

St Leonards Phase 1- Core Range Sales Specification & Finishes. Version 31.3 Dec 2023 (Plots 1-17, 121-123, 124-131, 132*, 133-138, 163- 184, 187-196, 197-198*) *Plots 132, 197-198 have old layout but Part L finishes	A1B463 - The Selwyn	A1B590 - The Sabina	H2B692 - The Kemble	H3B777 - The Lawrence	A2B814- The Genning	H3B823 - The Mirin	H3B909 - The Houghton	H3B922 - The Webster (S/T)	H3B1021 - The Edwena	H4B1252 - The Hiera	H4B1206 - The Becket	H4B1371 - The Paris	H4B1454 - The Garnet
	D - Detached. S/T - Semi Detached or Mid/End Terraced. Refer to Development Layout. 'O' Optional Extra												
Kitchen													
A choice of Moores / Symphony base and wall units fitted with soft closers to drawers and doors.	■	■	■	■	■	■	■	■	■	■	■	■	■
90cm tall wall units including boiler housing except when boiler is in utility (Refer to working drawings).	■	■	■	■	■	■	■	■	■	■	■	■	■
A choice of 40mm laminated worktops and matching upstands with stainless steel splashback behind hob.	■	■	■	■	■	■	■	■	■	■	■	■	■
Stainless steel built in tall double fan oven with 90cm six burner gas hob and 90cm chimney extractor hood. Refer to kitchen design.									■			■	■
Stainless steel built under single fan oven with 60cm four burner gas hob and 60cm chimney extractor hood. Refer to kitchen design.	■	■	■	■	■	■	■	■		■	■		
Integrated fridge/freezer 50/50 split. (Note: Delux changes to a 60/40 split - Kitchen supplier to be informed)									■			■	■
Space for fridge/freezer.	■	■	■	■	■	■	■	■		■	■		
American Fridge Freezer (Almond Only) - Plumbed in.													
Plumbing for washing machine or washer dryer space if no Utility . (Washing machine or washer dryer available as a sales extra).			■	■		■							
Plumbed freestanding washer dryer.	■	■			■								
Integrated dishwasher.									■			■	■
Removable kitchen unit & pre-plumbing for integrated dishwasher. (Dishwasher available as a sales extra).	■	■	■	■	■	■	■	■		■	■		
Franke Antea stainless steel single inset sink bowl and drainer with Franke Athena chrome mixer tap. (Delux offer changes to a bowl and a half sink).	■	■	■	■	■	■	■	■	■	■	■	■	■
Downlights to kitchen area and low voltage under wall unit lighting. (Delux package refer to separate schedule)									■			■	■
4 way spotlight fitting to kitchen area.	■	■	■	■	■	■	■	■		■	■		
Utility / Utility Cupboard / Laundry (where applicable)													
Units to match main kitchen.							■	■	■	■	■	■	■
A choice of 40mm laminated worktops and matching upstands.							■	■	■	■	■	■	■
Plumbing for washing machine or washer dryer space . (Washing machine or washer dryer available as a sales extra).							■	■	■	■	■	■	■
Tumble dryer space. (Space only - appliance to be self purchased & installed)							■	■	■	■	■	■	■
Franke Antea stainless steel single inset sink bowl and drainer with Franke Athena chrome mixer tap. (Refer to working drawing for placement).													■
2 burner electric hob.													
Bathroom													
i.life 170cm x 70cm Rectangular Bath with bath panel and frameless hinged Merlyn shower screen and thermostatic shower with connection hose from Cerabase Single Lever Bath Fillers to Ideal Rain shower head. Full height tiling to perimeter of bath.	■	■	■										
Sales Option -i.life Rectangular Idealform Bath with bath panel and frameless hinged Merlyn shower screen and <u>electric</u> shower with connection hose from Ceratherm T25 Exposed Thermostatic Bath Shower Mixer to Ideal Rain shower head or T25 Dual Control Shower. Full height tiling to perimeter of bath.				○	○	○	○	○	○	○	○	○	
i.life 170cm x 70cm Rectangular Bath without shower and screen with Cerabase Single Lever Bath Filler. Half height tiling to perimeter of bath.				■	■	■	■	■	■	■	■	■	■
JT Fusion Shower tray and Merlyn sliding shower screen with Ideal Standard thermostatic shower. Full height tiling to shower enclosure													■
JT Fusion Shower tray and Merlyn hinged shower screen (and fixed side panel where applicable) with Ideal Standard thermostatic shower. Full height tiling to shower enclosure.													
Ideal Standard iLife A close coupled cistern With RimLS+ technology.	■	■	■	■	■	■	■	■	■	■	■	■	■
Ideal Standard iLife A handrinse basin on pedestal featuring cerabase single lever chrome basin mixer with click waste.	■	■	■	■	■	■	■	■	■	■	■	■	■
Half height wall tiling behind sanitaryware	■	■	■	■	■		■	■	■	■	■	■	■
Half height wall tiling behind WC & tiled splashback above basin.						■							

Tiled finish to window cills (if window shown on plot specific drawings).	■	■	■	■	■	■	■	■	■	■	■	■	■
Downlights.									■			■	■
Low Energy batten light fitting.	■	■	■	■	■	■	■	■		■	■		
Master En-suite (where provided)													
JT Fusion tray and Merlyn hinged shower screen (and fixed side panel where applicable) with Ideal Ecotherm shower. Full height tiling to shower enclosure.													
JT Fusion tray and Merlyn bi-folding shower screen with Ideal Ecotherm shower. Full height tiling to shower enclosure.				■			■						
JT Fusion tray and Merlyn sliding shower screen with Ideal Ecotherm shower.					■	■		■	■	■	■	■	■
Ideal Standard Sandringham steel bath with bath panel and frameless hinged Merlyn shower screen and Ecotherm shower with connection hose from bath mixer taps to Ideal Rain S3 shower head. Full height tiling to perimeter of bath.													
Ideal Standard iLife A close coupled cistern With RimLS+ technology.				■	■	■	■	■	■	■	■	■	■
i.life A 40cm Handrinse Basin with semi-pedestal featuring cerabase single lever chrome basin mixer with click waste.				■	■	■	■	■	■	■	■	■	■
Half height wall tiling behind sanitaryware.					■	■		■		■	■	■	■
Half height wall tiling behind WC & tiled splashback above basin.				■			■		■				
Tiled finish to window cills (if window shown on plot specific drawings).				■	■	■	■	■	■			■	■
Downlights.									■	■	■	■	■
Low Energy batten light fitting.				■	■	■	■	■					
Second En-suite (where provided)													
JT Fusion Shower tray and Merlyn hinged shower screen (and fixed side panel where applicable) with Ideal Standard <u>electric</u> shower. Full height tiling to shower enclosure.													
JT Fusion Shower tray and Merlyn bi-folding shower screen with Ideal Standard <u>electric</u> shower. Full height tiling to shower enclosure.													
JT Fusion Shower tray and Merlyn sliding shower screen with Ideal Standard <u>electric</u> shower. Full height tiling to shower enclosure.													
Ideal Standard Sandringham steel bath with bath panel and frameless hinged Merlyn shower screen and thermostatic shower with connection hose from bath mixer taps to Ideal Rain S3 shower head. Full height tiling to perimeter of bath.													
Ideal Standard Sandringham Steel bath with bath panel featuring Ideal Standard Tempo chrome bath mixer tap													
Ideal Standard iLife open shrouded back WC with exposed close coupled cistern.													
Ideal Standard iLife washbasin featuring chrome mono basin mixer tap.													
Half height wall tiling behind sanitaryware.													
Half height wall tiling behind WC & tiled splashback above basin.													
Tiled finish to window cills (if window shown on plot specific drawings).													
Downlights.													
Low Energy batten light fitting.													
Cloakroom / WC													
JT Fusion shower tray with Merlyn semi frameless bi-fold shower screen and Ideal Standard thermostatic shower mixer with Ideal Rain S3 shower head. Full height tiling to shower perimeter													
Ideal Standard iLife A close coupled cistern With RimLS+ technology.			■	■		■	■	■	■	■	■	■	■
Ideal Standard iLife A handrinse basin on pedestal featuring cerabase single lever chrome basin mixer with click waste.			■	■		■	■	■	■	■	■	■	■
Ideal Standard iLife corner washbasin on pedestal featuring chrome mono basin mixer tap.													
Wall tiling splashback above basin.			■	■		■	■	■	■	■	■	■	■
Bedrooms													
Wardrobe to Bed 1, fitted with sliding, mirrored doors and threshold strips.	■	■	■	■	■	■	■	■		■	■	■	
Open walk in wardrobe with clothes rails and shelving													
Wardrobe to Bed 1 , fitted with lever handles and latch to match the main doors. Heavy duty magnetic catches top and bottom. Doors to be fitted with threshold strips.									■				■
Electrical													

Electrical sockets in white to NHBC / LABC requirements.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Lounge media plate pre-wired for BT & Terrestrial Digital TV and provision for Hyperoptic (where available).	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Master bedroom pre-wired for Terrestrial Digital TV and provision for Hyperoptic (where available).	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Lounge and master bedroom provided with 1no. Deta double socket with USB charging ports.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Family Room pre-wired for Terrestrial Digital TV.													<input type="checkbox"/>
Data (telephone) point in bedroom 1 (Refer to Working drawings for exact location).	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Data (telephone) point in bedroom 2 (Refer to Working drawings for exact location).									<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Data (telephone) point in study (Refer to Working drawings for exact location).												<input type="checkbox"/>	
2no. Deta double sockets and a data (telephone) point to allow for home working (Refer to Working drawings for exact location).	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Door bell	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Low energy lighting to Building Regulations standard.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Switched light and double socket to garage (where garage is integral or directly adjacent to the dwelling). All homes with detached garages within curtilage to include ducting for future fit of lighting and sockets. Refer to plot specific drawings.					<input type="checkbox"/>					<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Heating													
Gas fired central heating with white radiators and thermostatic valves (as specified on heating designs).	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Thermostat with digital display. (Refer to Working drawings for exact location). Single zone	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>					
Thermostat with digital display. (Refer to Working drawings for exact location). Double zone									<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Internal & External Windows & Doors													
uPVC high performance glazed windows/patio doors/bi-fold doors (where specified), with sealed double glazed units, chrome ironmongery and window restrictors (where applicable).	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
UPVC Utility doors to side/rear							<input type="checkbox"/>			<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>
Insulated GRP (Glass Reinforced Plastic) Pas :24 front door (where applicable), colours refer to finishes schedule.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Garage up & over steel door with Plastisol finish (where applicable).			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Suffolk grained, vertical grooved white water based gloss internal doors.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Insulated, drop down, loft hatch.		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>				<input type="checkbox"/>
Insulated, drop down, steel, fire rated loft hatch (to three storey homes). Fire doors internal.										<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Satin stainless steel finished curved mitred lever door furniture throughout.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Decoration													
All walls to be finished in white matt emulsion.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Ceiling finished in white matt emulsion.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
White oil based gloss painted staircase with white gloss balustrades, handrails and newel caps.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>					
White oil based gloss painted staircase and balustrades with hardwood handrails and newel caps with osmose wax finish.									<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
White oil based gloss painted 144mm x 18mm square edge MDF skirting, with feature square edged groove.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
White oil based gloss painted 69mm x 22mm square edge MDF architrave, with feature square edged groove.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
White oil based gloss painted woodwork.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Security													
Multi-point door locking to external / french / patio / bi-fold doors	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Windows fitted with window locks with key, unless fire escape.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Mains supply smoke detectors to Building Regulation requirements.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Carbon monoxide alarm to Building Regulation requirements.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Through door viewer and chain	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
PIR controlled external light to front door.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Pre-wire for external lights to rear and side doors.	<input type="checkbox"/>		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
External Features													
Front garden graded, turfed and planted as applicable.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Rear garden graded and turfed.	<input type="checkbox"/>		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Fencing - 1800mm timber fencing with gate to rear or side boundaries (type and position as indicated on site layouts).	<input type="checkbox"/>		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Paths - Buff paving flags as indicated on site layouts.(900mm wide path to front entrance, 600mm wide path to side passages and rear)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

[illegible]



Pure Range (Plots 18-28 ONLY)
Sales Specification & Finishes.
Version 10.2
Feb 2023

R9029-SMH-23-XX-SP-K-1001 Rev V10.2

Kitchen

A choice of Moores / Symphony base and wall units fitted with soft closers to drawers and doors.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
90cm tall wall units including boiler housing except when boiler is in utility (Refer to working drawings).	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
A choice of 40mm thick lipped laminate worktops and matching upstands with stainless steel splashback behind hob.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Stainless steel built in tall double fan oven with 90cm six burner gas hob and 90cm chimney extractor hood. Refer to the kitchen design.			<input checked="" type="checkbox"/>			<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
stainless steel built under single fan oven with 60cm four burner gas hob and 60cm chimney extractor hood. Refer to the kitchen design.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>			
Integrated fridge/freezer 50/50 split. (Note: Delux changes to a 60/40 split - Kitchen supplier to be informed)			<input checked="" type="checkbox"/>			<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Space for fridge/freezer.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>			
American Fridge Freezer (Almond Only) - Plumbed in								
Plumbing for washing machine or washer dryer space if no Utility . (Washing machine or washer dryer available as a sales extra).	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>						
Plumbed freestanding washer dryer.								
Integrated dishwasher.			<input checked="" type="checkbox"/>			<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Removable kitchen unit & pre-plumbing for integrated dishwasher. (Dishwasher available as a sales extra).	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>			
Franke Antea stainless steel single inset sink bowl and drainer with Franke Athena chrome mixer tap. (Delux offer changes to a bowl and a half sink).	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Downlights to kitchen area and low voltage under wall unit lighting. (Delux package refer to separate schedule)			<input checked="" type="checkbox"/>			<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
4 way spotlight fitting to kitchen area.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>			
Utility / Utility Cupboard / Laundry (where applicable)								
Units to match main kitchen.			<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
A choice of 40mm thick lipped laminate worktops and matching upstands.			<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Plumbing for washing machine or washer dryer space . (Washing machine or washer dryer available as a sales extra).			<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Tumble dryer space. (Space only - appliance to be self purchased & installed)			<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Franke Antea stainless steel single inset sink bowl and drainer with Franke Athena chrome mixer tap. (Refer to working drawing for placement).								<input checked="" type="checkbox"/>
2 burner electric hob.								
Bathroom								
i.life 170cm x 70cm Rectangular Bath with bath panel and frameless hinged Merlyn shower screen and thermostatic shower with connection hose from Cerabase Single Lever Bath Fillers to Ideal Rain shower head. Full height tiling to perimeter of bath.								



Pure Range (Plots 18-28 ONLY)
Sales Specification & Finishes.
Version 10.2
Feb 2023

H2B758 - The Nina	H2B774 - The Wilfred	H3B1001 - The Kea (D)	H4B1206 - The Becket	H4B1252 - The Hiera	H4B1362 - The Barlow	H4B1428 - The Paris	H4B1414 - The Garnet
-------------------	----------------------	-----------------------	----------------------	---------------------	----------------------	---------------------	----------------------

R9029-SMH-23-XX-SP-K-1001 Rev V10.2

Sales Option -i.life Rectangular Idealform Bath with bath panel and frameless hinged Merlyn shower screen and <u>electric</u> shower with connection hose from Ceratherm T25 Exposed Thermostatic Bath Shower Mixer to Ideal Rain shower head or T25 Dual Control Shower. Full height tiling to perimeter of bath.	○		○	○	○		○	
i.life 170cm x 70cm Rectangular Bath without shower and screen with Cerabase Single Lever Bath Filler. Half height tiling to perimeter of bath.	■		■	■	■	■	■	■
JT Fusion Shower tray and Merlyn sliding shower screen with Ideal Standard thermostatic shower. Full height tiling to shower enclosure								■
JT Fusion Shower tray and Merlyn hinged shower screen (and fixed side panel where applicable) with Ideal Standard thermostatic shower. Full height tiling to shower enclosure.						■		
Ideal Standard iLife A close coupled cistern With RimLS+ technology.	■		■	■	■	■	■	■
Ideal Standard iLife washbasin on semi pedestal featuring chrome mono basin mixer tap.	■		■					
Roper Rhodes compact single tap hole single drawer wall mounted vanity unit featuring cerabase single lever chrome basin mixer with click waste				■	■	■	■	■
Half height wall tiling behind sanitaryware	■		■	■	■	■	■	■
Half height wall tiling behind WC & tiled splashback above basin.								
Tiled finish to window cills (if window shown on plot specific drawings).	■		■	■	■	■	■	■
Downlights.						■	■	■
Low Energy batten light fitting.	■		■	■	■			
Master En-suite (where provided)								
JT Premier tray and Merlyn hinged shower screen (and fixed side panel where applicable) with Ideal Ecotherm shower. Full height tiling to shower enclosure.								
JT Premier tray and Merlyn bi-folding shower screen with Ideal Ecotherm shower. Full height tiling to shower enclosure.								
JT Premier tray and Merlyn sliding shower screen with Ideal Ecotherm shower. Full height tiling to shower enclosure.	■		■	■	■	■	■	■
Ideal Standard Sandringham steel bath with bath panel and frameless hinged Merlyn shower screen and Ecotherm shower with connection hose from bath mixer taps to Ideal Rain S3 shower head. Full height tiling to perimeter of bath.		■						
Ideal Standard iLife A close coupled cistern With RimLS+ technology.	■	■	■	■	■	■	■	■
i.life A 40cm Handrinse Basin with semi-pedestal featuring cerabase single lever chrome basin mixer with click waste.	■	■	■					
Ideal Standard iLife basin inset in white gloss Tempo vanity unit featuring chrome mono basin mixer tap.				■	■	■	■	■
Half height wall tiling behind sanitaryware.	■	■	■	■	■	■	■	■
Half height wall tiling behind WC & tiled splashback above basin.								
Tiled finish to window cills (if window shown on plot specific drawings).		■	■			■	■	■
Downlights.				■	■	■	■	■



Pure Range (Plots 18-28 ONLY)
Sales Specification & Finishes.
Version 10.2
Feb 2023

H2B758 - The Nina	H2B774 - The Wilfred	H3B1001 - The Kea (D)	H4B1206 - The Becket	H4B1252 - The Hiera	H4B1362 - The Barlow	H4B1428 - The Paris	H4B1414 - The Garnet
-------------------	----------------------	-----------------------	----------------------	---------------------	----------------------	---------------------	----------------------

R9029-SMH-23-XX-SP-K-1001 Rev V10.2

Low Energy batten light fitting.	■	■	■					
Second En-suite (where provided)								
JT Fusion Shower tray and Merlyn hinged shower screen (and fixed side panel where applicable) with Ideal Standard <u>electric</u> shower. Full height tiling to shower enclosure.								
JT Fusion Shower tray and Merlyn bi-folding shower screen with Ideal Standard <u>electric</u> shower. Full height tiling to shower enclosure.								
JT Fusion Shower tray and Merlyn sliding shower screen with Ideal Standard <u>electric</u> shower. Full height tiling to shower enclosure.								
Ideal Standard Sandringham steel bath with bath panel and frameless hinged Merlyn shower screen and thermostatic shower with connection hose from bath mixer taps to Ideal Rain S3 shower head. Full height tiling to perimeter of bath.		■						
Ideal Standard Sandringham Steel bath with bath panel featuring Ideal Standard Tempo chrome bath mixer tap								
Ideal Standard iLife open shrouded back WC with exposed close coupled cistern.		■						
Ideal Standard iLife washbasin with semi-pedestal featuring chrome mono basin mixer tap.		■						
Half height wall tiling behind sanitaryware.		■						
Half height wall tiling behind WC & tiled splashback above basin.								
Tiled finish to window cills (if window shown on plot specific drawings).		■						
Downlights.								
Low Energy batten light fitting.		■						
Cloakroom / WC								
JT Fusion shower tray with Merlyn semi frameless bi-fold shower screen and Ideal Standard thermostatic shower mixer with Ideal Rain S3 shower head. Full height tiling to shower perimeter								
Ideal Standard iLife A close coupled cistern With RimLS+ technology.	■	■	■	■	■	■	■	■
Ideal Standard iLife A handrinse basin on pedestal featuring cerabase single lever chrome basin mixer with click waste.	■	■	■	■	■	■	■	■
Ideal Standard iLife corner washbasin on pedestal featuring chrome mono basin mixer tap.								
Wall tiling splashback above basin.	■	■	■	■	■	■	■	■
Bedrooms								
Wardrobe to Bed 1, fitted with sliding, mirrored doors and threshold strips.		■	■	■	■		■	
Open walk in wardrobe with clothes rails and shelving								
Wardrobe to Bed 1 , fitted with lever handles and latch to match the main doors. Heavy duty magnetic catches top and bottom. Doors to be fitted with threshold strips.						■		■
Electrical								
Electrical sockets in white to NHBC / LABC requirements.	■	■	■	■	■	■	■	■
Lounge media plate pre-wired for BT & Terrestrial Digital TV and provision for Hyperoptic (where available).	■	■	■	■	■	■	■	■
Master bedroom pre-wired for Terrestrial Digital TV and provision for Hyperoptic (where available).	■	■	■	■	■	■	■	■
Lounge and master bedroom provided with 1no. Deta double socket with USB charging ports.	■	■	■	■	■	■	■	■



Pure Range (Plots 18-28 ONLY)
Sales Specification & Finishes.
Version 10.2
Feb 2023

H2B758 - The Nina	H2B774 - The Wilfred	H3B1001 - The Kea (D)	H4B1206 - The Becket	H4B1252 - The Hiera	H4B1362 - The Barlow	H4B1428 - The Paris	H4B1414 - The Garnet
-------------------	----------------------	-----------------------	----------------------	---------------------	----------------------	---------------------	----------------------

R9029-SMH-23-XX-SP-K-1001 Rev V10.2

Family Room pre-wired for Terrestrial Digital TV.								
Data (telephone) point in bedroom 1 (Refer to Working drawings for exact location).	■	■	■	■	■	■	■	■
Data (telephone) point in bedroom 2 (Refer to Working drawings for exact location).		■		■	■	■	■	■
Data (telephone) point in study (Refer to Working drawings for exact location).						■	■	
2no. Deta double sockets and a data (telephone) point to allow for home working (Refer to Working drawings for exact location).	■	■	■	■	■	■	■	■
Door bell	■	■	■	■	■	■	■	■
Low energy lighting to Building Regulations standard.	■	■	■	■	■	■	■	■
Switched light and double socket to garage (where garage is integral or directly adjacent to the dwelling). All homes with detached garages within curtilage to include ducting for future fit of lighting and sockets. Refer to plot specific drawings.			■	■	■	■	■	■
Heating								
Gas fired central heating with white radiators and thermostatic valves (as specified on heating designs).	■	■	■	■	■	■	■	■
Thermostat with digital display. (Refer to Working drawings for exact location). Single zone	■	■	■					
Thermostat with digital display. (Refer to Working drawings for exact location). Double zone				■	■	■	■	■
Internal & External Windows & Doors								
uPVC high performance glazed windows/patio doors/bi-fold doors (where specified), with sealed double glazed units, chrome ironmongery and window restrictors (where applicable). Colour RAL 7016	■	■	■	■	■	■	■	■
UPVC Utility doors to side/rear, Colour RAL 7016				■	■	■		■
Insulated GRP (Glass Reinforced Plastic) Pas :24 front door (where applicable), Colour RAL 7016	■	■	■	■	■	■	■	■
Garage up & over steel door with Plastisol finish (where applicable).	■	■	■	■	■	■	■	■
Horizontal 4 line, Grey internal doors with satin finish RAL 7012	■	■	■	■	■	■	■	■
Insulated, drop down, loft hatch.	■	■	■			■		■
Insulated, drop down, steel, fire rated loft hatch (to three storey homes). Fire doors internal.				■	■		■	
Satin stainless steel finished curved mitred lever door furniture throughout.	■	■	■	■	■	■	■	■
Decoration								
All walls to be finished in white matt emulsion.	■	■	■	■	■	■	■	■
Ceiling finished in white matt emulsion.	■	■	■	■	■	■	■	■
White oil based gloss painted staircase with white gloss balustrades, handrails and newel caps.	■	■						
White oil based gloss painted staircase and balustrades with hardwood handrails and newel caps with osmose wax finish.			■	■	■	■	■	■
White oil based gloss painted 144mm x 18mm square edge MDF skirting, with feature square edged groove.	■	■	■	■	■	■	■	■
White oil based gloss painted 69mm x 22mm square edge MDF architrave, with feature square edged groove.	■	■	■	■	■	■	■	■
White oil based gloss painted woodwork.	■	■	■	■	■	■	■	■
Security								
Multi-point door locking to external / french / patio / bi-fold doors	■	■	■	■	■	■	■	■
Windows fitted with window locks with key, unless fire escape.	■	■	■	■	■	■	■	■
Mains supply smoke detectors to Building Regulation requirements.	■	■	■	■	■	■	■	■
Carbon monoxide alarm to Building Regulation requirements.	■	■	■	■	■	■	■	■
Through door viewer and chain	■	■	■	■	■	■	■	■



Pure Range (Plots 18-28 ONLY)
Sales Specification & Finishes.
Version 10.2
Feb 2023

H2B758 - The Nina	H2B774 - The Wilfred	H3B1001 - The Kea (D)	H4B1206 - The Becket	H4B1252 - The Hiera	H4B1362 - The Barlow	H4B1428 - The Paris	H4B1414 - The Garnet
-------------------	----------------------	-----------------------	----------------------	---------------------	----------------------	---------------------	----------------------

R9029-SMH-23-XX-SP-K-1001 Rev V10.2

PIR controlled external light to front door.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Pre-wire for external lights to rear and side doors.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
External Features								
Front garden graded, turfed and planted as applicable.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Rear garden graded and turfed.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Fencing - 1800mm timber fencing with gate to rear or side boundaries (type and position as indicated on site layouts).	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Paths - Buff paving flags as indicated on site layouts. (900mm wide path to front entrance, 600mm wide path to side passages and rear)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Patio - Buff paving flags outside patio door as indicated on site layout.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Terrace Balconies - Buff paving flags to external walk-out balconies								
Slim profile, grey GRP canopy above entrance door	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Tarmac access drive/hardstanding or block paving with concrete edgings (as indicated on site layouts).	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2C Brick dentil corbelled eaves and 3c brick verge with proprietary dry verge caps.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
External Tap.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Deep Flow Black gutters and downpipes on rise & fall brackets	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>