.98m | 6'3" x 6'6" |

Clks - Cloakroom WS - Wardrobe Space (suggestion only, wardrobe not included)

Furniture arrangements are for illustrative purposes only. Items are not included, nor to scale.

The items shown in this key may be subject to change, and positions could vary from those indicated on this floorplan. Please refer to Sales Advisor for details of your selected plot. Computer generated image shown overleaf. External finishes, landscaping and configuration may vary from plot to plot. Please refer to Sales Advisor for further details. All dimensions are approximate and should not be used for carpet sizes, appliance spaces or furniture. We operate a policy of continuous improvement and individual features such as kitchen and bathroom layouts, doors, windows, garages and elevational treatments may vary from time to time. Consequently these particulars should be treated as general guidance only and do not constitute a contract, part of a contract or a warranty. QU/CB/500/S00/D/01/K.

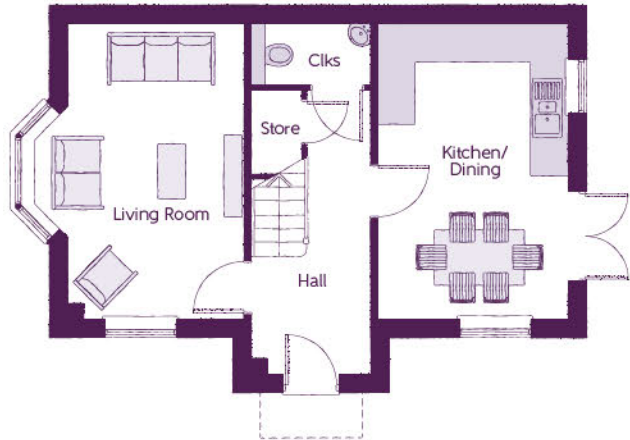


ashberryhomes.co.uk

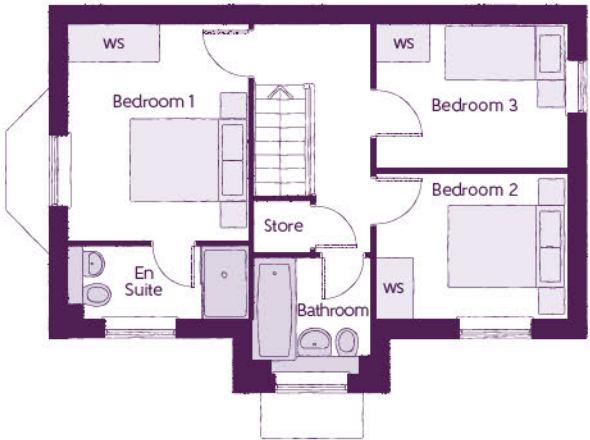
The Wisteria
3 BEDROOM HOME



The Wisteria
3 BEDROOM HOME



| | | |
|----------------|---------------------|-------------------|
| Ground Floor | | |
| Kitchen/Dining | 3.11m x 4.85m | 10'3" x 15'11" |
| Living Room | 3.48m x 4.85m | 11'5" x 15'11" |
| Cloakroom | 1.92m x 0.96m (max) | 6'4" x 3'2" (max) |



| | | |
|--------------------|---------------|---------------|
| First Floor | | |
| Bedroom 1 | 2.95m x 3.56m | 9'8" x 11'8" |
| Bedroom 1 En Suite | 2.95m x 1.20m | 9'8" x 3'11" |
| Bedroom 2 | 3.17m x 2.39m | 10'5" x 7'10" |
| Bedroom 3 | 3.17m x 2.37m | 10'5" x 7'9" |
| Bathroom | 1.92m x 1.90m | 6'4" x 6'3" |

Clks - Cloakroom WS - Wardrobe Space (suggestion only, wardrobe not included)

Furniture arrangements are for illustrative purposes only. Items are not included, nor to scale.

The items shown in this key may be subject to change, and positions could vary from those indicated on this floorplan. Please refer to Sales Advisor for details of your selected plot. Computer generated image shown overleaf. External finishes, landscaping and configuration may vary from plot to plot. Please refer to Sales Advisor for further details. All dimensions are approximate and should not be used for carpet sizes, appliance spaces or furniture. We operate a policy of continuous improvement and individual features such as kitchen and bathroom layouts, doors, windows, garages and elevational treatments may vary from time to time. Consequently these particulars should be treated as general guidance only and do not constitute a contract, part of a contract or a warranty. TH/CB/500/S00/D/01a/L

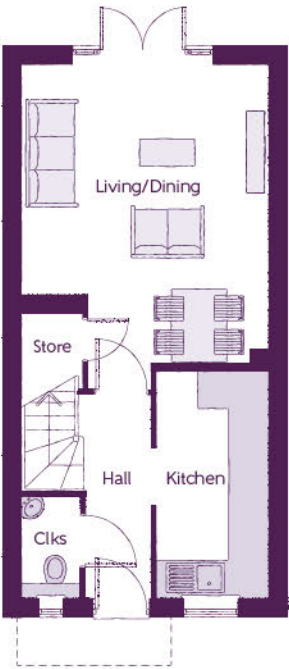


ashberryhomes.co.uk



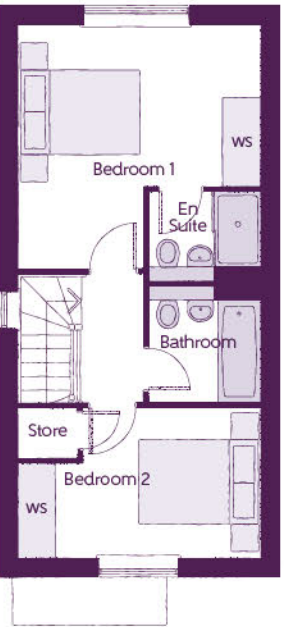
The Sundew
2 BEDROOM HOME

The Sundew
2 BEDROOM HOME



Ground Floor

| | | |
|---------------|------------------------|------------------------|
| Kitchen | 1.80m x 3.72m | 5'11" x 12'2" |
| Living/Dining | 3.99m x 4.92m (max) | 13'1" x 16'2" (max) |
| Cloakroom | 0.94m x 1.60m | 3'1" x 5'3" |



First Floor

| | | |
|--------------------|------------------------|------------------------|
| Bedroom 1 | 3.99m x 4.04m (max) | 13'1" x 13'3" (max) |
| Bedroom 1 En Suite | 1.86m x 1.48m | 6'1" x 4'10" |
| Bedroom 2 | 3.99m x 2.47m (max) | 13'1" x 8'1" (max) |
| Bathroom | 1.86m x 1.92m | 6'1" x 6'3" |

Clks - Cloakroom WS - Wardrobe Space (suggestion only, wardrobe not included)

Furniture arrangements are for illustrative purposes only. Items are not included, nor to scale.

The items shown in this key may be subject to change, and positions could vary from those indicated on this floorplan. Please refer to Sales Advisor for details of your selected plot. Computer generated image shown overleaf. External finishes, landscaping and configuration may vary from plot to plot. Please refer to Sales Advisor for further details. All dimensions are approximate and should not be used for carpet sizes, appliance spaces or furniture. We operate a policy of continuous improvement and individual features such as kitchen and bathroom layouts, doors, windows, garages and elevational treatments may vary from time to time. Consequently these particulars should be treated as general guidance only and do not constitute a contract, part of a contract or a warranty. PO/CB/500/S00/S/01/K.



ashberryhomes.co.uk

The Lavender
2 BEDROOM HOME



The Lavender
2 BEDROOM HOME



Ground Floor

| | | |
|----------------|------------------------|------------------------|
| Kitchen/Dining | 4.05m x 3.38m (max) | 13'3" x 11'1" (max) |
| Living Room | 2.95m x 4.85m (max) | 9'8" x 15'11" (max) |
| Cloakroom | 1.01m x 1.50m | 3'4" x 4'11" |



First Floor

| | | |
|-----------|------------------------|------------------------|
| Bedroom 1 | 4.05m x 2.72m | 13'3" x 8'11" |
| Bedroom 2 | 4.05m x 2.40m (max) | 13'3" x 7'10" (max) |
| Bathroom | 1.91m x 2.36m | 6'3" x 7'9" |

Clks - Cloakroom WS - Wardrobe Space (suggestion only, wardrobe not included)

Furniture arrangements are for illustrative purposes only. Items are not included, nor to scale.

The items shown in this key may be subject to change, and positions could vary from those indicated on this floorplan. Please refer to Sales Advisor for details of your selected plot. Computer generated image shown overleaf. External finishes, landscaping and configuration may vary from plot to plot. Please refer to Sales Advisor for further details. All dimensions are approximate and should not be used for carpet sizes, appliance spaces or furniture. We operate a policy of continuous improvement and individual features such as kitchen and bathroom layouts, doors, windows, garages and elevational treatments may vary from time to time. Consequently these particulars should be treated as general guidance only and do not constitute a contract, part of a contract or a warranty. JO/CB/500/S00/S/01/J.

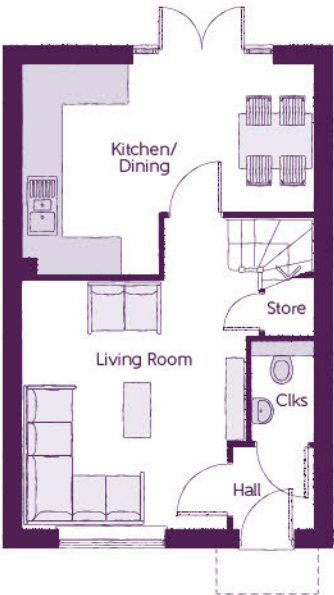


ashberryhomes.co.uk

The Heather
3 BEDROOM HOME

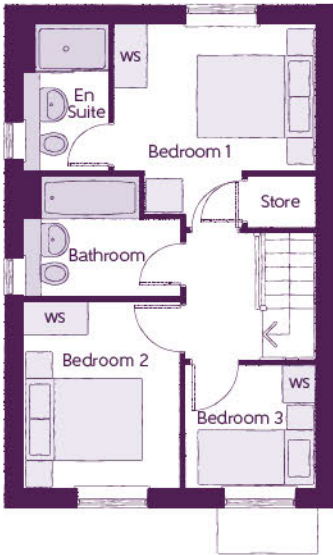


The Heather
3 BEDROOM HOME



Ground Floor

| | | |
|----------------|------------------------------|-------------------------------|
| Kitchen/Dining | 4.78m x 3.45m (max) (max) | 15'8" x 11'4" (max) (max) |
| Living Room | 3.68m x 5.14m (max) (max) | 12'1" x 16'10" (max) (max) |
| Cloakroom | 1.01m x 1.66m | 3'4" x 5'5" |



First Floor

| | | |
|--------------------|------------------------|-------------------------|
| Bedroom 1 | 3.29m x 3.34m (max) | 10'10" x 11'0" (max) |
| Bedroom 1 En Suite | 1.40m x 2.43m | 4'7" x 8'0" |
| Bedroom 2 | 2.52m x 3.09m | 8'3" x 10'2" |
| Bedroom 3 | 2.17m x 2.04m | 7'1" x 6'8" |
| Bathroom | 2.52m x 1.97m | 8'3" x 6'5" |

Clks - Cloakroom WS - Wardrobe Space (suggestion only, wardrobe not included)

Furniture arrangements are for illustrative purposes only. Items are not included, nor to scale.

The items shown in this key may be subject to change, and positions could vary from those indicated on this floorplan. Please refer to Sales Advisor for details of your selected plot. Computer generated image shown overleaf. External finishes, landscaping and configuration may vary from plot to plot. Please refer to Sales Advisor for further details. All dimensions are approximate and should not be used for carpet sizes, appliance spaces or furniture. We operate a policy of continuous improvement and individual features such as kitchen and bathroom layouts, doors, windows, garages and elevational treatments may vary from time to time. Consequently these particulars should be treated as general guidance only and do not constitute a contract, part of a contract or a warranty. TA/CB/500/S00/S/01/L.

| FINISHES | | | | | | |
|----------------|--|--|---------------------|-----------------|-----------------|-----------------|
| | | | 1 & 2 Bedroom Homes | 3 Bedroom Homes | 4 Bedroom Homes | 5 Bedroom Homes |
| Entrance Doors | GRP Insulated Door | | ● | ● | ● | ● |
| Loft Hatch | Loft Hatch - Hinged Drop Down ** †† | | ● | ● | ● | ● |
| Ceilings | Crown White Matt Emulsion | | ● | ● | ● | ● |
| Walls | Crown White Matt Emulsion | | ● | ● | ● | ● |
| Floors | Concrete Ground Floor / Chipboard First Floor | | ● | ● | ● | ● |
| Window Cills | White Gloss MDF | | ● | ● | ● | ● |
| Stairs | Timber Stair - White Gloss MDF Strings | | ● | ● | ● | ● |
| Balusters | White Gloss Stop Chamfered Balusters | | ● | ● | ● | ● |
| Newel Posts | White Gloss Stop Chamfered Newels | | ● | ● | ● | ● |
| | Oak Stop Chamfered Newels | | | | | ● |
| Newel Caps | White Gloss Flat Top Newel Caps | | ● | ● | ● | |
| | Oak Flat Top Newel Caps | | | | | ● |
| Handrail | White Gloss Heavy Duty Handrail | | ● | ● | ● | |
| | Oak Heavy Duty Handrail | | | | | ● |
| Skirting | White Gloss 94x14 MDF Grooved & Chamfered | | ● | ● | | |
| | White Gloss 120x14 MDF Grooved & Chamfered | | | | ● | ● |
| Architrave | White Gloss 69x18 MDF Grooved & Chamfered | | ● | ● | ● | ● |
| Internal Doors | White Pre Finished Five Panel Internal Doors | | ● | ● | ● | ● |
| Ironmongery | Dual finish Satin Nickel & Chrome SR100 Door Furniture | | ● | ● | ● | |
| | Chrome SR700 Door Furniture | | | | | ● |
| Wardrobes | Sliding Fitted Wardrobes to Bed 1 | | | | | ● |
| KITCHEN | Carcass | Premium Grade 18mm thk Colour Matched Carcass | ● | ● | ● | ● |
| | Frontals | Bellway Band B options ~~~~ | ● | ● | | |
| | | Bellway Band C options ~~~~ | | | ● | |
| | | Bellway Band D options ---- | | | | ● |
| | Units | Frontal Matching Table Ends | ● | ● | | |
| | | Unit Framing | | | ● | ● |
| | Worktops | 40mm Square Edge Worktops with upstand | ● | ● | ● | ● |
| | Kitchen Sink | Leisure Eaton Single Bowl SS Sink & Aquamono Tap (inc Sink Liner) | ● | | | |
| | | Leisure Eaton Bowl & Half SS Sink & Aquamono Tap (inc Sink Liner) | | ● | | |
| | | Leisure Albion Bowl & Half SS Sink & Aquamono Tap (inc Sink Liner) | | | ● | |
| | | Leisure Nimbus Bowl & Half SS Sink & Aquamono Tap (inc Sink Liner) | | | | ● |
| | Utility Sink | Leisure Eaton Single Bowl SS Sink & Aquamono Tap (inc Sink Liner) | | ● | | |
| | | Leisure Albion Single Bowl SS Sink & Aquamono Tap (inc Sink Liner) | | | ● | |
| | | Leisure Nimbus Single Bowl SS Sink & Aquamono Tap (inc Sink Liner) Zanussi | | | | ● |
| | Appliances Oven | Single Oven ZOHE2X2 | ● | ● | | |
| | | Zanussi Single Oven ZOHNX3X1 | | | ● | |
| | | A E G Single Oven BPK556220M | | | | ● |
| | Appliances Hob | Zanussi 4 Burner Gas Hob ZGNN640X & SS Splashback | ● | ● | | |
| | | Zanussi 4 Burner Gas Hob ZGNN642X & SS Splashback | | | ● | |
| | | A E G 5 Burner Gas Hob HGB75420YM & SS Spashback | | | | ● |
| | Appliances Extractor | Cooker Hood Extractor LFC316X | ● | ● | ● | |
| | | A E G Cooker Hood Extractor DKB4950M | | | | ● |
| | Appliances Microwave | Zanussi Combination Microwave ZVENM6X1 | | | ● | |
| | | A E G Combination Microwave KMK525800M †† | | | | ● |
| | Appliances Fridge Freezer | Fridge Freezer Space Only | ● | ● | | |
| | | Zanussi 70/30 Fridge Freezer ZNLN18FS1 | | | ● | |
| | | Zanussi 70/30 Fridge Freezer ZNLN18FS1 (2no) | | | | ● |
| | Appliance Dishwasher | Removeable Unit (inc Feed & Waste) ‡ | ● | ● | | |
| | | Zanussi Dishwasher ZDLN1511 | | | ● | ● |
| | Appliance Washing Machine | Washing Machine Space Only (inc Feed & Waste) | ● | ● | ● | ● |

| WET ROOMS | | | | | | |
|------------------------|---|---|---------------------|-----------------|-----------------|-----------------|
| | | | 1 & 2 Bedroom Homes | 3 Bedroom Homes | 4 Bedroom Homes | 5 Bedroom Homes |
| Cloaks - WC | Roca CLARA WC with Concealed Cistern & PL2 Flush Plate ^^^ | | ● | ● | ● | ● |
| Cloaks - Basin | Roca Wash Hand Basin ††† | | ● | ● | ● | ● |
| Cloaks - Brassware | Bristan PISA Small Basin Chrome Mixer Tap | | ● | ● | ● | ● |
| Cloaks - Tiling | Band 2 Tiling to WC Boxing, Splashback Tiling to WHB, Flat Edge White Trim | | ● | ● | | |
| | Band 3 Tiling to WC Boxing, Splashback Tiling to WHB, Flat Edge Chrome Trim | | | | ● | ● |
| Bathroom - WC | Roca CLARA WC with Concealed Cistern & PL2 Flush Plate ^^^ | | ● | ● | ● | ● |
| Bathroom - Basin | Roca DEBBA 500 WHB with Full Pedestal ~~~ | | ● | ● | | |
| | Roca DEBBA 550 WHB with Semi Pedestal ~~~ | | | | ● | ● |
| Bathroom - Bath | Roca OSLO Acrylic Bath & Rigid Bath Panel | | ● | ● | ● | ● |
| Bathroom - Brassware | Bristan PISA Chrome Bath & Basin Mixer Taps | | ● | ● | | |
| | Bristan SAIL Chrome Bath & Basin Mixer Taps | | | | ● | ● |
| Bathroom - Shower Tray | Mira FLIGHT Low Shower Tray with Mira ELEVATE Enclosure ††† | | ● | ● | ● | ● |
| Bathroom - Shower | Mira MINIMAL Single Thermostatic Shower # | | ● | ● | | |
| | Mira MINIMAL Single Thermostatic Shower & | | | | ● | ● |
| Bathroom - Tiling | 1/2 Height Tiling (Band 2) to Wet Walls with Flat Edged White Trim *** ††† | | ● | ● | | |
| | 1/2 Height Tiling (Band 3) to Wet Walls with Flat Edged Chrome Trim *** ††† | | | | ● | ● |
| En-Suite - WC | Roca CLARA WC with Concealed Cistern & PL2 Flush Plate ^^ | | ● | ● | ● | ● |
| En-Suite - Basin | Roca DEBBA 450 WHB with Full Pedestal | | ● | ● | | |
| | Roca DEBBA 550 WHB with Semi Pedestal | | | | ● | ● |
| En-Suite - Bath | Roca OSLO Acrylic Bath & Rigid Bath Panel ††† | | | | | ● |
| En-Suite - Brassware | Bristan PISA Chrome Bath & Basin Mixer Taps | | ● | ● | | |
| | Bristan SAIL Chrome Bath & Basin Mixer Taps | | | | ● | ● |
| En-Suite - Shower Tray | Mira FLIGHT Low Shower Tray with Mira ELEVATE Enclosure ††† | | ● | ● | ● | ● |
| En-Suite - Shower | Mira MINIMAL Single Thermostatic Shower †† | | ● | ● | ● | |
| | Mira MINIMAL Dual Thermostatic Shower | | | | | ● |
| En-Suite - Tiling | 1/2 Height Tiling (Band 2) to Wet Walls with Flat Edged White Trim ††† | | ● | ● | | |
| | 1/2 Height Tiling (Band 3) to Wet Walls with Flat Edged Chrome Trim ††† | | | | ● | ● |
| MECHANICAL | Waste Water Heat Recovery | Waste Water Heat Recovery System ††† | | ● | ● | ● |
| | Boiler | Ideal LOGIC Combination Boiler (Cb) ^ | ● | ● | | |
| | | Ideal LOGIC Boiler & ThermaQ Evocyl HW Cylinder (HOb) ^ | | | ● | ● |
| | Controls | Google Nest 3RD Gen Dual Zone Learning Thermostat | ● | ● | ● | ● |
| | Radiators | Steirad Compact Steel Panel Radiators with Grilles | ● | ● | ● | ● |
| | Towel Warmers | Flat Chrome to Bathroom | | | ● | |
| | | Flat Chrome to Bathroom & En-Suite 1 | | | | ● |
| | Ventilation | Window Trickle Ventilators with Mechanical Extract Fans (system 3) dMEV | ● | ● | ● | ● |
| | | | | | | |
| | | | | | | |

| ELECTRICS | | | | | | |
|---------------------------------|---|--|---------------------|-----------------|-----------------|-----------------|
| | | | 1 & 2 Bedroom Homes | 3 Bedroom Homes | 4 Bedroom Homes | 5 Bedroom Homes |
| Home Working | Dedicated Power, USB & Data points | | ● | ● | ● | ● |
| Safety - Heat | Heat Detector DET && | | ● | ● | ● | ● |
| PV Generation Optimiser | Marlec Solar iBoost ††† | | | | ● | ● |
| Safety - Fire | Optical Smoke Detectors LD2 D2 DET | | ● | ● | ● | ● |
| Safety - Carbon | Fireblitz FHCO-BH Carbon Monoxide Detector | | ● | ● | ● | ● |
| Consumer Unit | Wylex Consumer Unit | | ● | ● | ● | ● |
| Sockets & Switches | Electrium CASA White Fittings | | ● | ● | ● | ● |
| USB Locations | Kitchen, Living Room & Bedroom 1 ONLY | | ● | ● | ● | ● |
| Shaver / Toothbrush Point | Bathroom ONLY | | ● | ● | ● | ● |
| Lighting | Pendant Fitting to Habitable Rooms | | ● | ● | ● | ● |
| Lighting - Kitchen | White Recessed Spot Lights | | ● | ● | | |
| | Polished Chrome Recessed Spot Lights | | | | ● | ● |
| Lighting - Kitchen Under Unit | High Output Tri-Light | | | | | ● |
| Lighting - Bathroom & En-Suites | White Recessed Spot Lights | | ● | ● | | |
| | Polished Chrome Recessed Spot Lights | | | | ● | ● |
| Lighting - External | External Light Clifton Brushed Steel Up/Down (Front & Rear) | | ● | ● | ● | ● |
| Communications - TV | TV Point to Living Room, Family, Bedroom 1 & Study | | ● | ● | ● | ● |
| Communications - Voice | Telephone Point to Living Room | | ● | ● | ● | ● |
| Communications - Data | Cat 6 Network Point to Living Room, Family, Bedroom 1 & Study | | ● | ● | ● | ● |
| Communications - Satellite | Dual Connection Satellite Points to Living Room | | ● | ● | ● | ● |
| Broadband | Ultrafast Fibre Connectivity Openreach | | ● | ● | ● | ● |
| EXTERNALS & MISC | Build Method | Masonry ### | ● | ● | ● | ● |
| | Ecological | Hedgehog Highway fencing adaption †† | ● | ● | ● | ● |
| | Garages Electrics | Light & Power Point to incurtilage Garages ### | ● | ● | ● | ● |
| | Maintenance | External Tap | ● | ● | ● | ● |
| | Number Plaque | Artisan Number Plaque | ● | ● | ● | ● |
| | Footpath & Patio | Grey PCC Flags 450x450x32's | ● | ● | ● | ● |
| | Garages | Steel Panel Up & Over Canopy Garage Door ### | ● | ● | ● | ● |
| | Drives | Bitmac Black ## | ● | ● | ● | ● |
| | Landscaping - Front | Medallion Turf & Landscape Planting ~ | ● | ● | ● | ● |
| | Landscaping - Rear | Rotovated Topsoil ~ | ● | ● | ● | ● |
| | Renewables | Photovoltaic Array ### | ● | ● | ● | ● |
| | EV Charging Terminal | Universal Socket 7kW * † | ● | ● | ● | ● |

* refer site layout

** fire rated as necessary

*** full height around bath where shower provided as standard

† electrical infrastructure upgrade maybe required

†† where layout allows

††† full height to shower enclosure

‡ at build stage

‡‡ flow regulator fitted to bath mixer if serving single thermostatic shower & fed via combination boiler

‡‡‡ housetype dependent - liaise with sales executive

^ housetype dependent on particular 4 bed housetypes - liaise with Sales Advisor

^^ inc soft close mechanism seat

^^^ inc soft close mechanism seat on 4 & 5 Bedroom Homes ONLY

over bath ONLY incorporating MIRA bath screen 11863.004 where no shower elsewhere in dwelling

plot dependent

plot specific, refer site layout

~ refer site landscape layout

~~ semi recessed basin if AD M4(ii) applicable

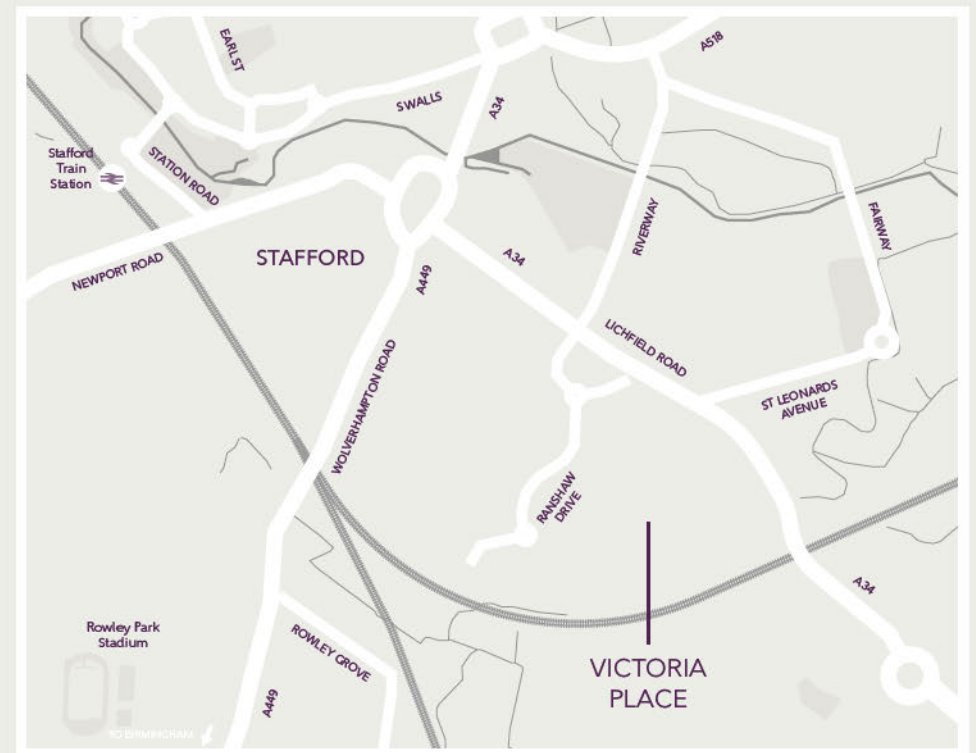
~~~ soft close mechanism to doors & drawers

& where provision of shower tray allows

&& where shown on layouts



**Victoria Place**  
Lichfield Road,  
Stafford,  
Staffordshire,  
ST17 4BQ



Map not to scale.