



# Site Plan

the  
sheiling

arkholme

## Key

-  The Wenning  
4 bedroom detached house
-  The Hindburn  
3 bedroom detached house
-  The Gressingham  
3 bedroom detached house
-  The Greta  
4 bedroom detached house
-  The Conder  
4 bedroom detached house
-  Affordable Home

NORTH >



Underground  
Foul Water  
Treatment Plant

# Specification

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## Plots 1-9 only

- Item included as standard to all plots unless listed
- Optional item available at extra cost (subject to stage of construction of the property)

- Roundel kitchen units with soft close drawers and doors
- Choice of Quartz Stone worktop and upstand to kitchen
- AEG 'A-20' rated multifunction 74 litre electric oven
- AEG integrated microwave oven with grill
- AEG stainless steel gas hob
- Stainless steel cooker hood
- Stainless steel one and a half bowl undermounted sink and mixer tap
- Zanussi 'A+' rated integrated tall fridge freezer (70/30)
- Zanussi 'A+AA' rated integrated dishwasher
- Zanussi 'A++AB' rated integrated washing machine
- LED task lighting under kitchen wall units
- Duravit bathroom pottery
- Duravit vanity basin with storage drawer to en-suite
- Vado chrome taps and thermostatic shower to en-suite
- Vado thermostatic bath mixer with hair wash shower head to bath
- Chrome heated towel rail to en-suite & family bathroom
- Cloakroom /bathroom /ensuite half tiled to all walls
- Amtico flooring to bathroom and en-suite
- LED inset spotlights to kitchen, bathroom & en-suite as shown on the plans
- Contemporary skirting and architraves
- Suffolk oak veneer internal doors with contemporary chrome door handles
- 'A' rated energy saving double glazing to windows
- Coloured 'A' rated PVCu window frames (white internally)
- Energy efficient timber frame
- Natural slate roofs
- Satin chrome electric sockets above worktops in kitchen
- Thermostatic radiator valves
- Pressurised hot water storage cylinder
- 'A' rated condensing central heating boiler with 5 year warranty
- Seven day heating control unit with zone controls
- TV points to all bedrooms
- Shaver point to ensuite & family bathroom
- Sky Digital wiring to living room & bedrooms (Sky subscription & equipment required)
- Hyperfast B4RN Broadband
- Electrical points as detailed drawings
- Low energy light bulbs to all rooms
- RCD protection to all sockets
- Smoke and heat detectors
- Window locks and insurance locks to external doors
- Outside light to front and rear of house
- Intruder alarm to SSAIB insurance standard
- Insulated GRP external doors and stained timber automatic garage door
- Cold water tap to garage or external position as plans
- Landscaping to front gardens and turfed rear gardens
- Natural stone facing to selected plots and walls as plans
- Block pavers to drives as shown on the plans
- Treated boarded fencing as shown on plans
- NHBC 10 Year Buildmark Warranty

2016.02a

All houses are freehold and all apartments are leasehold. The lease is 999 years from 2015.

Management charges apply to all properties for maintenance of some paved areas, surface water drainage, foul drainage treatment plant and shared landscaped areas.

Our policy of continuous improvement and assessment of new products may lead to certain details changing. Please check the current specification with our representative as this leaflet does not constitute a part of any contract nor does it constitute an offer. Russell Armer Ltd reserve the right to make alterations to the specification of the properties at anytime during the course of construction without prior notice.

# Affordable Homes Specification

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- Item included as standard
- Optional item available at extra cost (subject to stage of construction of the property)

- Insulated cavity walls
- Painted render and stonework to external walls as on plans
- Contemporary kitchen units with worktops and matching upstands
- Wall mounted kitchen extract fan
- Stainless steel recirculating canopy hood
- Zanussi 'A' rated stainless steel multi-function oven
- Zanussi gas hob
- Zanussi 'A+' rated integrated fridge with ice box
- Zanussi 'A+' rated integrated fridge freezer
- Zanussi 'AAA' rated integrated washer /dryer
- Stainless steel single sink and mixer tap
- Accent lighting under kitchen wall units
- Water efficient bathrooms and fittings with Vado taps
- Vado chrome thermostatic bath mixer tap with "hairwash" shower attachment

- Coloured uPVC windows (white internally)
- Splash back tiling to basin and bath
- White panel internal doors with chrome door handles
- 'A' rated uPVC windows with energy efficient double glazing
- Window locks and insurance locks to external doors
- Electric points to NHBC standards
- RCD protection to all electrical sockets
- Mains wired smoke and heat detectors
- 'A' rated gas condensing combination central heating boiler with 5 year warranty
- Thermostatic radiator valves
- Internal walls magnolia, ceilings white
- Turfed rear gardens. Landscaped front garden as plans
- Paths, parking spaces, landscaping as shown on drawings
- Block paved driveways or parking spaces

2016.11a

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