

Rushfield

MANOR

BALLYCLARE

PHASE ONE

LOTUS
HOMES

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Ballyclare...
a real sense of community

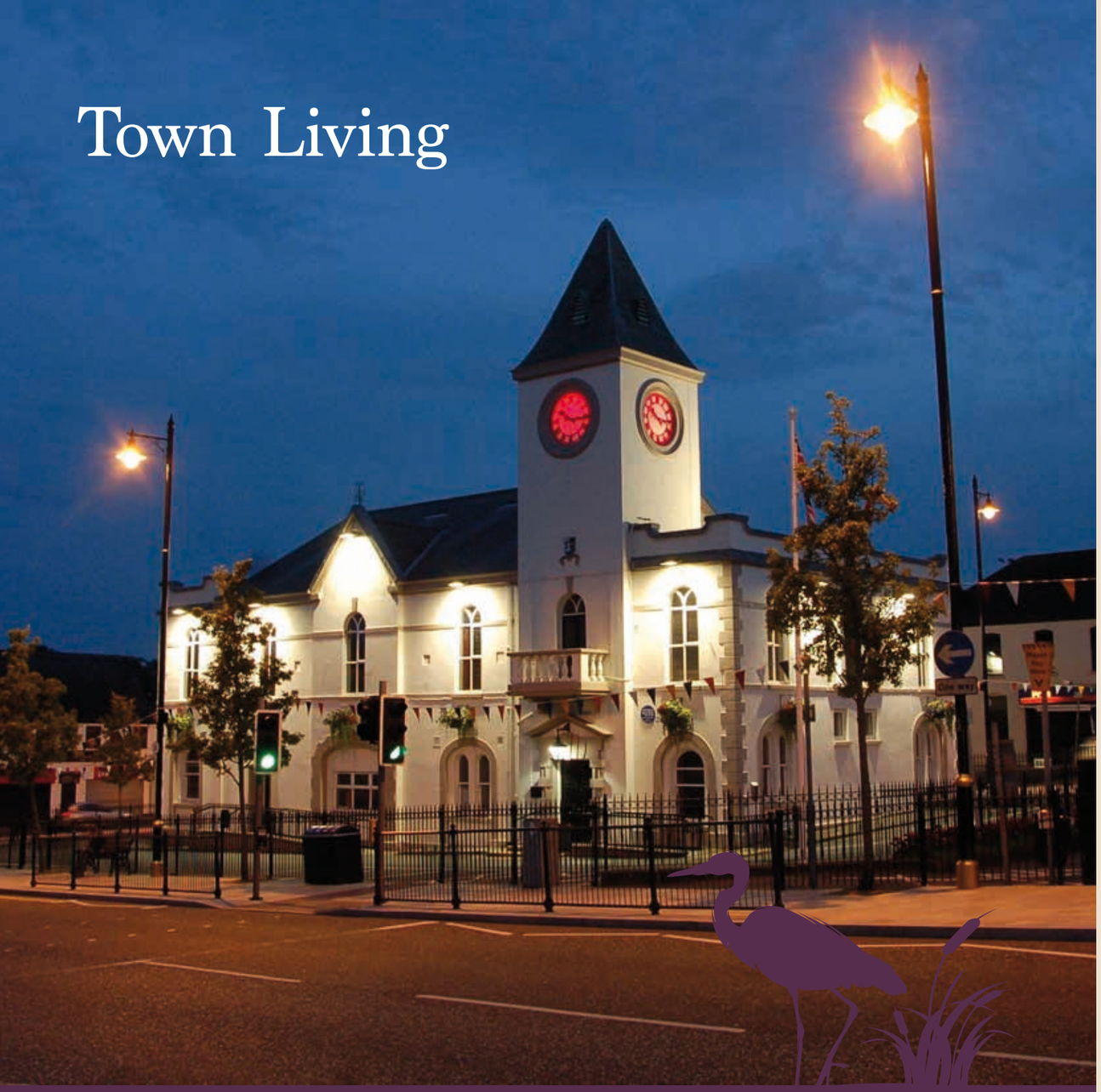
Rushfield
MANOR

A real sense of home.



Image for illustration purposes only

Town Living



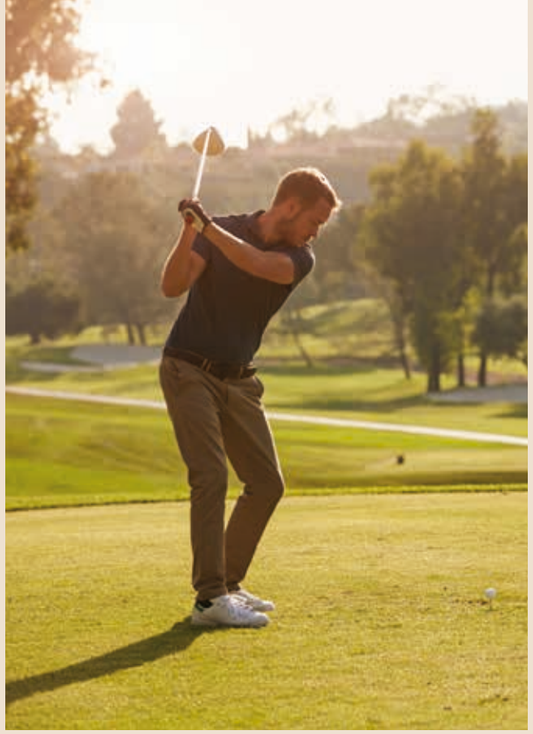
Ballyclare is a busy market town in County Antrim with a great sense of community, making it ideal for commuters and perfectly suited for couples and families.

TRAVEL

The town is just minutes from the M2 motorway being adjacent to the A57 and is an ideal location for commuting to Belfast, Antrim and further afield.

LIVING

Ballyclare offers a vibrant mixture of specialist independent shops, popular coffee shops and a wide selection of cafes and restaurants. The day-to-day essentials are also within easy reach from butchers to greengrocers, hairdressers to beauticians and fashion to homeware shops.



LEISURE

The town centre has a leisure centre, with swimming pool, slides, lazy river and gym.

The attractive local park offers entertainment for all the family, with a play park, tennis courts and numerous walkways there's something for everyone. All this set in the backdrop of the Sixmile River which runs through the park.

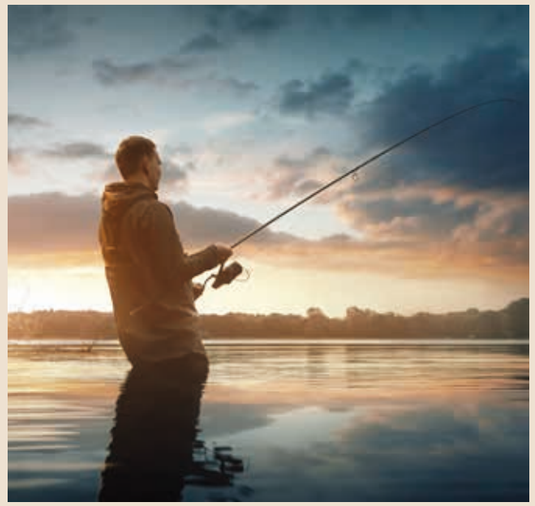
For those seeking quality recreational activities there is an abundance of choice right on the town's doorstep. Golfers have a choice of two local courses and for anglers there are a number of well stocked fisheries in the area. Other activities available locally include horse riding, archery, walking and indoor football.

Organised sports also feature heavily in the local area with popular football, rugby, hockey, cricket, running, cycling and athletic clubs nearby. Ballyclare offers a welcoming rural location with easy access to the city making it a great location to set up home.

HISTORY

Ballyclare lies on the Six Mile Water Valley and owes its origins to being a crossing point on the river. The broad main street dates from the 17th century and in the towns picturesque centre is the market square and Town Hall. Developed from the old Market House it is now the focal point for both locals and visitors.

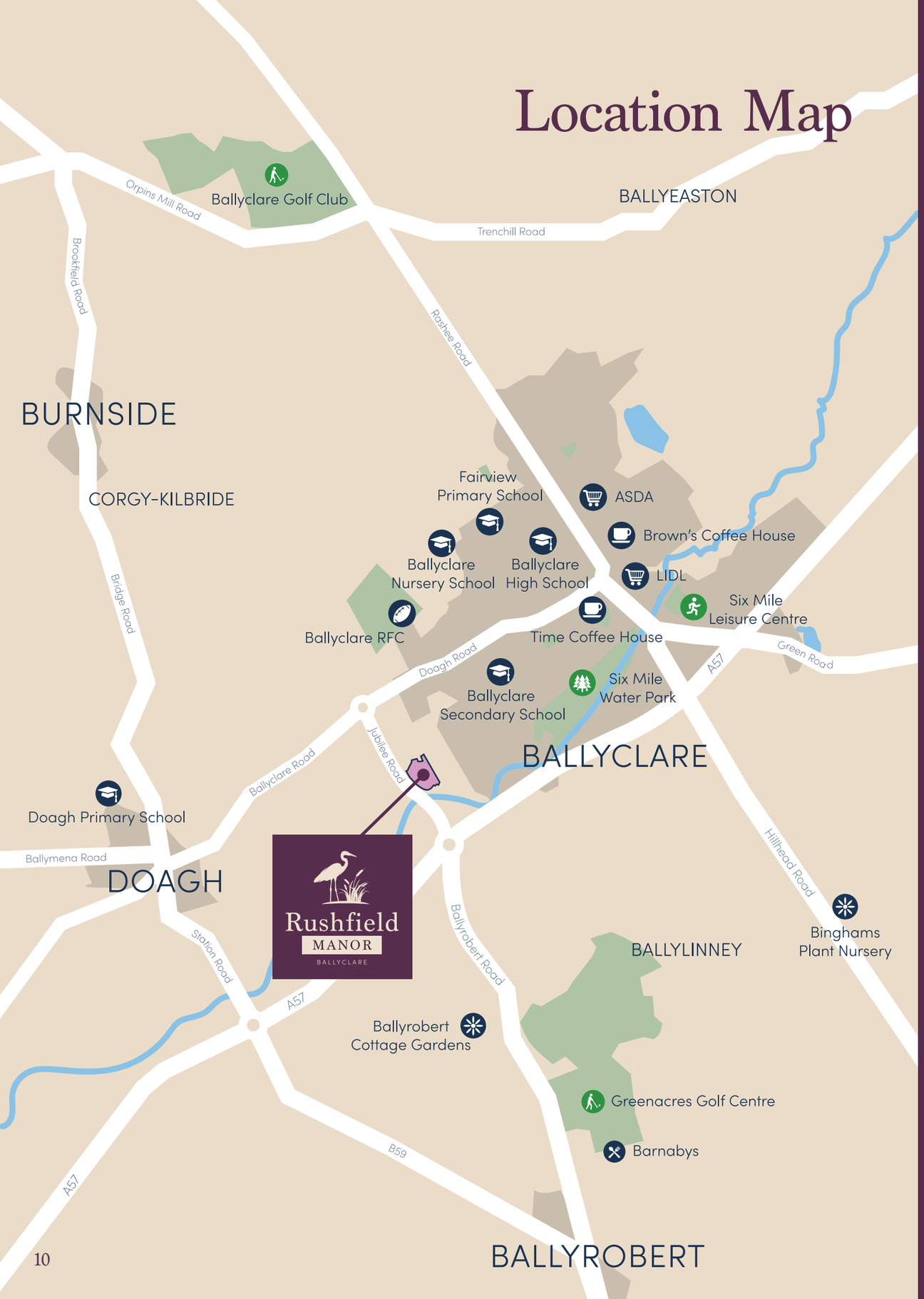




Ballyclare has been a settlement area for over six thousand years, with historic flint arrow heads dated to that era being discovered during a construction project North of the river in 1968.

When the Normans built the castle at Carrickfergus they placed a line of outposts along the river which was then called the "Ollar" – River of the Rushes. In time the soldiers making the journey from Carrickfergus to Antrim reached the river at this spot when they had travelled six miles so began to call the Ollar the Six Mile Water.

Location Map



Travel Times

- 3 MIN — Ballyclare RFC & Templepatrick CC — 0.5 miles / 3 mins
- 3 MIN — Ballyclare Nursery School — 0.8 miles / 3 mins
- 4 MIN — Main Street (local shops & restaurants) — 1 mile / 4 mins
- 4 MIN — Ballyclare Primary School — 1 mile / 4 mins
- 4 MIN — Ballyclare Comrades Football Club — 1 mile / 4 mins
- 4 MIN — Ballyclare High School — 1.2 miles / 4 mins
- 4 MIN — Greenacres Golf Centre — 2 miles / 4 mins
- 7 MIN — Templepatrick Town Centre — 4.5 miles / 7 mins
- 15 MIN — Antrim Town Centre — 11 miles / 15 mins
- 16 MIN — Belfast International Airport — 10 miles / 16 mins
- 17 MIN — Larne Ferry Port — 13 miles / 17 mins
- 23 MIN — Belfast City Airport — 14 miles / 23 mins
- 23 MIN — Belfast City Centre — 13 miles / 23 mins
- 23 MIN — Ballymena Town Centre — 15 miles / 23 mins

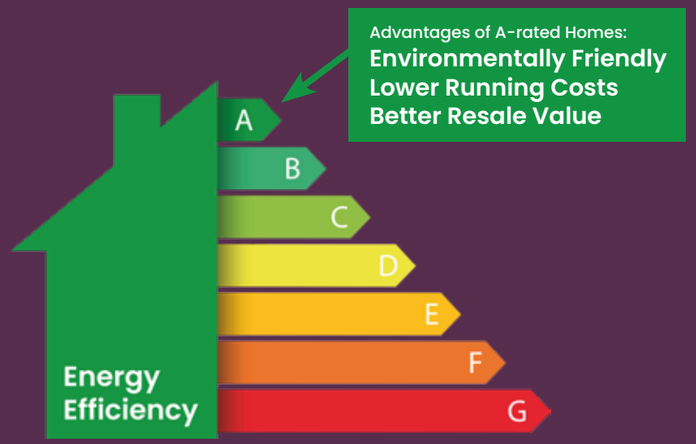


Discover A-rated energy efficient homes at Rushfield Manor

Substantial savings through reduced maintenance and lower running costs!

At Rushfield Manor, we offer A-rated energy-efficient homes designed to significantly cut your utility bills. Featuring advanced solar panels, high-efficiency appliances and energy efficient insulation, our homes offer substantial annual energy savings.

Our commitment to sustainability and environmental responsibility is evident in every home we build. From our energy-saving windows and doors, each detail is meticulously crafted to minimise energy waste and reduce expenses for our homeowners. At Rushfield Manor we take pride in the quality of our turnkey homes ensuring each one meets the highest standards. For your peace of mind, all our homes come with a 10-year structural warranty.



Floor & Wall Insulation

Solar Panels

Car Charging Upgrade

Energy Efficient Appliances

* Solar panels positioned according to orientation of house. Number of panels on images are indicative only.







SOLAR PV PANELS

Every home at Rushfield Manor comes equipped with Solar PV panels as a standard feature. The placement and quantity of panels are tailored to each home's orientation, ensuring maximum energy output while also reducing your carbon footprint. (Savings will be dependent on energy provider, tariff, house type and orientation).

All Detached
2.75Kw*(peak)
Solar PV Panels

All Semi-detached
2.15Kw*(peak)
Solar PV Panels

ENERGY EFFICIENCY

At Rushfield Manor each property has been constructed to achieve a minimum A-rating on the BER scale, incorporating the highest standards of insulation. Our dedication to building sustainable homes extends beyond minimising environmental impact - Lotus Homes are designed with energy efficiency in mind offering substantial cost savings for you as the homeowner.

GREEN MORTGAGES

Equipped with features like standard solar panels - all our homes at Rushfield Manor qualify for green mortgages making these properties even more appealing. On top of your monthly energy savings, green mortgages offer attractive benefits like cashback and better interest rates. Consult your financial advisor to check your eligibility and see how you can benefit.

Specification



Each home in Rushfield Manor comes with a premium turnkey package, allowing you to move into your dream home immediately after purchase. A dedicated New Homes Coordinator will also guide you through the homebuying journey and assist with personalising your home.

EXTERNAL FEATURES:

> NHBC 10 Year structural warranty cover
> Double glazed high performance UPVC windows
> GRP Composite front doors with a 5-point locking system
> Front garden includes feature landscaping with turfed lawn
> Rear and side garden is top soiled and seeded
> Tarmac driveway
> Timber fencing to rear garden boundaries
> Traditional masonry construction with render or brick to selected house types
> Feature lighting to front and rear doors
> Decorative garden paving
> Outside tap

INTERNAL FEATURES:

> High speed broadband available
> Main's gas central heating system with a high energy efficiency boiler
> High Thermal Insulation & Energy Efficiency Rating
> Electric focal feature fire in all homes (except the Broom house type which has a stove)
> Comprehensive range of electrical sockets throughout, including TV and telephone point
> Painted internal doors with chrome ironmongery
> Painted moulded skirting, architraves, stair handrails & balustrades
> All internal walls and ceilings painted throughout
> Smoke, heat and CO detectors as standard







KITCHEN & UTILITY ROOMS

> A choice of fully fitted kitchens and utility rooms (which includes door style and colour, handles and worktop)
> Integrated appliances where applicable including built in electric oven and hob, extractor hood, dishwasher and fridge freezer
> Washer dryer (washing machine in homes with a utility room)

BATHROOMS, ENSUITES & WC'S

> Contemporary white sanitary ware and chrome fittings
> Shower bath with full shower and shower screen (except where separate shower is provided in main bathroom)
> Thermostatic showers in all en-suites
> Feature vanity unit in main bathroom
> Heated towel rail in main bathroom
> Thermostatic rain shower to main bathroom

FLOOR COVERINGS & TILES

> Ceramic floor tiling to kitchen/dining, utility room, hall, bathroom, en-suite and W.C.
> Ceramic wall tiling between units to kitchen and utility
> Tiling around bath and to shower enclosures where applicable
> Splash back tiling to all wash hand basins
> Carpet and underlay to lounge, bedrooms, stairs and landings







Elevate your living Experience

Customise Your Home

At Lotus Homes we understand our customers and take pride in delivering a high-quality turnkey experience. However, for those desiring extra luxury we offer a selection of bespoke upgrades allowing you to tailor your home to your individual style and preferences. From elegant finishes to cutting-edge features, why not indulge in the opportunity to make your Lotus Home truly your own.

KITCHEN OPTIONS

Quartz Worktops: Available in various colour designs including quartz upstands, splashback surfaces and a bespoke sink selection.

High-Spec Appliances: Designed to blend functionality and style, our top-of-the-line appliances offer advanced features and a minimalistic aesthetic.

Door Selection: Explore our extensive range of solid and painted doors in various colours, with a variety of door handles available.

Optimise Your Space: Fully customise your kitchen layout and add extra units such as a larder or an elegant island. (where applicable)

FLOOR OPTIONS

Choose from a wide range of flooring options including ceramic tiles, carpets, and engineered wooden floors, offering durability and easy maintenance to personalise and upgrade your space.





CARPET OPTIONS

Elevate the quality and comfort of your home with our luxurious carpet range. Choose from a wide selection of colours and styles to suit your personal taste and ensure every room feels welcoming.

TILING OPTIONS

Choose from our superior floor and wall tiling options to add elegance to any room. Our collection features uniquely crafted designs and high-quality materials to enhance your kitchen, bathroom, or living areas.

ELECTRICAL OPTIONS*

Why not personalise your home with a range of customisable electrical features including additional sockets and TV / HDMI points, extra lights including spotlights to create the perfect ambiance, and external outlets for outdoor convenience.

ALARM SYSTEM

Enhance your security by installing an advanced alarm system, offering added protection and greater peace of mind.

BATHROOM OPTIONS

Customise your bathroom with our high-spec sanitary ware, adding value, functionality, and sophistication to your home.

GARDEN ROOM

Expand your living space with a beautiful garden room to create a more spacious open plan kitchen, living, or dining area (See Page 52).

GARAGE*

Our garages are designed to integrate seamlessly with your home. Whether you need additional storage or a place to keep your vehicles (See Page 53).

CAR CHARGING PORT

Start each day with a full charge using our EV charging port options providing cost-effective and convenient charging at home. Speak to your New Home Co-ordinator to discuss.

SOLAR PANEL BATTERY*

Unlock the potential of solar energy for extended use day and night. With a battery pack upgrade you can maximise your solar investment and provide uninterrupted power regardless of the weather.

* where applicable

HOUSE TYPES

OVERVIEW



The Broom

4 BED - 1760 sq.ft.
DETACHED

Living Room & Family Room
Open Plan Kitchen / Dining
4 Bedrooms, Bedroom 1 with Ensuite,
Bathroom & Separate W.C.



The Ivy

4 BED - 1555 sq.ft.
DETACHED

Living Room
Open Plan Kitchen / Dining
4 Bedrooms, Bedroom 1 with Ensuite,
Bathroom & Separate W.C.



The Holly

4 BED - 1520 sq.ft.
DETACHED

Living Room
Open Plan Kitchen / Dining
4 Bedrooms, Bedroom 1 with Ensuite,
Bathroom & Separate W.C.



The Hazel

4 BED - 1520 sq.ft.
DETACHED

Living Room
Open Plan Kitchen / Dining
4 Bedrooms, Bedroom 1 with Ensuite,
Bathroom & Separate W.C.



The Rowan

4 BED - 1470 sq.ft.
DETACHED

Living Room
Open Plan Kitchen / Dining
4 Bedrooms, Bedroom 1 with Ensuite,
Bathroom & Separate W.C.



The Ash

4 BED - 1420 sq.ft.
DETACHED

Living Room
Open Plan Kitchen / Dining
4 Bedrooms, Bedroom 1 with Ensuite,
Bathroom & Separate W.C.



The Pine

4 BED - 1365 sq.ft.
DETACHED

Living Room
Open Plan Kitchen / Dining
4 Bedrooms, Bedroom 1 with Ensuite,
Bathroom & Separate W.C.



The Hawthorn

3 BED - 1225 sq.ft.
DETACHED

Living Room
Open Plan Kitchen / Dining
3 Bedrooms, Bedroom 1 with Ensuite,
Bathroom & Separate W.C.



The Laurel

3 BED - 1140 sq.ft.
DETACHED

Living Room
Open Plan Kitchen / Dining
3 Bedrooms, Bedroom 1 with Ensuite,
Bathroom & Separate W.C.



The Oak

4 BED - 1330 sq.ft.
SEMI-DETACHED

Living Room
Open Plan Kitchen / Dining
4 Bedrooms, Bedroom 1 with Ensuite,
Bathroom & Separate W.C.



The Olive

4 BED - 1330 sq.ft.
SEMI-DETACHED

Living Room
Open Plan Kitchen / Dining
4 Bedrooms, Bedroom 1 with Ensuite,
Bathroom & Separate W.C.



The Elm

3 BED - 1140 sq.ft.
SEMI-DETACHED

Living Room
Open Plan Kitchen / Dining
3 Bedrooms, Bedroom 1 with Ensuite,
Bathroom & Separate W.C.



The Rose

3 BED - 1100 sq.ft.
SEMI-DETACHED

Living Room
Open Plan Kitchen / Dining
3 Bedrooms, Bedroom 1 with Ensuite,
Bathroom & Separate W.C.



The Cedar

3 BED - 1080 sq.ft.
SEMI-DETACHED

Living Room
Open Plan Kitchen / Dining
3 Bedrooms, Bedroom 1 with Ensuite,
Bathroom & Separate W.C.



The Birch

3 BED - 1010 sq.ft.
SEMI-DETACHED

Living Room
Open Plan Kitchen / Dining
3 Bedrooms, Bedroom 1 with Ensuite,
Bathroom & Separate W.C.

Rushfield
MANOR

HOUSE TYPES:

The Broom
4 BED - DETACHED, 1760 sq.ft.

The Ivy
4 BED - DETACHED, 1555 sq.ft.

The Holly
4 BED - DETACHED, 1520 sq.ft.

The Hazel
4 BED - DETACHED, 1520 sq.ft.

The Rowan
4 BED - DETACHED, 1470 sq.ft.

The Ash
4 BED - DETACHED, 1420 sq.ft.

The Pine
4 BED - DETACHED, 1365 sq.ft.

The Hawthorn
3 BED - DETACHED, 1225 sq.ft.

The Laurel
3 BED - DETACHED, 1140 sq.ft.

The Oak
4 BED - SEMI-DETACHED, 1330 sq.ft.

The Olive
4 BED - SEMI-DETACHED, 1330 sq.ft.

The Elm
3 BED - SEMI-DETACHED, 1140 sq.ft.

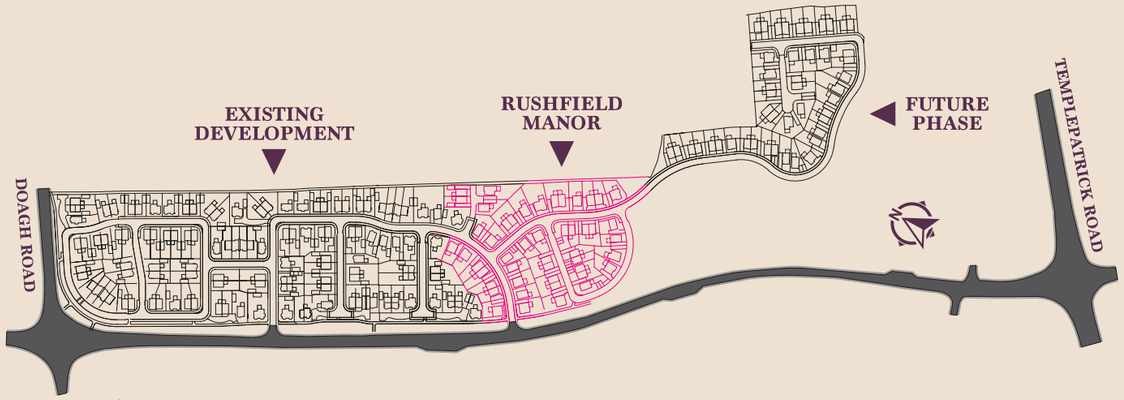
The Rose
3 BED - SEMI-DETACHED, 1100 sq.ft.

The Cedar
3 BED - SEMI-DETACHED, 1080 sq.ft.

The Birch
3 BED - SEMI-DETACHED, 1010 sq.ft.

Site Map

PHASE ONE





Map not to scale. Image for illustration purposes only.

The Broom

4 BED DETACHED 1760 SQ.FT.
GARDEN ROOM ADDITIONAL 140 SQ.FT.



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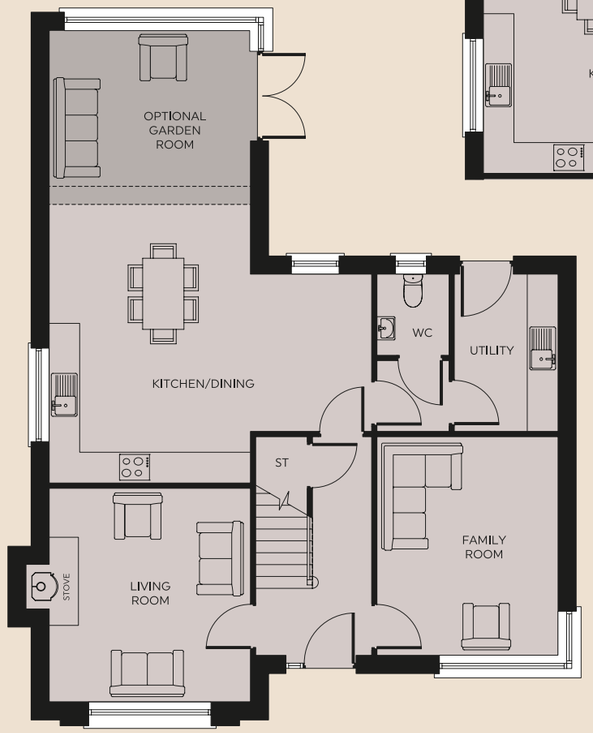
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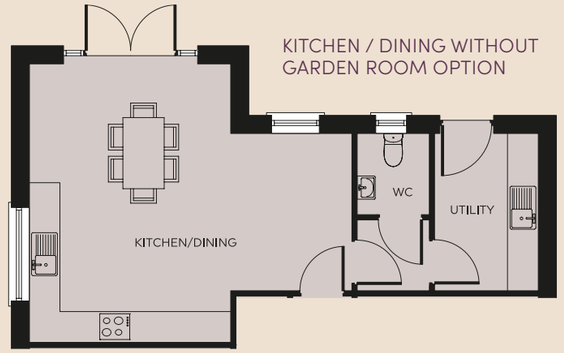


D8

Image for illustration purposes only

Ground Floor





KITCHEN / DINING WITHOUT GARDEN ROOM OPTION

GROUND FLOOR DIMENSIONS

KITCHEN / DINING
6.2m x 5.4m 20' 4" x 17' 9"

UTILITY
3.0m x 2.0m 9' 10" x 6' 7"

LIVING ROOM
4.1m x 3.9m 13' 5" x 12' 10"

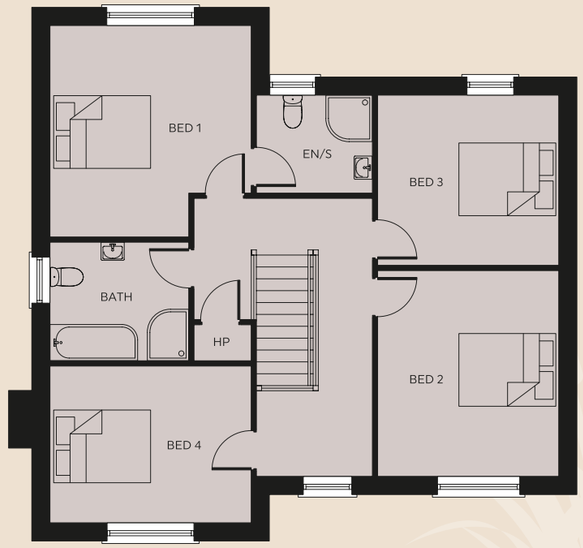
FAMILY ROOM
4.2m x 3.5m 13' 9" x 11' 6"

WC
1.5m x 1.4m 4' 11" x 4' 7"

OPTIONAL EXTRA
GARDEN ROOM
3.9m x 3.3m 12' 10" x 10' 10"

GARAGE
Available on selected plots.

First Floor



FIRST FLOOR DIMENSIONS

BED 1
4.1m x 3.9m 13' 5" x 12' 10"

ENSUITE
2.2m x 1.9m 7' 3" x 6' 3"

BED 2
3.9m x 3.5m 12' 10" x 11' 6"

BED 3
3.5m x 3.3m 11' 6" x 10' 10"

BED 4
3.9m x 3.0m 12' 10" x 9' 10"

BATH
2.6m x 2.3m 8' 6" x 7' 7"

Plans are not to scale, dimensions are approximate. All measurements are maximum measurements.
Imagery in this brochure is for illustrative purposes only.

The Ivy

4 BED DETACHED 1555 SQ.FT.
GARDEN ROOM ADDITIONAL 140 SQ.FT.



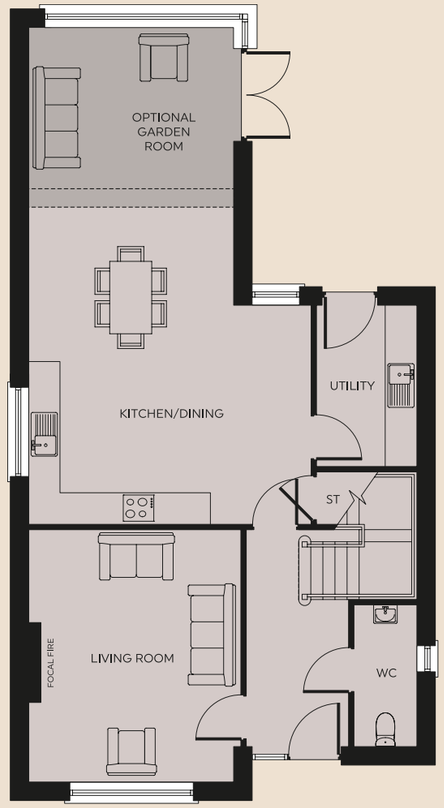
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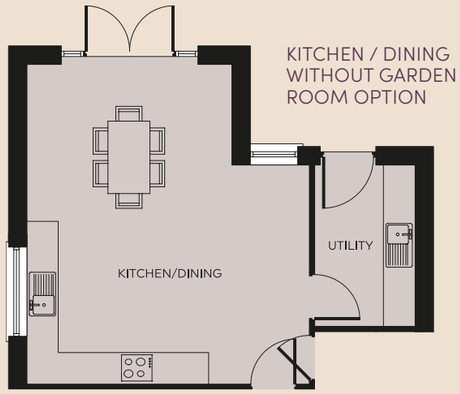
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D7

Ground Floor





KITCHEN / DINING
WITHOUT GARDEN
ROOM OPTION

GROUND FLOOR DIMENSIONS

KITCHEN / DINING
6.0m x 5.3m 19′ 8″ x 17′ 5″

UTILITY
3.0m x 1.9m 9′ 10″ x 6′ 3″

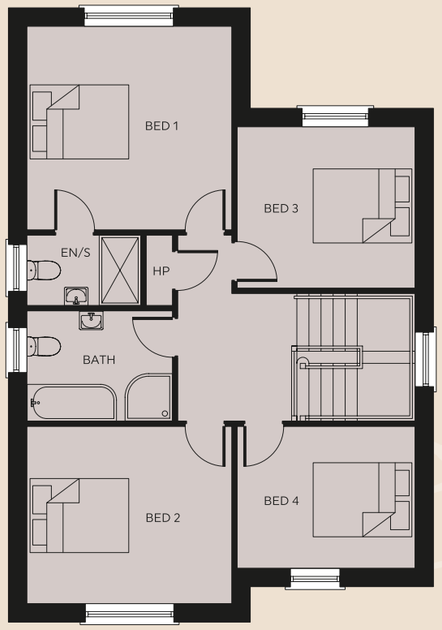
LIVING ROOM
4.8m x 4.0m 15′ 9″ x 13′ 1″

WC
2.7m x 1.2m 8′ 10″ x 3′ 11″

OPTIONAL EXTRA
GARDEN ROOM
3.9m x 3.3m 12′ 10″ x 10′ 10″

GARAGE
Available on selected plots.

First Floor



FIRST FLOOR DIMENSIONS

BED 1
3.9m x 3.8m 12′ 10″ x 12′ 6″

ENSUITE
2.1m x 1.3m 6′ 11″ x 4′ 3″

BED 2
3.9m x 3.3m 12′ 10″ x 10′ 10″

BED 3
3.3m x 3.0m 10′ 10″ x 9′ 10″

BED 4
3.3m x 2.7m 10′ 10″ x 8′ 10″

BATH
2.7m x 2.1m 8′ 10″ x 6′ 11″

Image for illustration purposes only

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The Holly

4 BED DETACHED 1520 SQ.FT.
GARDEN ROOM ADDITIONAL 140 SQ.FT.



PLOT
NUMBERS:

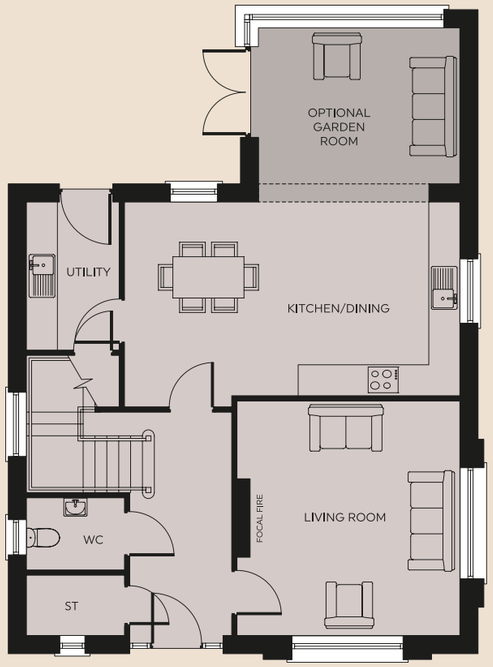
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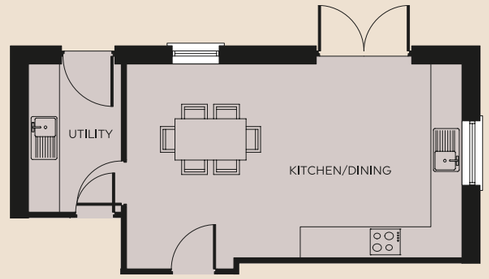


D6

Image for illustration purposes only

Ground Floor





KITCHEN / DINING
WITHOUT GARDEN
ROOM OPTION

GROUND FLOOR DIMENSIONS

KITCHEN / DINING
6.5m x 3.9m 21' 4" x 12' 10"

UTILITY
2.8m x 1.8m 9' 2" x 5' 11"

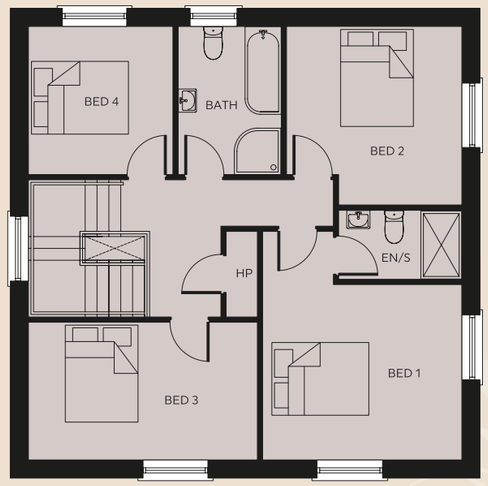
LIVING ROOM
4.5m x 4.3m 14' 9" x 14' 1"

WC
1.9m x 1.4m 6' 3" x 4' 7"

OPTIONAL EXTRA
GARDEN ROOM
3.9m x 3.3m 12' 10" x 10' 10"

GARAGE
Available on selected plots.

First Floor



FIRST FLOOR DIMENSIONS

BED 1
4.4m x 3.8m 14' 5" x 12' 6"

ENSUITE
2.3m x 1.3m 7' 7" x 4' 3"

BED 2
3.4m x 3.4m 11' 2" x 11' 2"

BED 3
4.4m x 2.6m 14' 5" x 8' 6"

BED 4
2.8m x 2.8m 9' 2" x 9' 2"

BATH
2.8m x 2.0m 9' 2" x 6' 7"

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The Hazel

4 BED DETACHED 1520 SQ.FT.
GARDEN ROOM ADDITIONAL 140 SQ.FT.



PLOT NUMBERS:

BRICK:

1 9

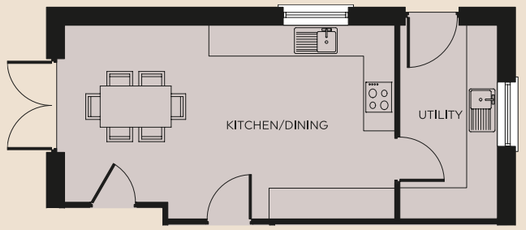
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D6A

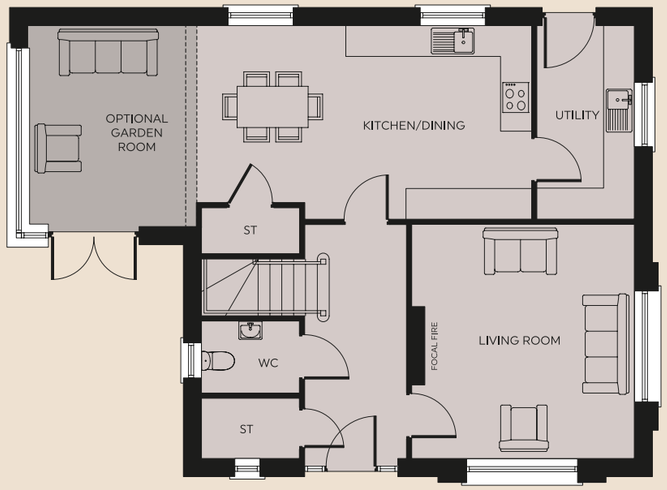


Image for illustration purposes only



KITCHEN / DINING
WITHOUT GARDEN
ROOM OPTION

Ground Floor



GROUND FLOOR DIMENSIONS

KITCHEN / DINING
6.4m x 3.4m 20' 0" x 11' 2"

UTILITY
3.7m x 1.9m 12' 2" x 6' 3"

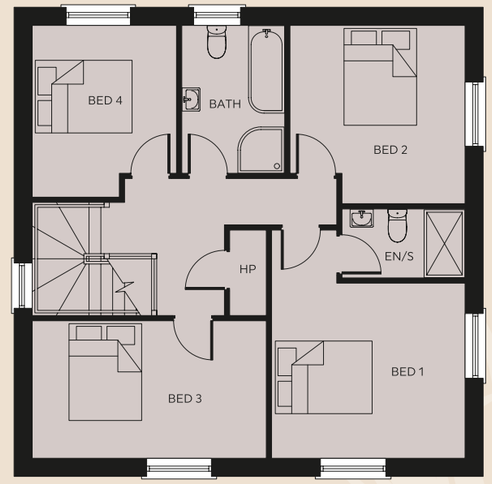
LIVING ROOM
4.5m x 4.3m 14' 9" x 14' 1"

WC
1.9m x 1.4m 6' 3" x 4' 7"

OPTIONAL EXTRA
GARDEN ROOM
3.9m x 3.3m 12' 10" x 10' 10"

GARAGE
Available on selected plots.

First Floor



FIRST FLOOR DIMENSIONS

BED 1
4.4m x 3.8m 14' 5" x 12' 6"

ENSUITE
2.3m x 1.3m 7' 7" x 4' 3"

BED 2
3.4m x 3.4m 11' 2" x 11' 2"

BED 3
4.4m x 2.6m 14' 5" x 8' 6"

BED 4
3.3m x 2.8m 10' 10" x 9' 2"

BATH
2.8m x 2.0m 9' 2" x 6' 7"

Plans are not to scale, dimensions are approximate. All measurements are maximum measurements.
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The Rowan

4 BED DETACHED 1470 SQ.FT.
GARDEN ROOM ADDITIONAL 140 SQ.FT.



PLOT
NUMBERS:

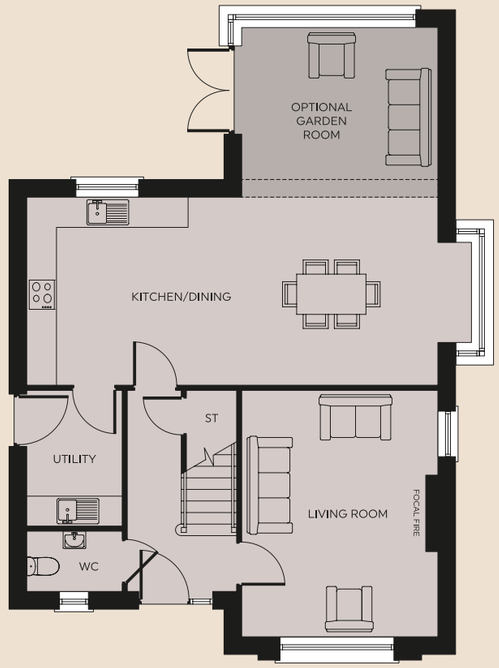
49

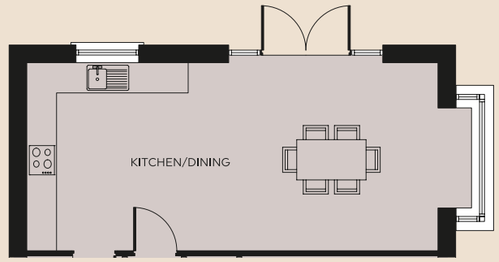


D5

Image for illustration purposes only

Ground Floor





KITCHEN / DINING
WITHOUT GARDEN
ROOM OPTION

GROUND FLOOR
DIMENSIONS

KITCHEN / DINING
8.1m x 3.7m 26′ 7″ x 12′ 2″

UTILITY
2.7m x 1.9m 8′ 10″ x 6′ 3″

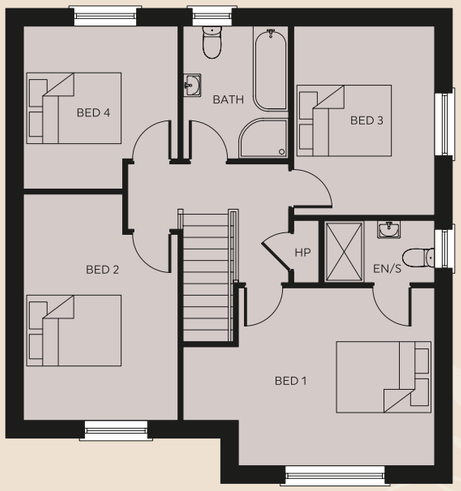
LIVING ROOM
4.9m x 3.9m 16′ 1″ x 12′ 10″

WC
1.9m x 1.2m 6′ 3″ x 3′ 11″

OPTIONAL EXTRA
GARDEN ROOM
3.9m x 3.3m 12′ 10″ x 10′ 10″

GARAGE
Available on selected plots.

First Floor



FIRST FLOOR
DIMENSIONS

BED 1
5.0m x 3.5m 16′ 5″ x 11′ 6″

ENSUITE
2.2m x 1.2m 7′ 3″ x 3′ 11″

BED 2
4.3m x 3.0m 14′ 1″ x 9′ 10″

BED 3
3.7m x 2.8m 12′ 2″ x 9′ 2″

BED 4
3.2m x 3.0m 10′ 6″ x 9′ 10″

BATH
2.6m x 2.1m 8′ 6″ x 6′ 11″

Plans are not to scale, dimensions are approximate. All measurements are maximum measurements.
Imagery in this brochure is for illustrative purposes only.

The Ash

4 BED DETACHED 1420 SQ.FT.
GARDEN ROOM ADDITIONAL 140 SQ.FT.



PLOT
NUMBERS:

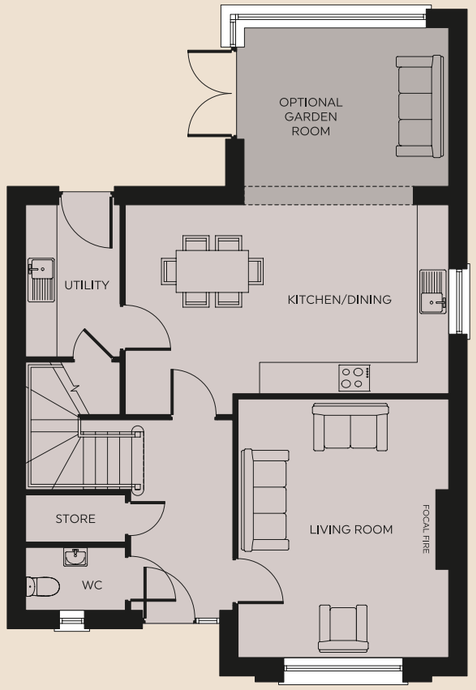
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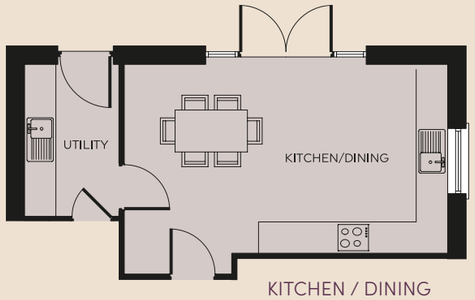


D4

Image for illustration purposes only

Ground Floor





KITCHEN / DINING
WITHOUT GARDEN
ROOM OPTION

GROUND FLOOR DIMENSIONS

KITCHEN / DINING
6.1m x 3.9m 20′ 0″ x 12′ 10″

UTILITY
2.8m x 1.8m 9′ 2″ x 5′ 11″

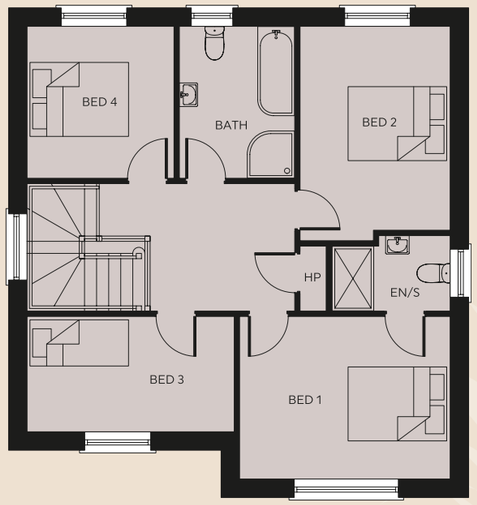
LIVING ROOM
4.9m x 4.0m 16′ 1″ x 13′ 1″

WC
1.9m x 1.2m 6′ 3″ x 3′ 11″

OPTIONAL EXTRA
GARDEN ROOM
3.9m x 3.3m 12′ 10″ x 10′ 10″

GARAGE
Available on selected plots.

First Floor



FIRST FLOOR DIMENSIONS

BED 1
4.0m x 3.1m 13′ 1″ x 10′ 2″

ENSUITE
2.2m x 1.4m 7′ 3″ x 4′ 7″

BED 2
4.0m x 2.8m 13′ 1″ x 9′ 2″

BED 3
3.9m x 2.2m 12′ 10″ x 7′ 3″

BED 4
2.8m x 2.8m 9′ 2″ x 9′ 2″

BATH
2.8m x 2.2m 9′ 2″ x 7′ 3″

Plans are not to scale, dimensions are approximate. All measurements are maximum measurements.
Imagery in this brochure is for illustrative purposes only.

The Pine

4 BED DETACHED 1365 SQ.FT.
GARDEN ROOM ADDITIONAL 140 SQ.FT.



PLOT NUMBERS:

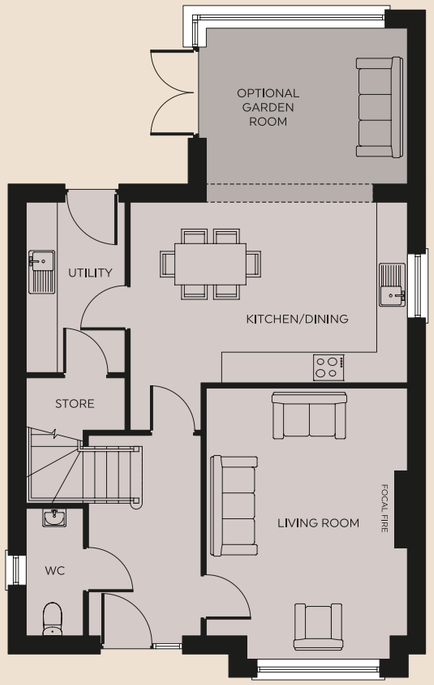
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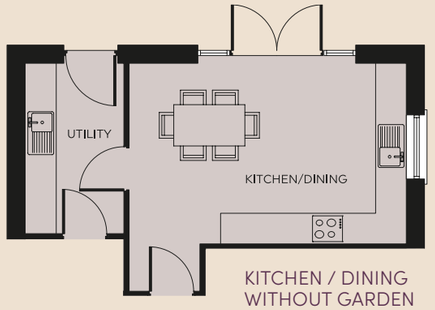


D3

Image for illustration purposes only

Ground Floor





KITCHEN / DINING
WITHOUT GARDEN
ROOM OPTION

GROUND FLOOR DIMENSIONS

KITCHEN / DINING
5.3m x 4.4m 17′ 5″ x 14′ 5″

UTILITY
3.3m x 1.9m 10′ 10″ x 6′ 3″

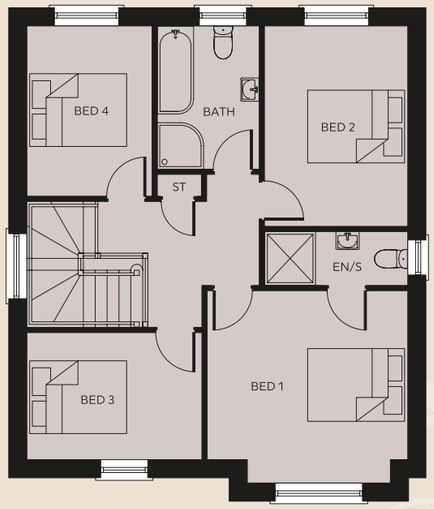
LIVING ROOM
5.2m x 3.9m 17′ 1″ x 12′ 10″

WC
2.4m x 1.1m 7′ 10″ x 3′ 7″

OPTIONAL EXTRA
GARDEN ROOM
3.9m x 3.3m 12′ 10″ x 10′ 10″

GARAGE
Available on selected plots.

First Floor



FIRST FLOOR DIMENSIONS

BED 1
3.9m x 3.7m 12′ 10″ x 12′ 2″

ENSUITE
2.7m x 1.0m 8′ 10″ x 3′ 3″

BED 2
3.8m x 2.7m 12′ 6″ x 8′ 10″

BED 3
3.3m x 2.4m 10′ 10″ x 7′ 10″

BED 4
3.3m x 2.4m 10′ 10″ x 7′ 10″

BATH
2.7m x 1.9m 8′ 10″ x 6′ 3″

Plans are not to scale, dimensions are approximate. All measurements are maximum measurements.
Imagery in this brochure is for illustrative purposes only.

The Hawthorn

3 BED DETACHED 1225 SQ.FT.
GARDEN ROOM ADDITIONAL 120 SQ.FT.



PLOT NUMBERS:

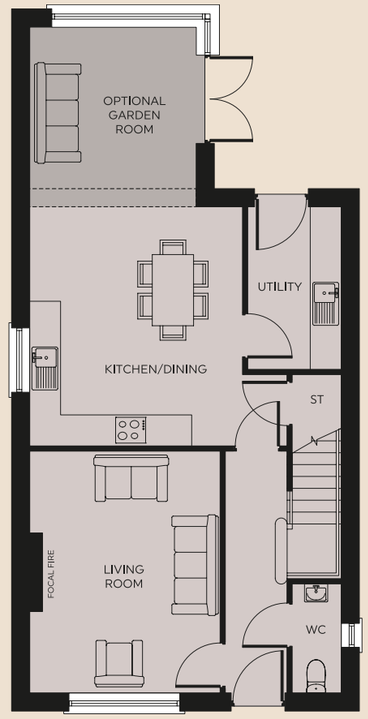
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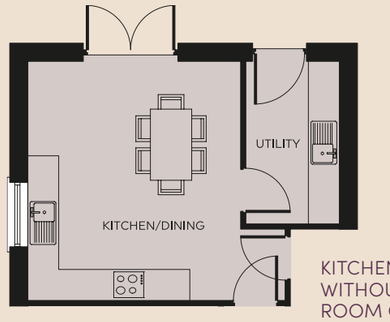


D2

Image for illustration purposes only

Ground Floor





KITCHEN / DINING WITHOUT GARDEN ROOM OPTION

GROUND FLOOR DIMENSIONS

KITCHEN / DINING
4.9m x 4.6m 16' 1" x 15' 1"

UTILITY
3.1m x 1.8m 10' 2" x 5' 11"

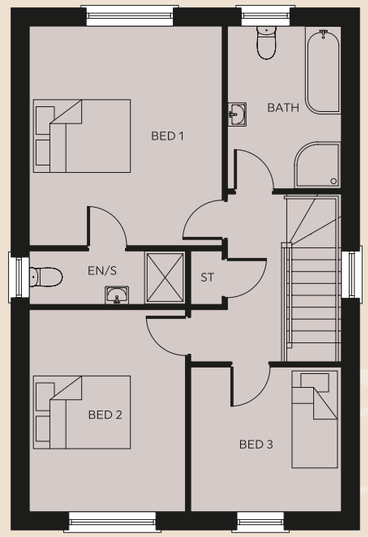
LIVING ROOM
4.6m x 3.7m 15' 1" x 12' 2"

WC
2.1m x 0.9m 6' 11" x 2' 11"

OPTIONAL EXTRA
GARDEN ROOM
3.4m x 3.2m 11'2" x 10' 6"

GARAGE
Available on selected plots.

First Floor



FIRST FLOOR DIMENSIONS

BED 1
4.2m x 3.7m 13' 9" x 12' 2"

ENSUITE
3.0m x 1.0m 9' 10" x 3' 3"

BED 2
3.9m x 3.7m 12' 10" x 12' 2"

BED 3
2.8m x 2.8m 9' 2" x 9' 2"

BATH
3.1m x 2.2m 10' 2" x 7' 3"

Plans are not to scale, dimensions are approximate. All measurements are maximum measurements.
Imagery in this brochure is for illustrative purposes only.

The Laurel

3 BED DETACHED 1140 SQ.FT.
GARDEN ROOM ADDITIONAL 120 SQ.FT.



PLOT NUMBERS:

RENDER:

12A 33 38

BRICK:

21

PLEASE NOTE:

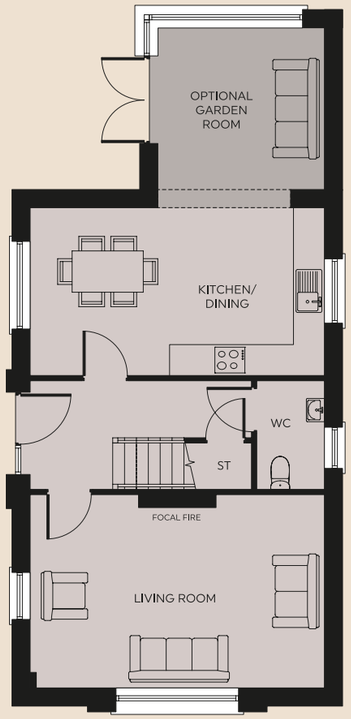
Site 38 and **Site 33** have amended floor plans. See details opposite.

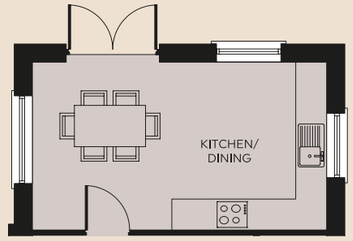
D1



Image for illustration purposes only

Ground Floor





KITCHEN / DINING WITHOUT GARDEN ROOM OPTION

GROUND FLOOR DIMENSIONS

KITCHEN / DINING
5.7m x 3.3m 18′ 8″ x 10′ 10″

LIVING ROOM
5.7m x 3.7m 18′ 8″ x 12′ 2″

WC
2.0m x 1.3m 6′ 7″ x 4′ 3″

OPTIONAL EXTRA GARDEN ROOM
3.4m x 3.2m 11′ 2″ x 10′ 6″

GARAGE
Available on selected plots.

FIRST FLOOR DIMENSIONS

BED 1
4.5m x 2.7m 14′ 9″ x 8′ 10″

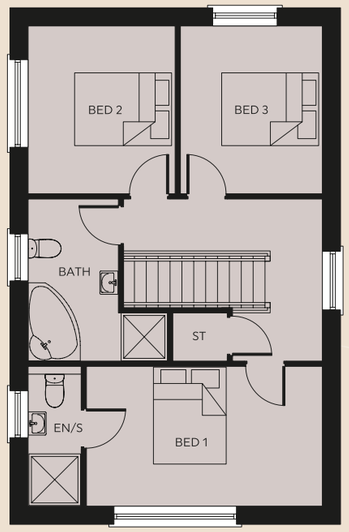
ENSUITE
2.7m x 1.0m 8′ 10″ x 3′ 3″

BED 2
3.3m x 2.8m 10′ 10″ x 9′ 2″

BED 3
3.3m x 2.7m 10′ 10″ x 8′ 10″

BATH
3.0m x 2.6m 9′ 10″ x 8′ 6″

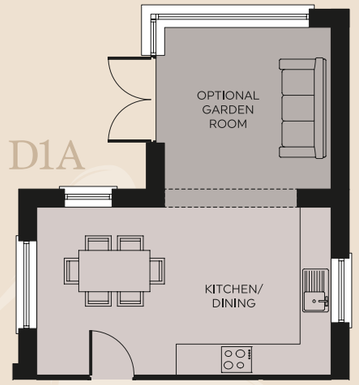
First Floor



PLEASE NOTE:

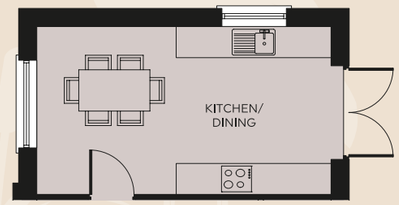
Site 38 has an additional ground floor window to the rear of the house, as shown opposite. Also, the window in bedroom 2 is moved to the side of the house rather than the front.

D1A



D1B

Site 33 has no garden room option and the ground floor kitchen/ dining layout changes to the plan opposite with double doors to the rear.



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The Oak

4 BED SEMI-DETACHED 1330 SQ.FT.
GARDEN ROOM ADDITIONAL 140 SQ.FT.



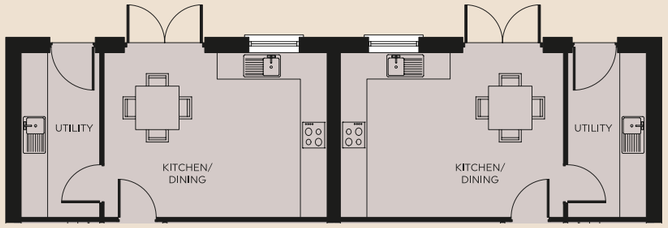
PLOT
NUMBERS:

47 48



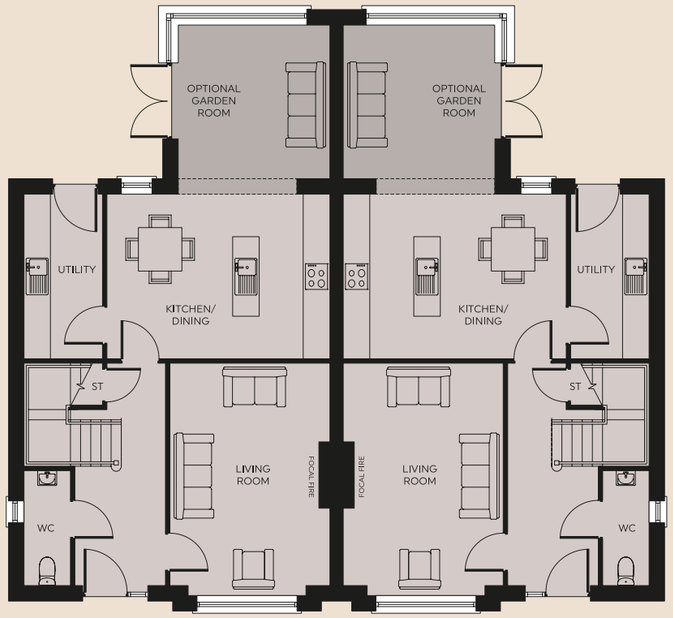
S6

Image for illustration purposes only



KITCHEN / DINING
WITHOUT GARDEN
ROOM OPTION

Ground Floor



GROUND FLOOR DIMENSIONS

KITCHEN / DINING
5.0m x 3.7m 16′ 5″ x 12′ 2″

UTILITY
3.7m x 1.7m 12′ 2″ x 5′ 7″

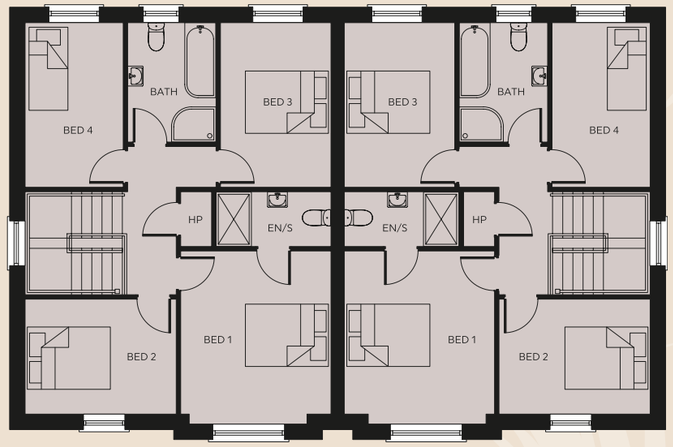
LIVING ROOM
5.2m x 3.6m 17′ 1″ x 11′ 10″

WC
2.6m x 1.0m 8′ 6″ x 3′ 3″

OPTIONAL EXTRA
GARDEN ROOM
3.8m x 3.4m 12′ 6″ x 11′ 2″

GARAGE
Available on selected plots.

First Floor



FIRST FLOOR DIMENSIONS

BED 1
3.9m x 3.4m 12′ 10″ x 11′ 2″

ENSUITE
2.6m x 1.2m 8′ 6″ x 3′ 11″

BED 2
3.4m x 2.6m 11′ 2″ x 8′ 6″

BED 3
3.7m x 2.5m 12′ 2″ x 8′ 2″

BED 4
3.7m x 2.2m 12′ 2″ x 7′ 3″

BATH
2.7m x 2.0m 8′ 10″ x 6′ 7″

Plans are not to scale, dimensions are approximate. All measurements are maximum measurements.
Imagery in this brochure is for illustrative purposes only.

The Olive

4 BED SEMI-DETACHED 1330 SQ.FT.
GARDEN ROOM ADDITIONAL 140 SQ.FT.



PLOT NUMBERS:

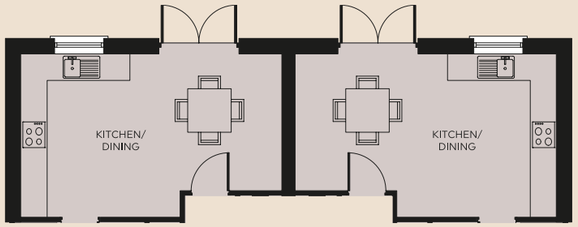
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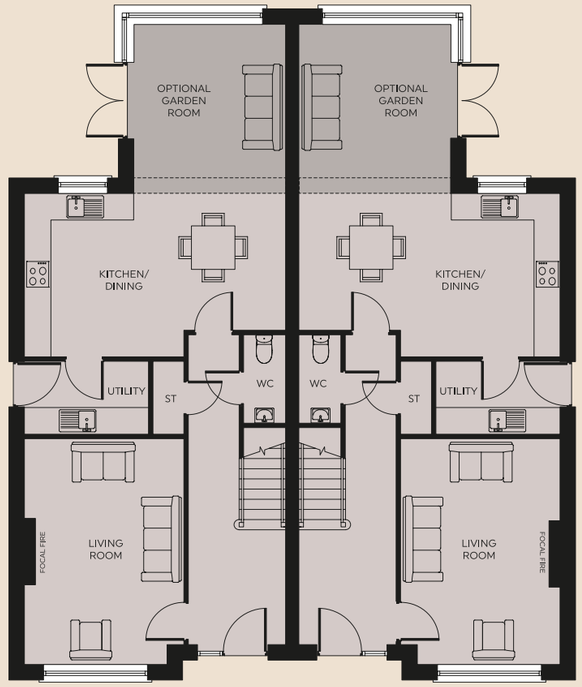
S7

Image for illustration purposes only

Ground Floor



KITCHEN / DINING
WITHOUT GARDEN
ROOM OPTION



GROUND FLOOR DIMENSIONS

KITCHEN / DINING
5.9m x 3.6m 19′ 4″ x 11′ 10″

UTILITY
2.8m x 1.6m 9′ 2″ x 5′ 3″

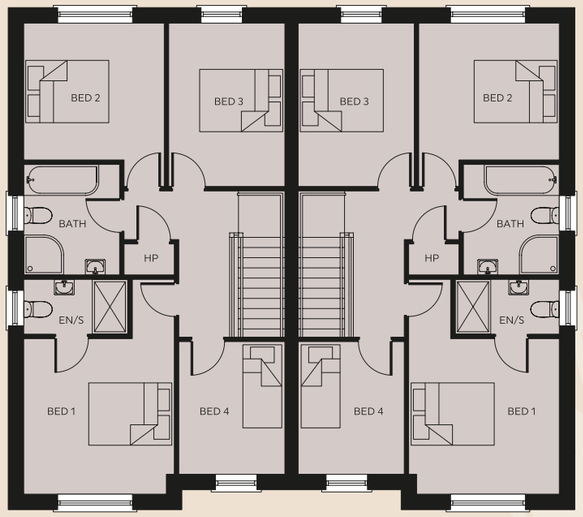
LIVING ROOM
5.1m x 3.6m 16′ 9″ x 11′ 10″

WC
2.0m x 0.9m 6′ 7″ x 2′ 11″

OPTIONAL EXTRA GARDEN ROOM
3.8m x 3.4m 12′ 6″ x 11′ 2″

GARAGE
Available on selected plots.

First Floor



FIRST FLOOR DIMENSIONS

BED 1
4.8m x 3.4m 15′ 9″ x 11′ 2″

ENSUITE
2.3m x 1.2m 7′ 7″ x 3′ 11″

BED 2
3.6m x 3.2m 11′ 10″ x 10′ 6″

BED 3
3.6m x 2.6m 11′ 10″ x 8′ 6″

BED 4
3.0m x 2.4m 9′ 10″ x 7′ 10″

BATH
2.5m x 2.1m 8′ 2″ x 6′ 11″

Plans are not to scale, dimensions are approximate. All measurements are maximum measurements.
Imagery in this brochure is for illustrative purposes only.

The Elm

3 BED SEMI-DETACHED 1140 SQ.FT.
GARDEN ROOM ADDITIONAL 115 SQ.FT.



PLOT
NUMBERS:

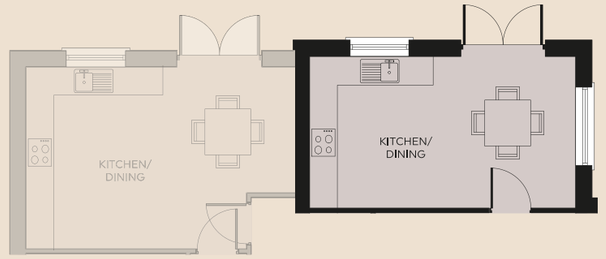
26



S4

Image for illustration purposes only

Ground Floor



KITCHEN / DINING
WITHOUT GARDEN
ROOM OPTION



GROUND FLOOR
DIMENSIONS

KITCHEN / DINING
5.7m x 3.3m 18′ 8″ x 10′ 10″

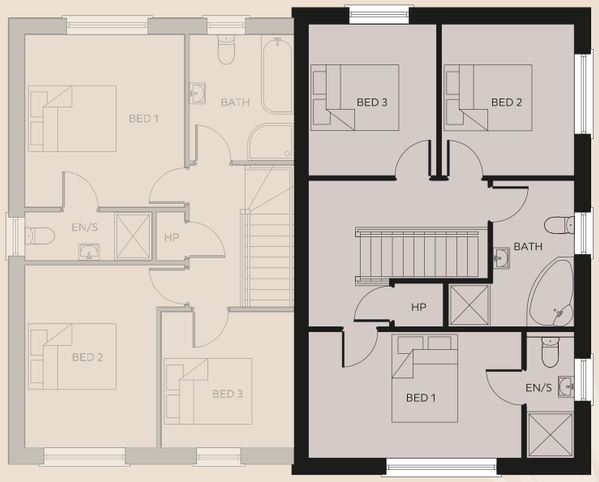
LIVING ROOM
5.7m x 3.7m 18′ 8″ x 12′ 2″

WC
2.0m x 1.3m 6′ 7″ x 4′ 3″

OPTIONAL EXTRA
GARDEN ROOM
3.4m x 3.1m 11′ 2″ x 10′ 2″

GARAGE
Available on selected plots.

First Floor



FIRST FLOOR
DIMENSIONS

BED 1
4.5m x 2.7m 14′ 9″ x 8′ 10″

ENSUITE
2.7m x 1.0m 8′ 10″ x 3′ 3″

BED 2
3.3m x 2.8m 10′ 10″ x 9′ 2″

BED 3
3.3m x 2.7m 10′ 10″ x 8′ 10″

BATH
3.0m x 2.6m 9′ 10″ x 8′ 6″

Plans are not to scale, dimensions are approximate. All measurements are maximum measurements.
Imagery in this brochure is for illustrative purposes only.

The Rose

3 BED SEMI-DETACHED 1100 SQ.FT.
GARDEN ROOM ADDITIONAL 110 SQ.FT.



PLOT
NUMBERS:

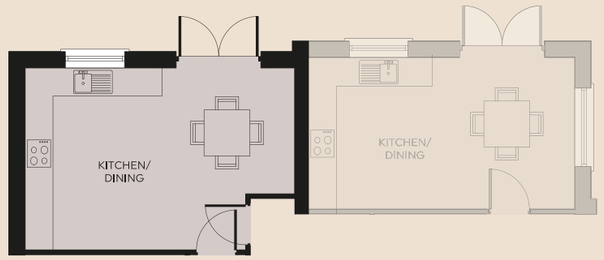
27



S4A

Image for illustration purposes only

Ground Floor



KITCHEN / DINING
WITHOUT GARDEN
ROOM OPTION



GROUND FLOOR
DIMENSIONS

KITCHEN / DINING
5.7m x 3.9m 18′ 8″ x 12′ 10″

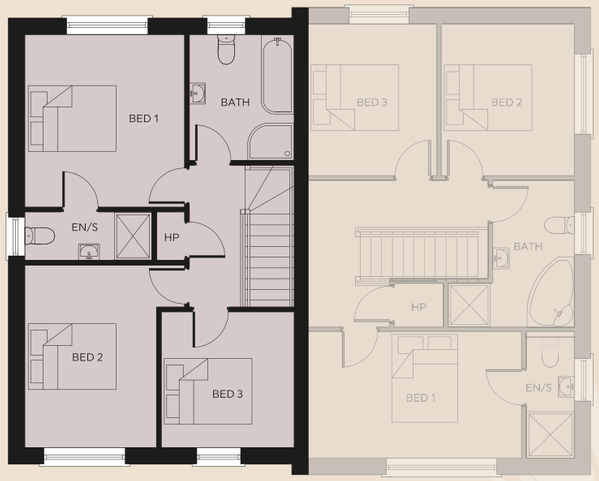
LIVING ROOM
4.8m x 3.4m 15′ 9″ x 11′ 2″

WC
2.0m x 0.9m 6′ 7″ x 2′ 11″

OPTIONAL EXTRA
GARDEN ROOM
3.4m x 3.0m 11′ 2″ x 9′ 10″

GARAGE
Available on selected plots.

First Floor



FIRST FLOOR
DIMENSIONS

BED 1
3.7m x 3.4m 12′ 2″ x 11′ 2″

ENSUITE
2.7m x 1.0m 8′ 10″ x 3′ 3″

BED 2
3.9m x 3.4m 12′ 10″ x 11′ 2″

BED 3
2.9m x 2.8m 9′ 6″ x 9′ 2″

BATH
2.7m x 2.2m 8′ 10″ x 7′ 3″

Plans are not to scale, dimensions are approximate. All measurements are maximum measurements.
Imagery in this brochure is for illustrative purposes only.

The Cedar

3 BED SEMI-DETACHED 1080 SQ.FT.
GARDEN ROOM ADDITIONAL 115 SQ.FT.



PLOT NUMBERS:

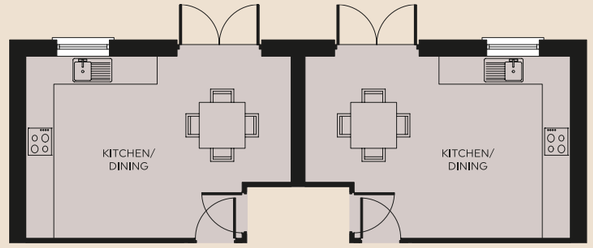
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19 28 29
34 35 40
41



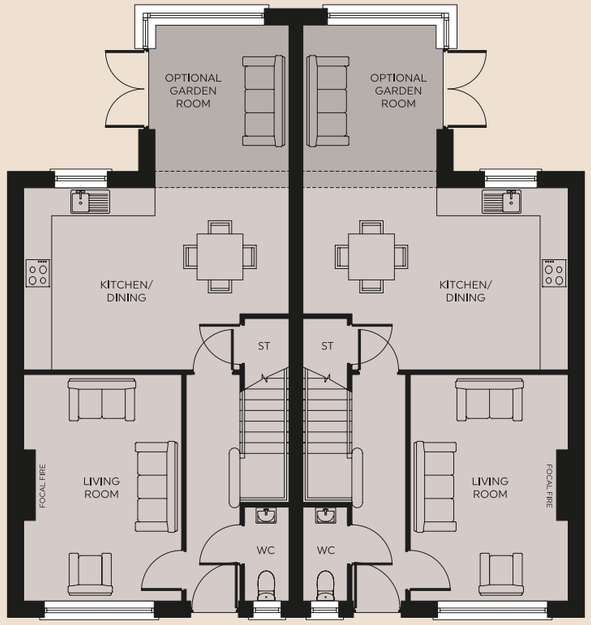
S3

Image for illustration purposes only

Ground Floor



KITCHEN / DINING
WITHOUT GARDEN
ROOM OPTION



GROUND FLOOR DIMENSIONS

KITCHEN / DINING
5.6m x 3.9m 18′ 4″ x 12′ 10″

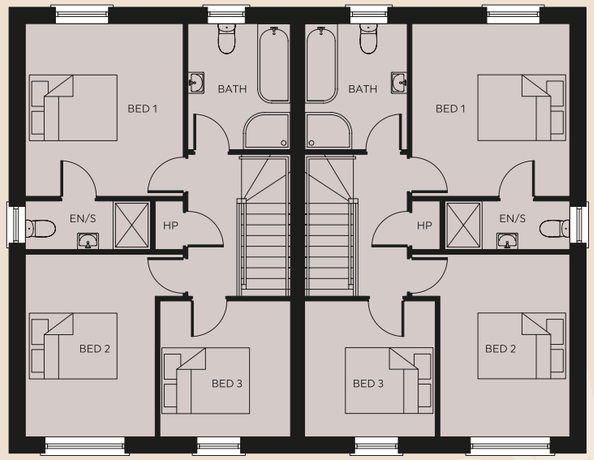
LIVING ROOM
4.8m x 3.3m 15′ 9″ x 10′ 10″

WC
2.0m x 0.9m 6′ 7″ x 2′ 11″

OPTIONAL EXTRA
GARDEN ROOM
3.4m x 2.8m 11′ 2″ x 9′ 2″

GARAGE
Available on selected plots.

First Floor



FIRST FLOOR DIMENSIONS

BED 1
3.7m x 3.3m 12′ 2″ x 10′ 2″

ENSUITE
2.6m x 1.0m 8′ 6″ x 3′ 3″

BED 2
3.9m x 3.3m 12′ 10″ x 10′ 10″

BED 3
2.9m x 2.8m 9′ 6″ x 9′ 2″

BATH
2.7m x 2.2m 8′ 10″ x 7′ 3″

Plans are not to scale, dimensions are approximate. All measurements are maximum measurements.
Imagery in this brochure is for illustrative purposes only.

The Birch

3 BED SEMI-DETACHED 1010 SQ.FT.
GARDEN ROOM ADDITIONAL 115 SQ.FT.



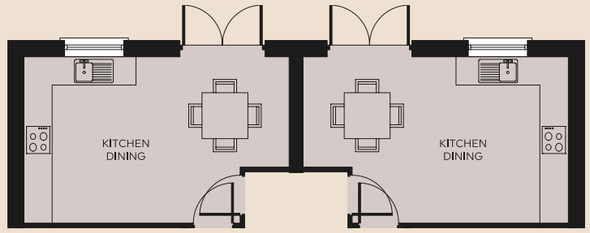
PLOT NUMBERS:

2 3 22
23 24 25



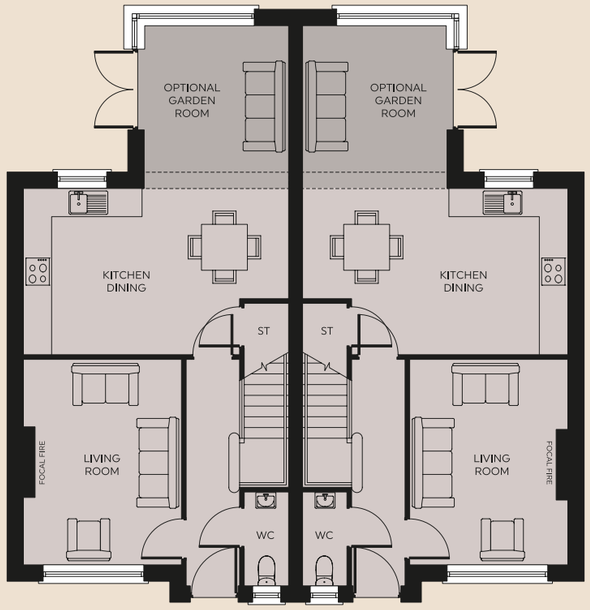
S2

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KITCHEN / DINING
WITHOUT GARDEN
ROOM OPTION

Ground Floor



GROUND FLOOR DIMENSIONS

KITCHEN / DINING
5.6m x 3.5m 18′ 4″ x 11′ 6″

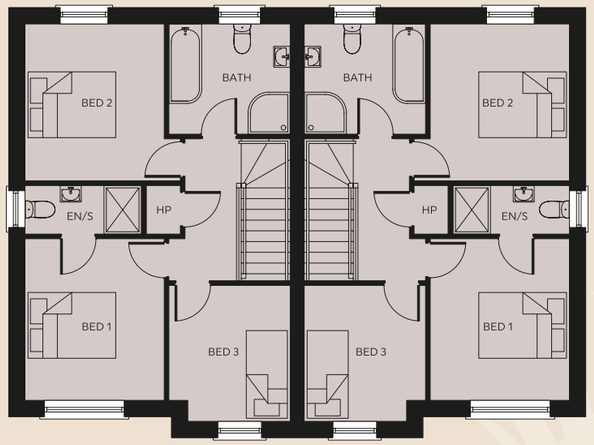
LIVING ROOM
4.4m x 3.3m 14′ 5″ x 10′ 10″

WC
2.0m x 0.9m 6′ 7″ x 2′ 11″

OPTIONAL EXTRA
GARDEN ROOM
3.4m x 3.0m 11′ 2″ x 9′ 10″

GARAGE
Available on selected plots.

First Floor



FIRST FLOOR DIMENSIONS

BED 1
3.4m x 2.9m 11′ 2″ x 9′ 6″

ENSUITE
2.5m x 1.0m 8′ 2″ x 3′ 3″

BED 2
3.3m x 3.3m 10′ 10″ x 10′ 10″

BED 3
2.9m x 2.6m 9′ 6″ x 8′ 6″

BATH
2.6m x 2.3m 8′ 6″ x 7′ 7″

Plans are not to scale, dimensions are approximate. All measurements are maximum measurements.
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Garden Rooms

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Add a beautiful garden room to create a larger open plan kitchen, living, dining area.*



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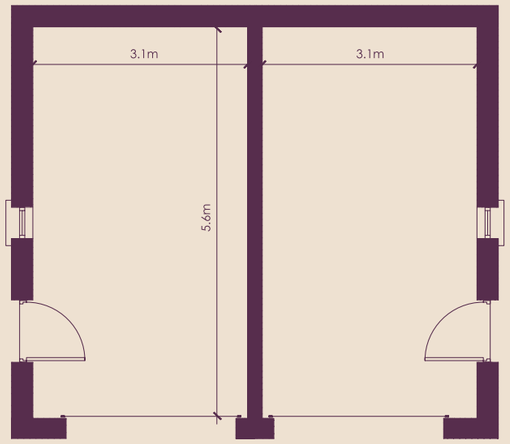
PLEASE NOTE:
Further details and prices available on request.
* Garden room plans & sizes are shown on each individual house type page.

Garages

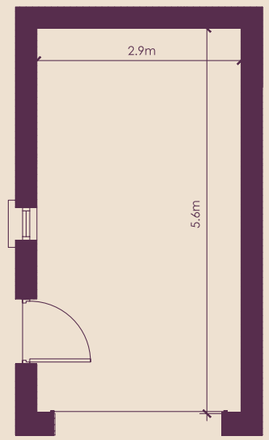




Double Garage



Single Garage



Rushfield
MANOR

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