



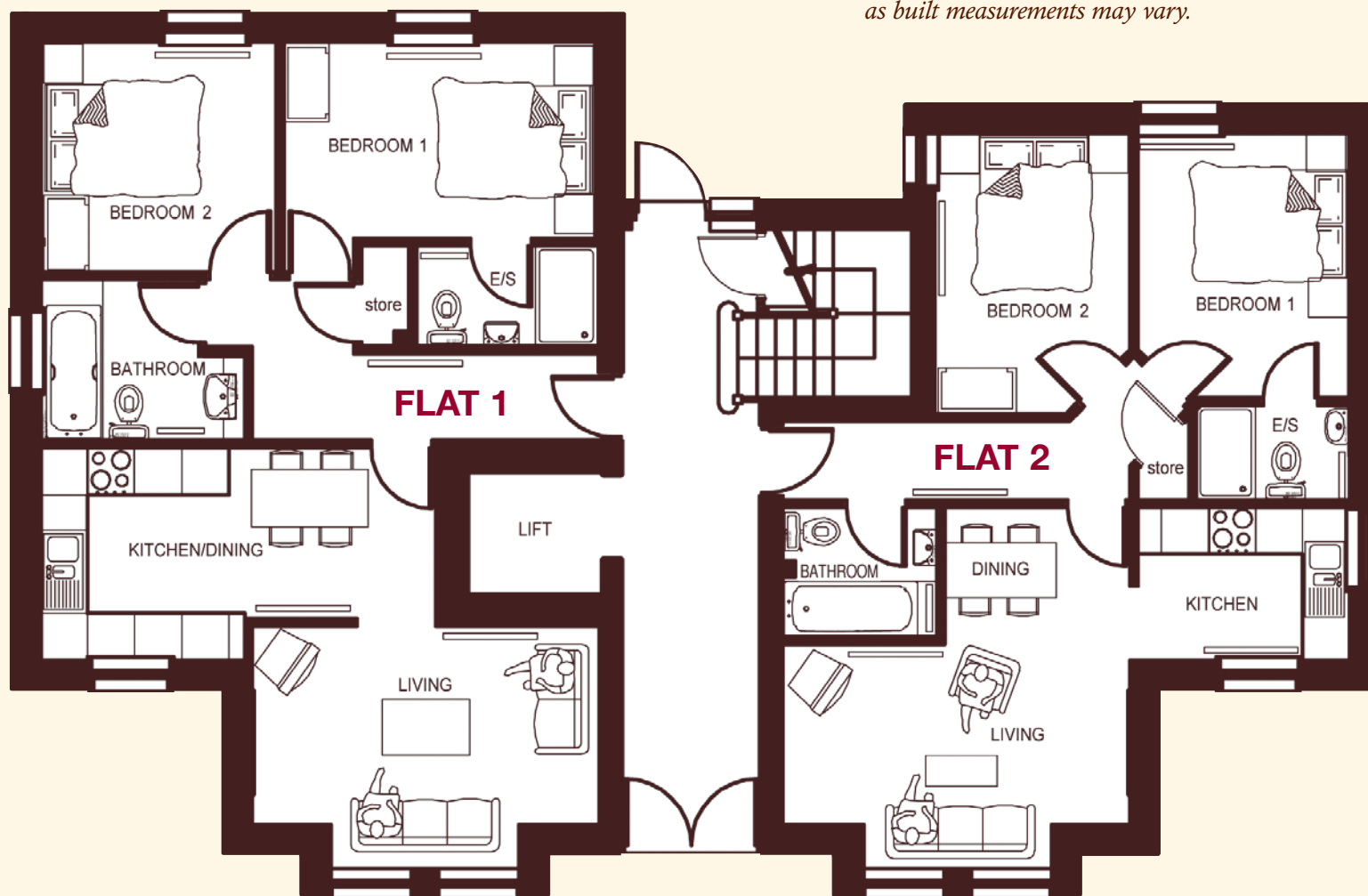
HAINING CROFT GARDEN HOUSE & LODGE



Flat 1	62.5 sq.m. (673 sq. ft.)
Living Room	4.37 x 2.50m (14' 4" x 8' 2")
Kitchen / Dining	5.00 x 2.67m max (16' 5" x 8' 9")
Bedroom 1	3.93 x 2.49m max (12' 11" x 8' 2")
En-Suite	2.26 x 1.22m (7' 5" x 4' 0")
Bedroom 2	2.95 x 2.89m (9' 8" x 9' 6")
Bathroom	2.00 max x 2.58m max (6' 7" x 8' 6")

Flat 2	52 sq.m. (559 sq. ft.)
Living Room	4.35 x 2.26m (14' 3" x 7' 5")
Dining Room	2.33 x 1.70m (7' 8" x 5' 7")
Kitchen	2.65 x 1.90m (8' 8" x 6' 3")
Bedroom 1	2.65 x 3.32m (8' 8" x 10' 11")
En-Suite	1.90 x 1.15m (6' 3" x 3' 9")
Bedroom 2	2.45 x 3.52m (8' 0" x 11' 7")
Bathroom	1.90 x 1.60m (6' 3" x 5' 3")

NB. All measurements are taken from architects' plans, as built measurements may vary.



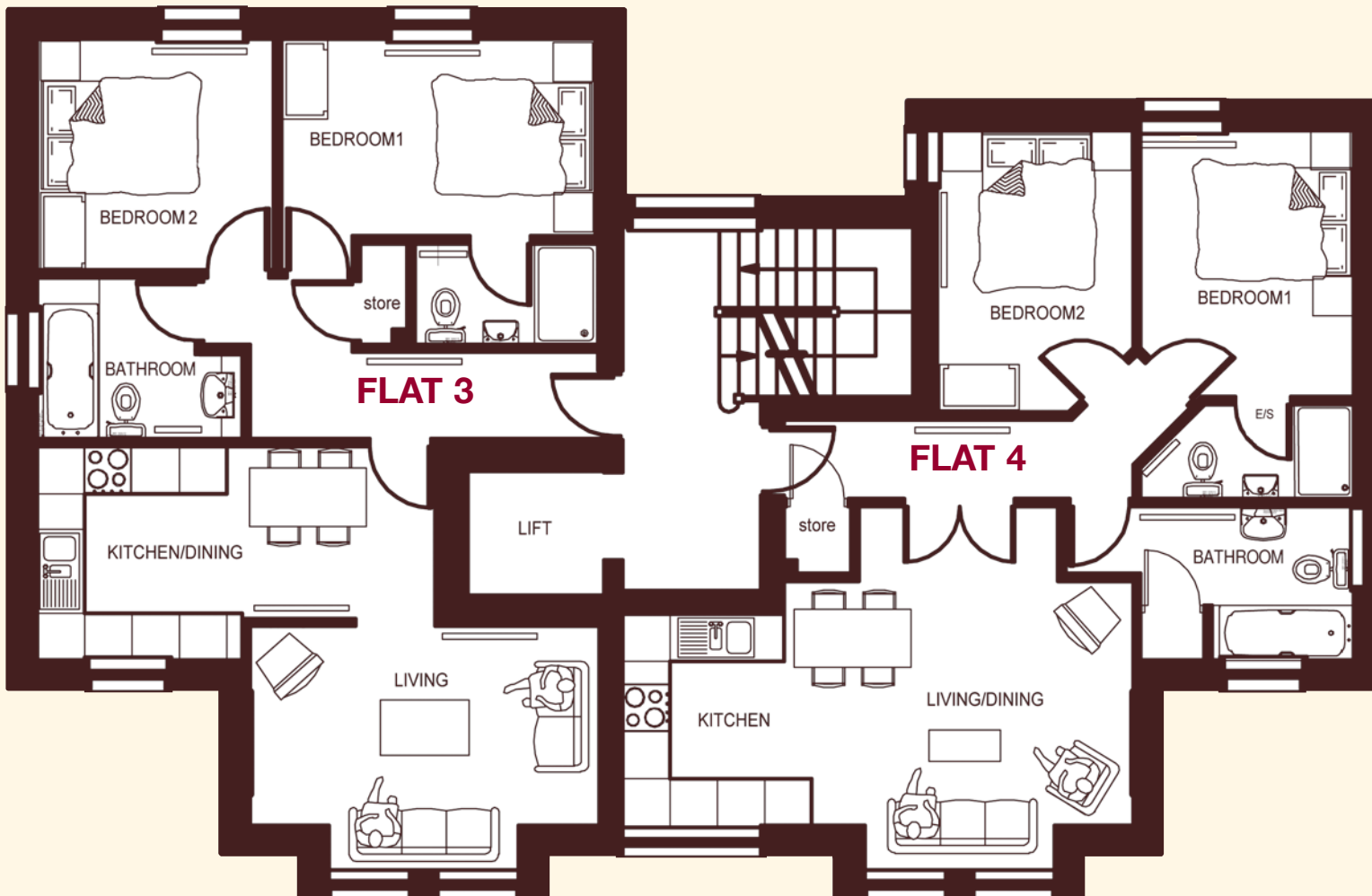
We are pursuing a policy of continual improvement and plans have been submitted for the addition of a canopy to the front entrance of the Garden House

HAINING CROFT GARDEN HOUSE

Ground Floor Plan

Flat 3*Living / Dining**Kitchen**Bedroom 1**En-Suite**Bedroom 2**Bathroom***62.5 sq.m. (673 sq. ft.)***4.37 x 2.50m (14' 4" x 8' 2")**5.00 x 2.67m max (16' 5" x 8' 9")**3.94 x 2.45m (12' 11" x 8' 0")**2.26 x 1.22m (7' 5" x 4' 0")**3.00 x 2.87m (9' 10" x 9' 5")**2.55 max x 2.00m max (8' 4" x 6' 7")***Flat 4***Living / Dining**Kitchen**Bedroom 1**En-Suite**Bedroom 2**Bathroom***57.7 sq.m. (621 sq. ft.)***3.05 x 4.00m (10' 0" x 13' 1")**2.63 x 2.40m (8' 7" x 7' 10")**2.64 x 3.33m (8' 8" x 10' 11")**2.65 max x 1.15m (8' 8" x 3' 9")**2.45 x 3.50m (8' 0" x 11' 6")**2.65 x 1.90m (8' 8" x 6' 3")*

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HAINING CROFT GARDEN HOUSE

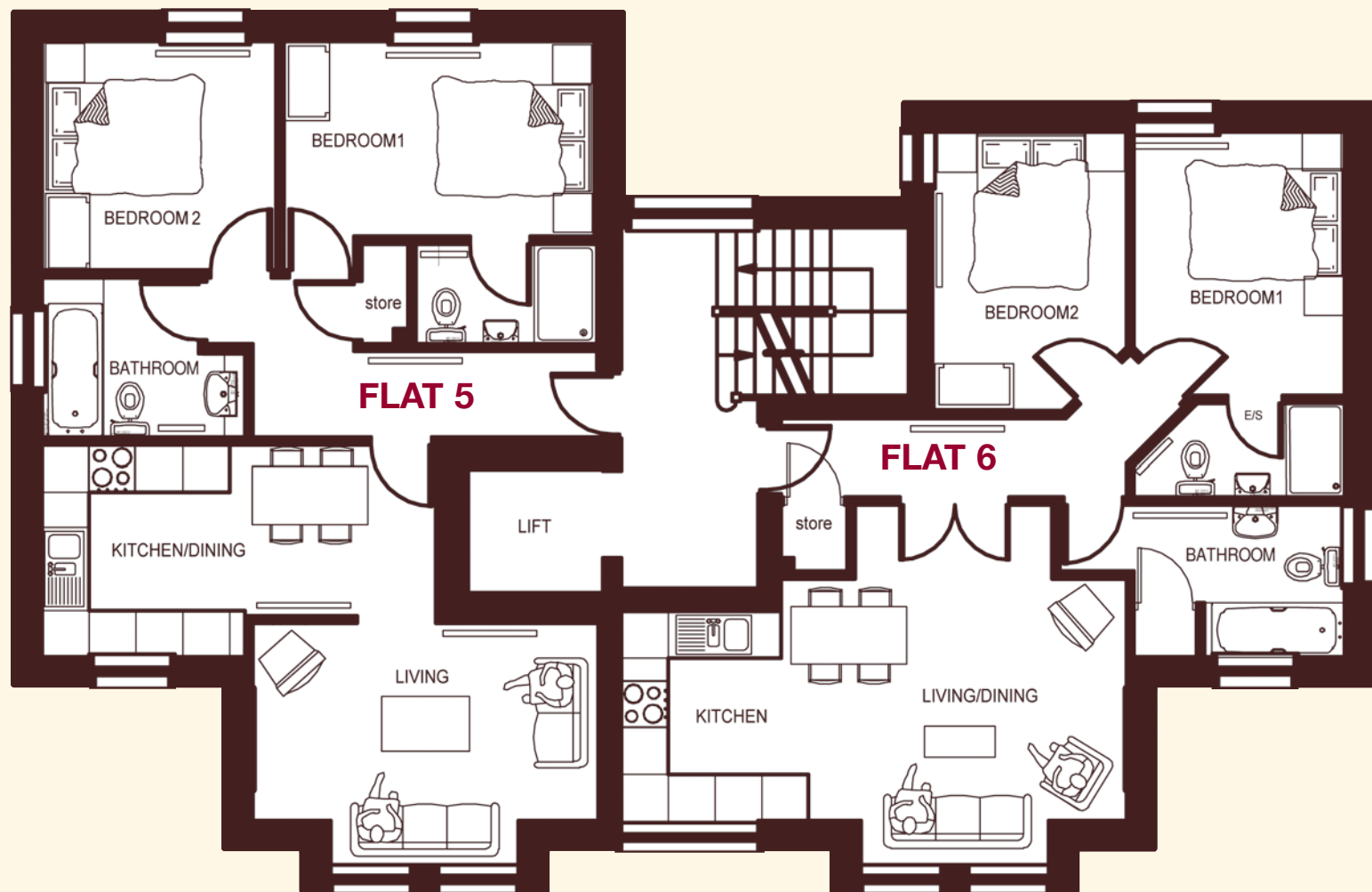
First Floor Plan



Flat 5	62.5 sq.m. (673 sq. ft.)
Living / Dining	4.37 x 2.50m (14' 4" x 8' 2")
Kitchen	5.00 x 2.67m max (16' 5" x 8' 9")
Bedroom 1	3.94 x 2.45m (12' 11" x 8' 0")
En-Suite	2.26 x 1.22m (7' 5" x 4' 0")
Bedroom 2	3.00 x 2.87m (9' 10" x 9' 5")
Bathroom	2.55 max x 2.00m max (8' 4" x 6' 7")

Flat 6	57.7 sq.m. (621 sq. ft.)
Living / Dining	3.05 x 4.00m (10' 0" x 13' 1")
Kitchen	2.63 x 2.40m (8' 7" x 7' 10")
Bedroom 1	2.64 x 3.33m (8' 8" x 10' 11")
En-Suite	2.65 max x 1.15m (8' 8" x 3' 9")
Bedroom 2	2.45 x 3.50m (8' 0" x 11' 6")
Bathroom	2.65 x 1.90m (8' 8" x 6' 3")

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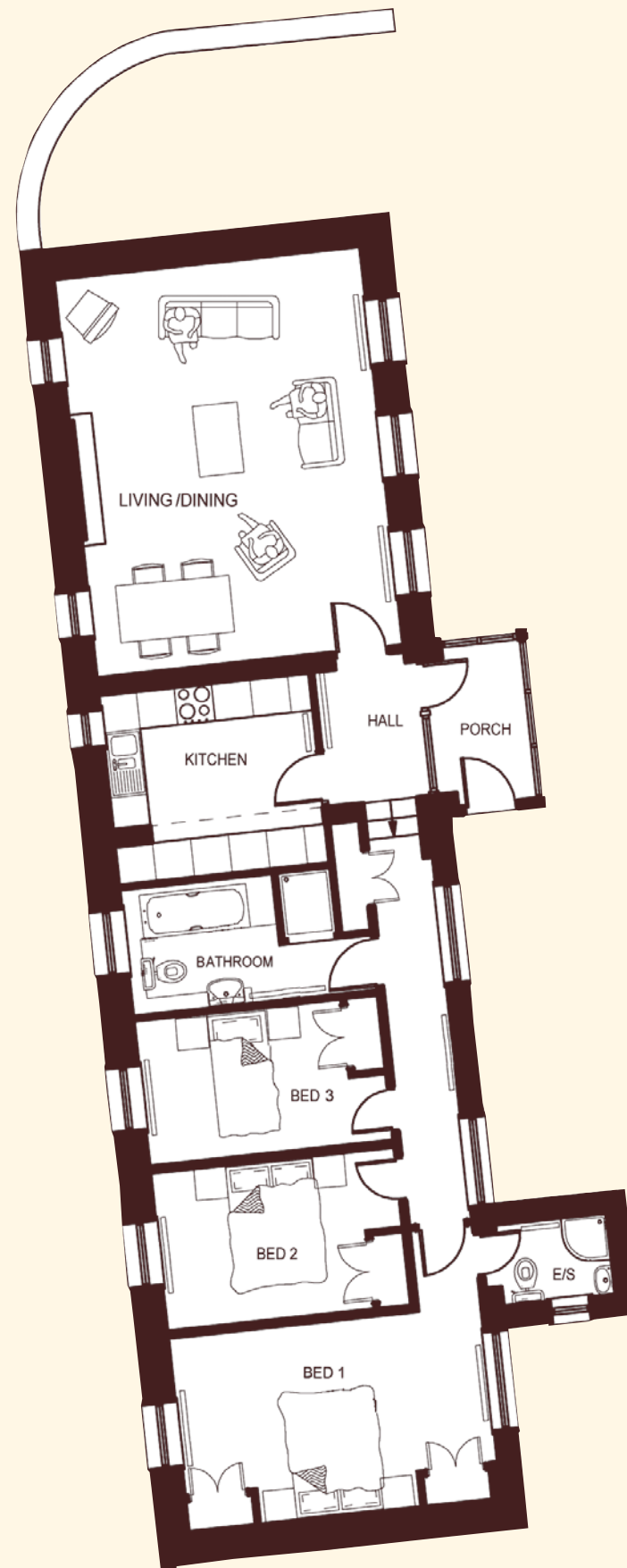
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Second Floor Plan



Lodge	105 sq.m. (1,130 sq. ft.)
<i>Living /Dining</i>	<i>6.27 x 4.80m (20' 7" x 15' 9")</i>
<i>Kitchen</i>	<i>3.30 x 2.95m (10' 10" x 9' 8")</i>
<i>Bedroom 1</i>	<i>4.90 x 3.04m (16' 1" x 10' 0")</i>
<i>En-suite</i>	<i>1.72 x 1.22m (5' 8" x 4' 0")</i>
<i>Bedroom 2</i>	<i>2.45 x 3.80m (8' 0" x 12' 6")</i>
<i>Bedroom 3</i>	<i>3.80 x 2.24m (12' 6" x 7' 4")</i>
<i>Bathroom</i>	<i>3.29 x 1.92m (10' 9" x 6' 4")</i>

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HAINING CROFT LODGE

Floor Plan

SPECIFICATION

Windows

High performance, softwood, double glazed with trickle vents and brushed steel ironmongery.

External Doors

Original features will be used where possible, otherwise hardwood doors will be used.

Internal Decoration

Smooth finished emulsioned walls and ceilings and all woodwork painted white satin.

Kitchen

Five quality kitchen ranges are being used for the development. These vary from a traditional country style finish to contemporary design, as well as classic designs which offer the versatility to sit well in different environments.

All kitchens are provided with granite worktops, integrated dishwasher, washer/dryer, fridge freezer, with gas hob, electric oven and extractor, single bowl underslung stainless steel sinks and quadrant taps. Off plan purchasers will be able to choose from a range of granite worktops.

Central Heating

Gas fired combination boilers and thermostatically controlled radiators.

Fireplaces

Gas fires and surrounds are included in Haining Croft House and The Lodge. Electric fires and surrounds are optional extras in Garden House.





Bathrooms & Sanitaryware

Bathroom suites consist of “Delineo” close coupled wc and wash hand basin, Sottini “Secrets” bath, “Alchemy” matching brassware, “Simplicity Ideal Lite” Shower Tray, “Joy” Shower Enclosure and a “Trevi Oposta” shower. All en-suites and bathrooms will have chrome ladder radiators.

Wall Tiling

Ceramic wall tiling half height to bathrooms, with option to upgrade to full height; full height to shower enclosures and splashbacks to wash hand basins from the selected ranges. The range of tile options can be inspected at the sales agent’s offices

Electrical

TV and BT points to all rooms excluding bathrooms, en-suites and cloaks. Communal television aerials are being installed to service each apartment. Ground floor burglar alarms, video entry system and external lights to front and rear doors. Brushed steel switches and sockets.

Car Parking

Each new home has one dedicated private parking space.

Landscaping

The existing landscaped grounds will be further enhanced by new planting.

Management Company

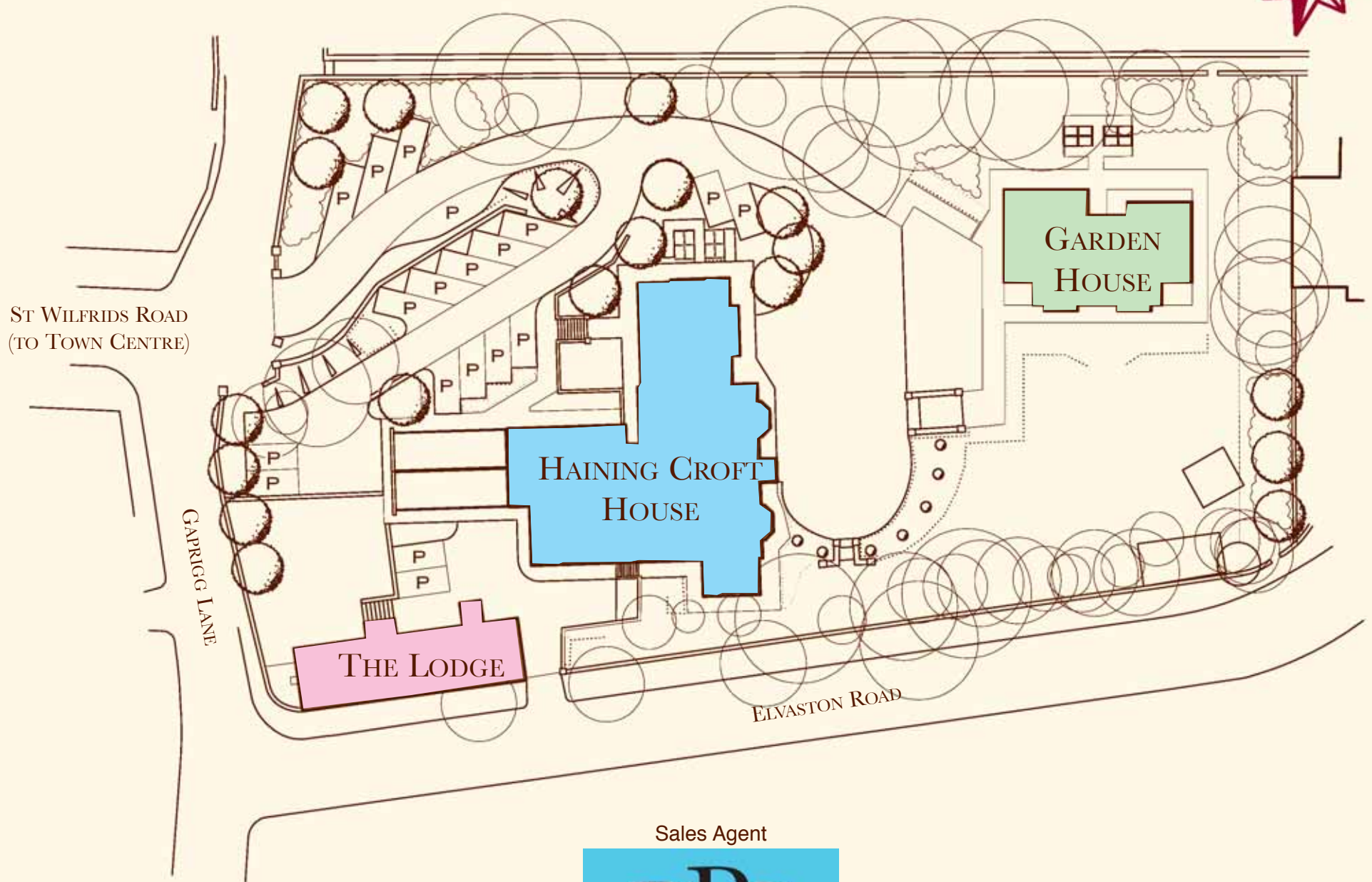
The grounds and common parts will be controlled by a newly formed management company.

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T 01434 608980 **F** 01434 608920 **W** www.rps-newhomes.co.uk