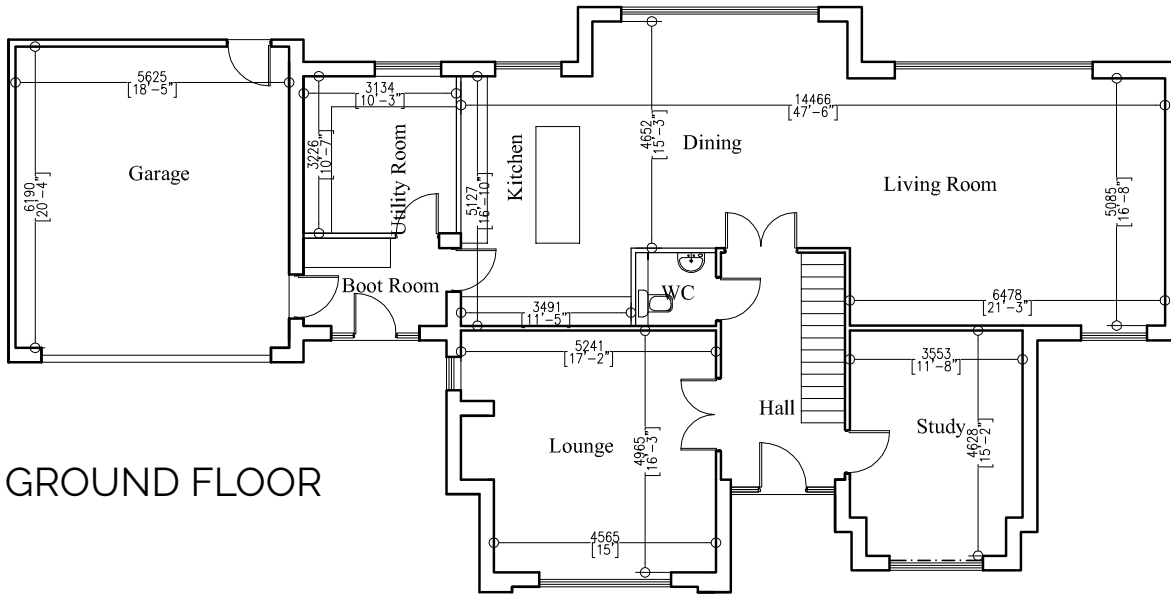




RESERVED



PLOT 1

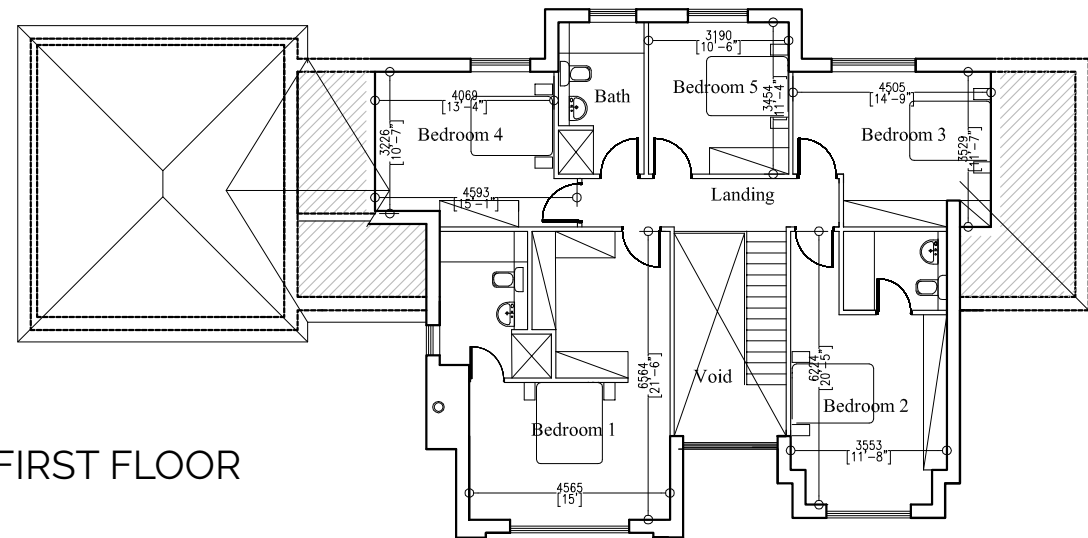


GROUND FLOOR

PLOT 1
£1,100,000

Client Choice

All plots are flexible to our clients choices if a purchase is agreed early in the build phase. This could include room layout, kitchens, bathroom tiles and appliances. Your home, the MH Stainton Homes way.



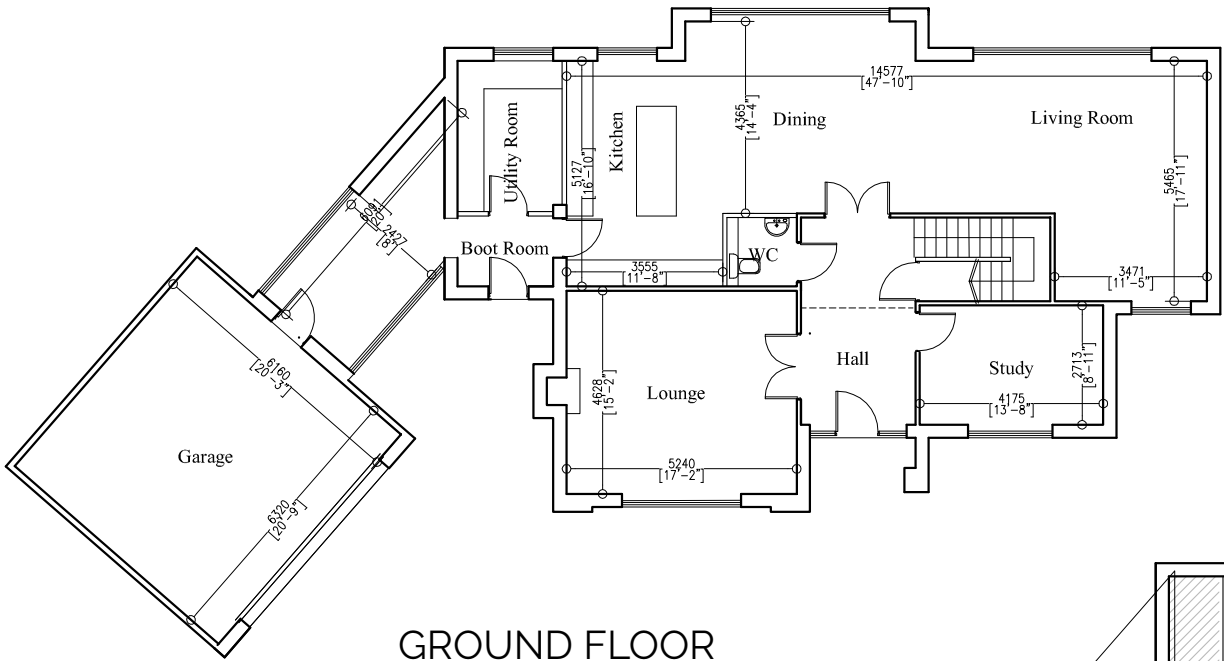
FIRST FLOOR

RESERVED

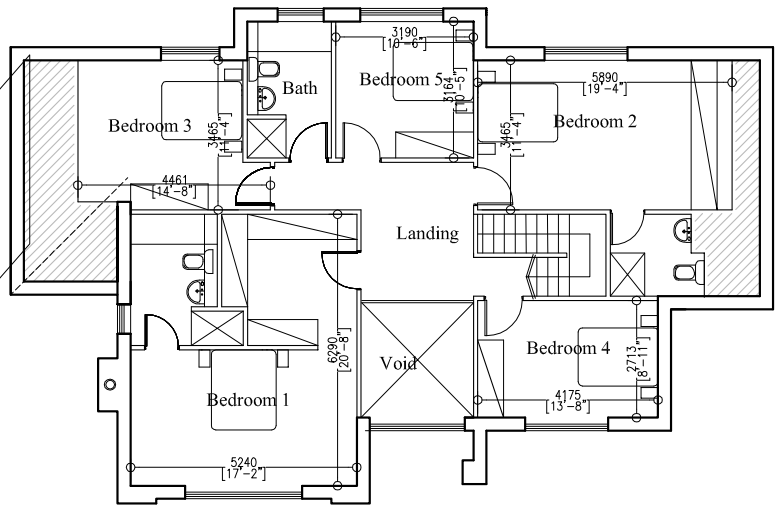


PLOT 2

PLOT 2
£1,150,000



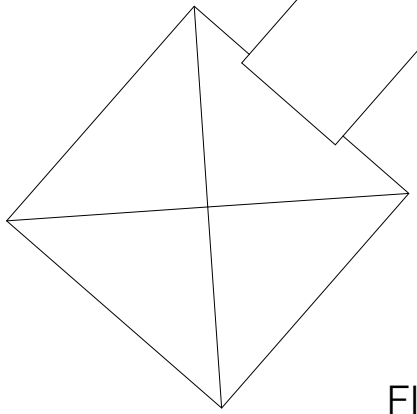
GROUND FLOOR



FIRST FLOOR

Client Choice

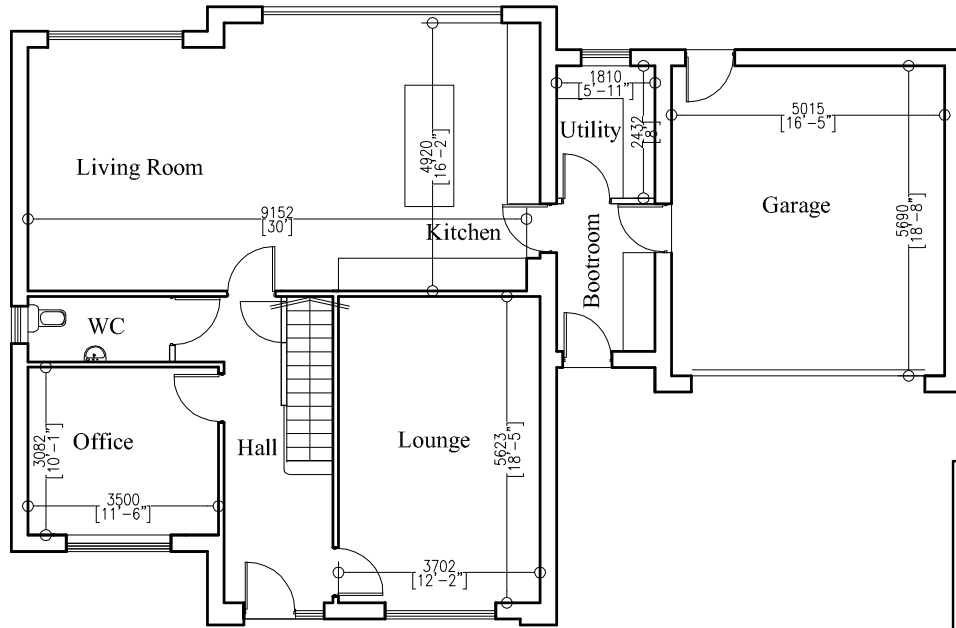
All plots are flexible to our clients choices if a purchase is agreed early in the build phase. This could include room layout, kitchens, bathroom tiles and appliances. Your home, the MH Stainton Homes way.



RESERVED



PLOT 3

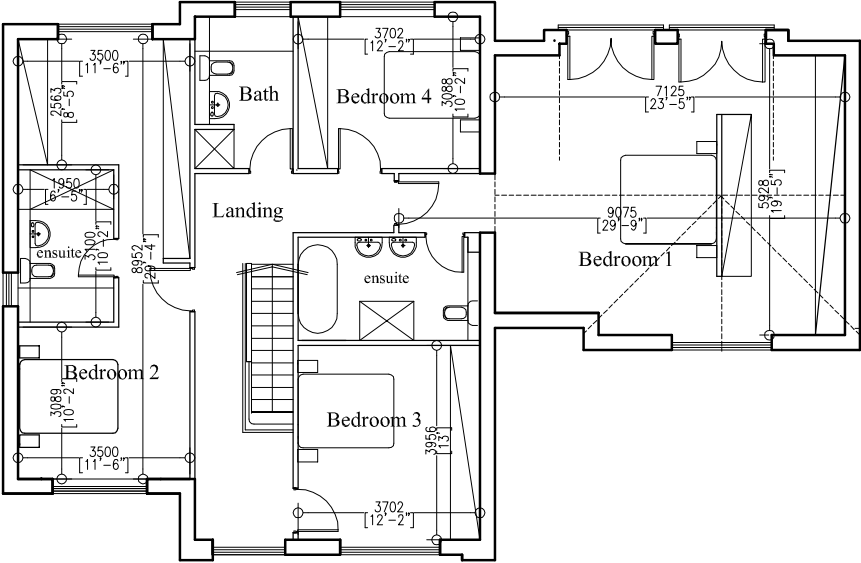


PLOT 3
£925,000

GROUND FLOOR

Client Choice

All plots are flexible to our clients choices if a purchase is agreed early in the build phase. This could include room layout, kitchens, bathroom tiles and appliances. Your home, the MH Stainton Homes way.

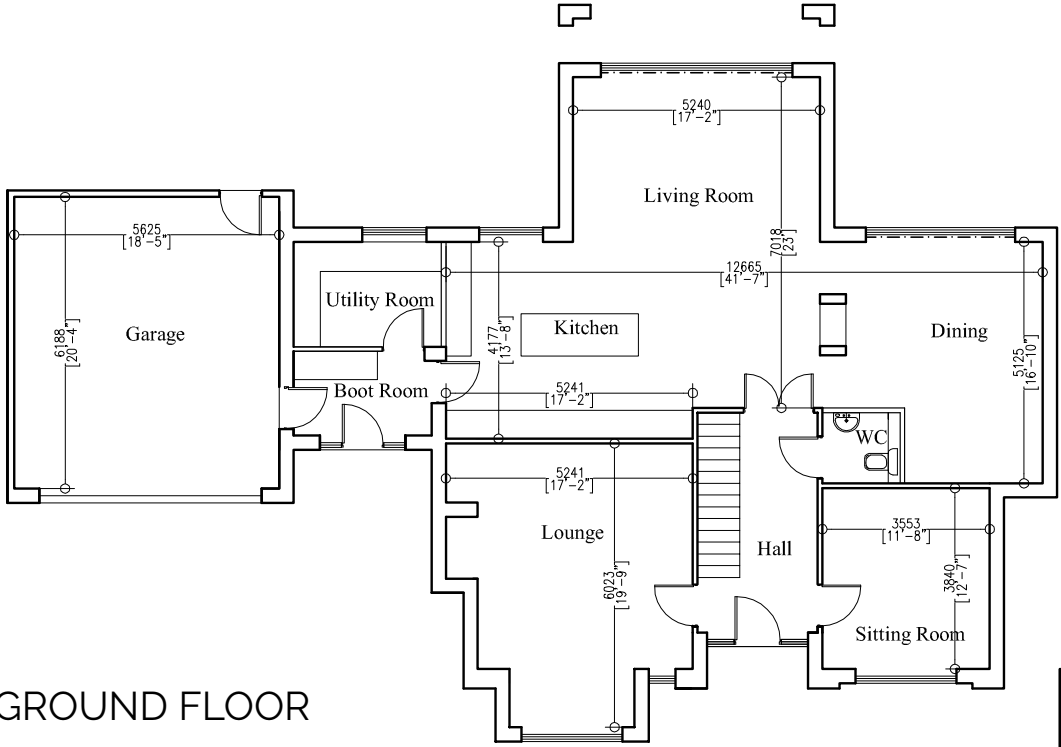
FIRST FLOOR

RESERVED

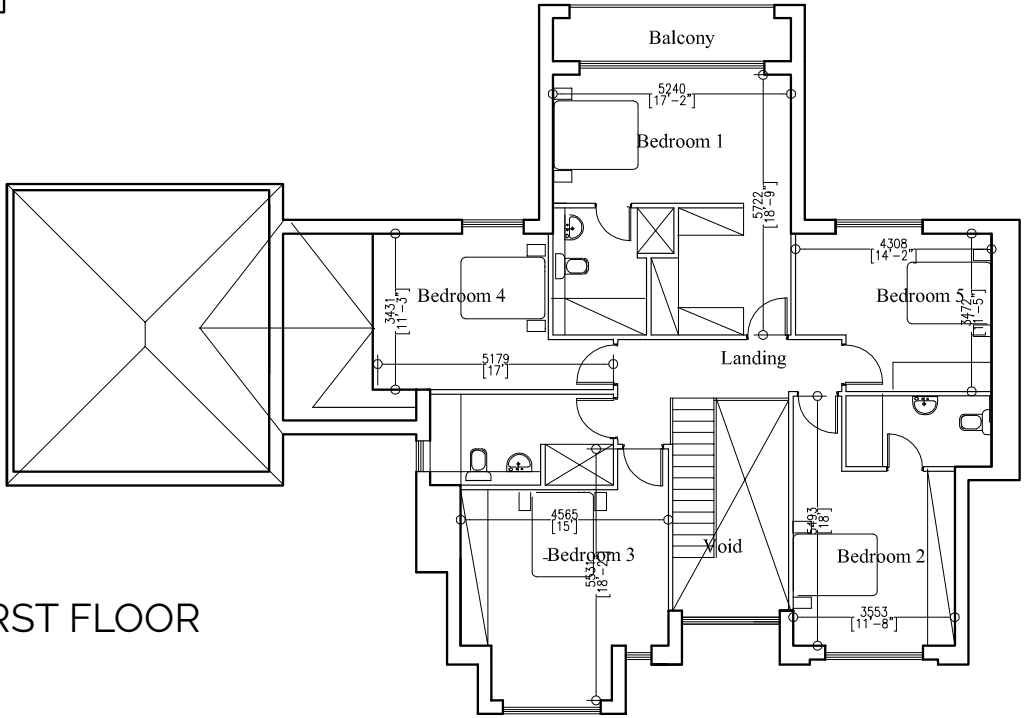


PLOT 4

PLOT 4
£1,250,000



GROUND FLOOR



FIRST FLOOR

Client Choice

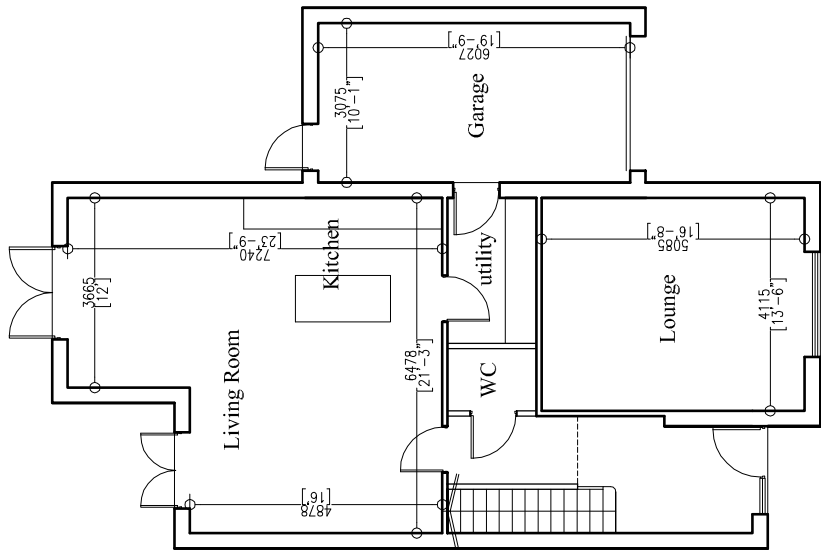
All plots are flexible to our clients choices if a purchase is agreed early in the build phase. This could include room layout, kitchens, bathroom tiles and appliances. Your home, the MH Stainton Homes way.

RESERVED

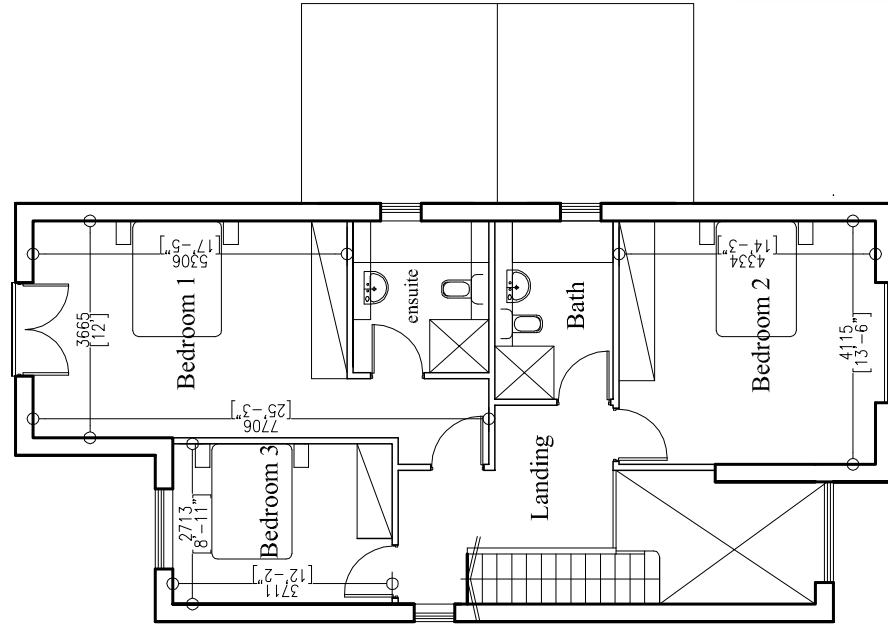


PLOT 5

PLOT 5
£675,000



GROUND FLOOR



FIRST FLOOR

*Plot 5: This property can be considered as a 4 bed property, please contact us to discuss further - subject to planning.

Client Choice

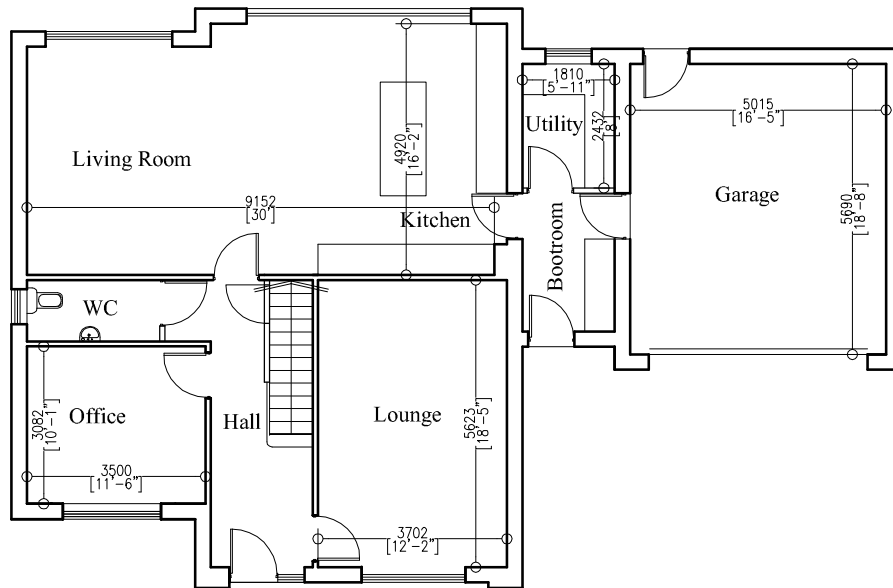
All plots are flexible to our clients choices if a purchase is agreed early in the build phase. This could include room layout, kitchens, bathroom tiles and appliances. Your home, the MH Stainton Homes way.



RESERVED

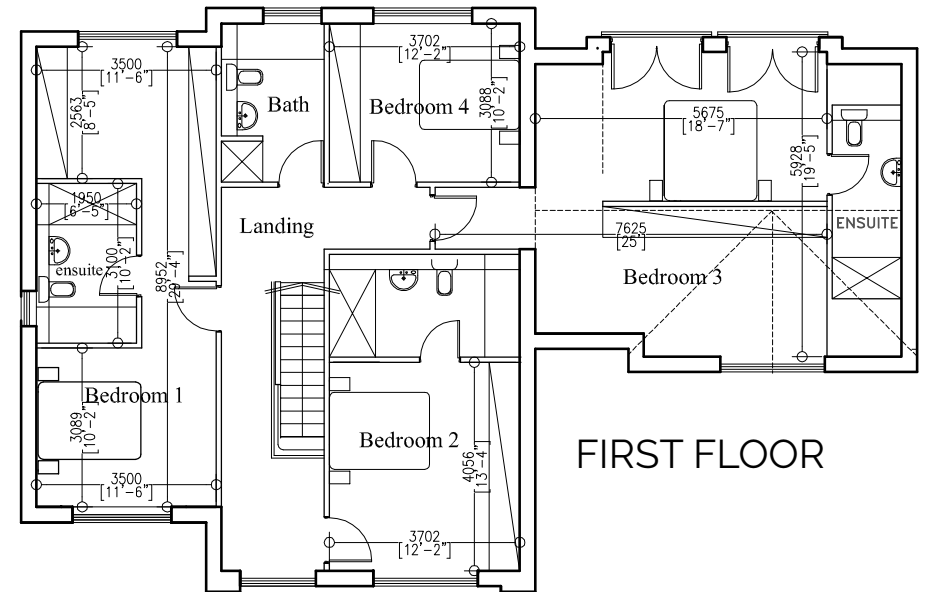


PLOT 6



GROUND FLOOR

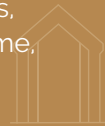
PLOT 6
£925,000



FIRST FLOOR

Client Choice

All plots are flexible to our clients choices if a purchase is agreed early in the build phase. This could include room layout, kitchens, bathroom tiles and appliances. Your home, the MH Stainton Homes way.



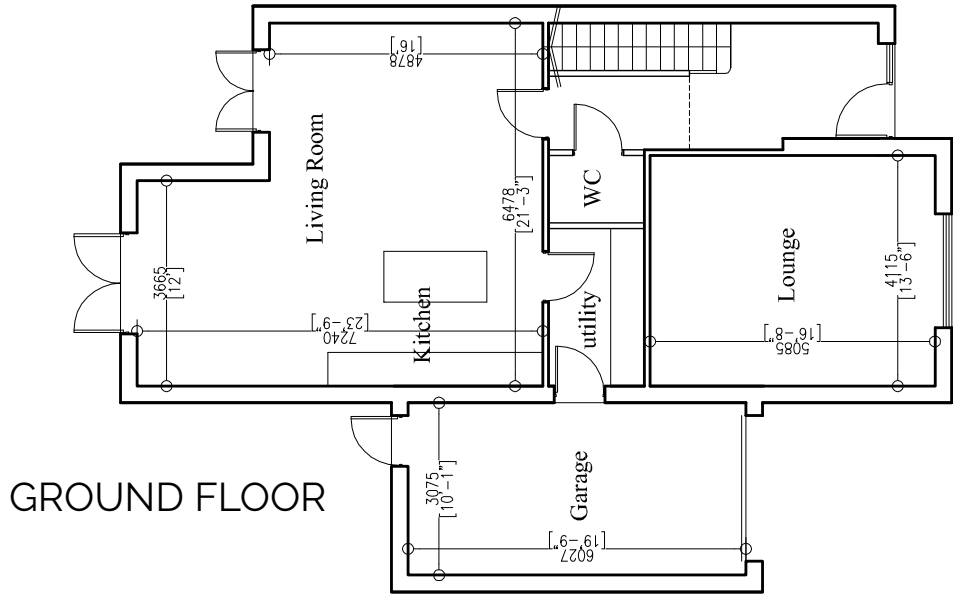
*Plot 6: This property can be considered as a 4 or 5 bed property, please contact us to discuss further - subject to planning.

RESERVED

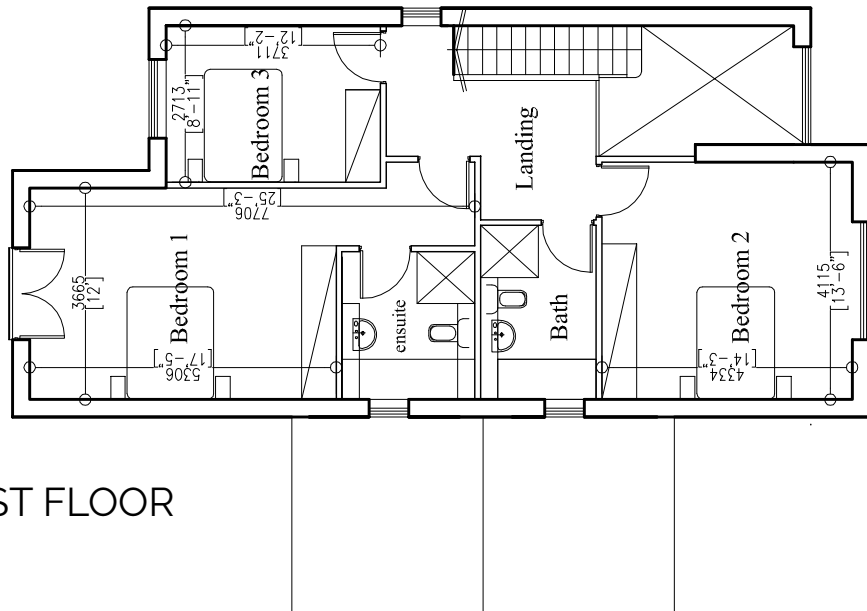


PLOT 7

PLOT 7
£675,000



GROUND FLOOR



FIRST FLOOR

Client Choice

All plots are flexible to our clients choices if a purchase is agreed early in the build phase. This could include room layout, kitchens, bathroom tiles and appliances. Your home, the MH Stainton Homes way.

*Plot 7: This property can be considered as a 4 bed property, please contact us to discuss further - subject to planning.

Signature Specification

INTERNAL

- Contemporary Next125 kitchens designed and supplied by Butler Interiors of Kirkby Lonsdale
- Choice of tiling from Porcelanosa to bathroom and ensuites, Wet areas to be fully tiled and half tiled to other areas
- Taps and showers by Hansgrohe
- Utility to include units, space for washer / dryer and sink and tap
- Mechanical ventilation and heat recovery (MVHR) – energy efficient system to provide fresh air throughout the dwelling, maintaining humidity levels and recovering heat from air being extracted
- High performance air source heat pump, underfloor heating to ground floor and radiators to 1st floor
- Oak vertical 5 panel doors
- V groove and chamfered detailed skirting and architrave
- Brushed Chrome sockets to ground floor areas
- LED downlights to kitchen, dining, lounge and bathroom/ en-suites
- Option for BT or B4rn high speed internet.
- Timber stairs including painted spindles and feature oak handrail and newel caps

EXTERNAL

- Architectural high performance triple glazed black UPVC windows and composite door
- High performance black aluminium bi-fold doors
- Fully designed landscape garden
- Grey stone paving to patio
- Permeable Newgrange Eco Tegula paving to driveways

SECURITY & ACCESS

- Properties to be wired for CCTV
- Automated gates including audio door entry system
- Intruder alarm

Double A Rated for Energy Efficiency







A RATED
for Running Costs

A RATED
for Carbon Emissions

We are delighted that all of our Eco Villas at Parklands are A Rated for running costs reflected by the EPC rating and also A rated for Carbon Emissions using the Environmental Impact (EI) Rating.

We are one of the only developers to have achieved this AA rating and believe this is a testament to our ongoing commitment to the highest quality developments and environmental standards.

Double A Rated for Energy Efficiency

SPECIFICATION	AA RATED
Air source	
Solar	
Triple glazing	
Whole house MVHR ventilation	
Electric car charges to new regulations	
High levels of insulation and air test results	



Site Plan

PLOTS 1-7

