

- Low energy lighting and ventilation systems
- Electric vehicle charging point

# THE FULMAR

2 bedroom home



# THE FULMAR

2 bedroom home

GROUND FLOOR	metres	feet / inches
Kitchen	4.44 x 3.50	14' 6" x 11' 5"
Living / dining area	4.59 x 4.48	15' 0" x 14' 8"

## FIRST FLOOR

Bedroom 1	4.49 x 3.78	14' 9" x 12' 5"
Bedroom 2	4.49 x 2.90	14' 9" x 9' 6"

ovn	oven	ffzs	fridge freezer space
h	hob	cup'd	cupboard
ds	dishwasher space	cyl	hot water cylinder
ws	washing machine space	◀ ▶	measuring points

### The Fulmar | Newsam Rise |

The floorplan has been produced for illustrative purposes only. Room sizes shown are between arrow points as indicated on plan. The dimensions have tolerances of + or -50mm and should not be used other than for general guidance. If specific dimensions are required, enquiries should be made to the sales consultant. The floor plans shown are not to scale. Measurements are based on the original drawings. Slight variations may occur during construction.

The illustrations shown are computer generated impressions of how the property may look and are indicative only. External details or finishes may vary on individual plots and homes may be built in either detached or attached styles depending on the development layout. Exact specifications, window styles and whether a property is left or right-handed may differ from plot to plot. Please speak to our sales consultant for specific plot details.

Produced by the Vistry Group Design Studio.

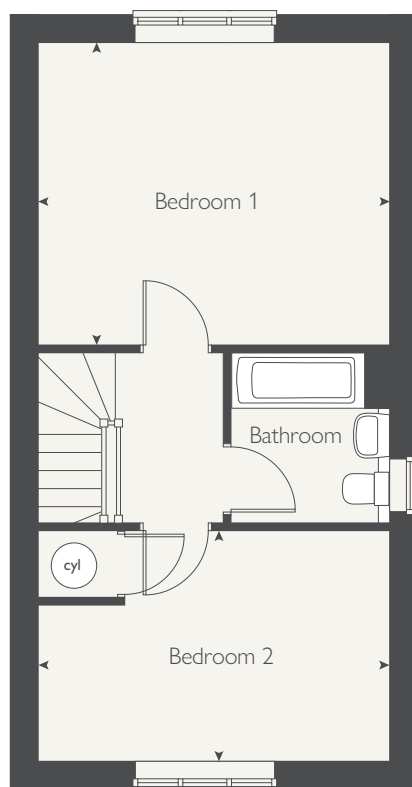
When you have finished with this leaflet, please recycle it.

xx0100 / 03.25

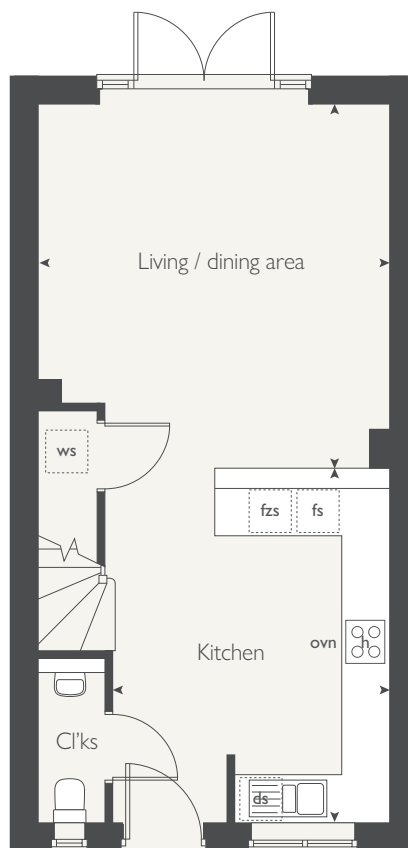


**COUNTRYSIDE**  
Homes

## FIRST FLOOR



## GROUND FLOOR



- Low energy lighting and ventilation systems
- Electric vehicle charging point

## THE LINNET

3 bedroom home

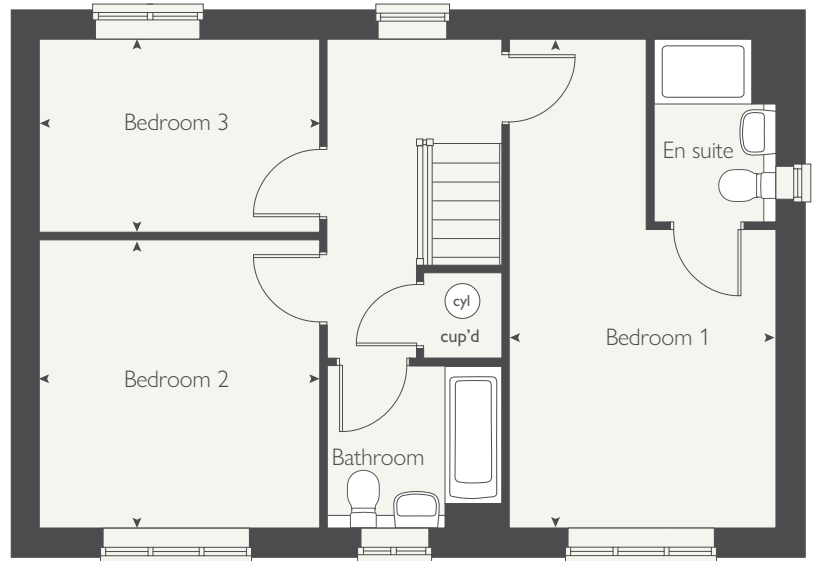


**COUNTRYSIDE**  
Homes

# THE LINNET

3 bedroom home

## FIRST FLOOR



GROUND FLOOR	metres	feet / inches
Kitchen / dining area	8.60 x 3.25	28' 2" x 10' 8"
Living room	4.86 x 3.09	15' 11" x 10' 2"

### FIRST FLOOR

Bedroom 1	4.84 x 3.09	15' 10" x 10' 2"
Bedroom 2	3.98 x 3.11	13' 1" x 10' 2"
Bedroom 3	3.40 x 3.11	11' 2" x 10' 2"

ovn	oven	ffzr	fridge freezer
h	hob	cup'd	cupboard
ds	dishwasher space	cyl	hot water cylinder
ws	washing machine space	< >	measuring points

### The Linnet | Newsam Rise |

The floorplan has been produced for illustrative purposes only. Room sizes shown are between arrow points as indicated on plan. The dimensions have tolerances of + or -50mm and should not be used other than for general guidance. If specific dimensions are required, enquiries should be made to the sales consultant. The floor plans shown are not to scale. Measurements are based on the original drawings. Slight variations may occur during construction.

The illustrations shown are computer generated impressions of how the property may look and are indicative only. External details or finishes may vary on individual plots and homes may be built in either detached or attached styles depending on the development layout. Exact specifications, window styles and whether a property is left or right-handed may differ from plot to plot. Please speak to our sales consultant for specific plot details.

Produced by the Vistry Group Design Studio.

When you have finished with this leaflet, please recycle it.

xx0100 / 03.25

## GROUND FLOOR



**COUNTRYSIDE**  
Homes



- Low energy lighting and ventilation systems
- Electric vehicle charging point

## THE KINGFISHER

3 bedroom home



**COUNTRYSIDE**  
Homes

# THE KINGFISHER

3 bedroom home



GROUND FLOOR	metres	feet / inches
Kitchen / dining area	5.68 x 3.37	18' 8" x 11' 1"
Living room	5.68 x 3.10	18' 8" x 10' 2"

## FIRST FLOOR

Bedroom 1	5.68 x 3.40	18' 8" x 11' 2"
Bedroom 2	3.42 x 3.36	11' 2" x 11' 0"
Bedroom 3	3.42 x 2.22	11' 2" x 7' 3"

ovn	oven	ffzs	fridge freezer space
h	hob	cup'd	cupboard
ds	dishwasher space	cyl	hot water cylinder
ws	washing machine space	◀ ▶	measuring points

### The Kingfisher | Newsam Rise |

The floorplan has been produced for illustrative purposes only. Room sizes shown are between arrow points as indicated on plan. The dimensions have tolerances of + or -50mm and should not be used other than for general guidance. If specific dimensions are required, enquiries should be made to the sales consultant. The floor plans shown are not to scale. Measurements are based on the original drawings. Slight variations may occur during construction.

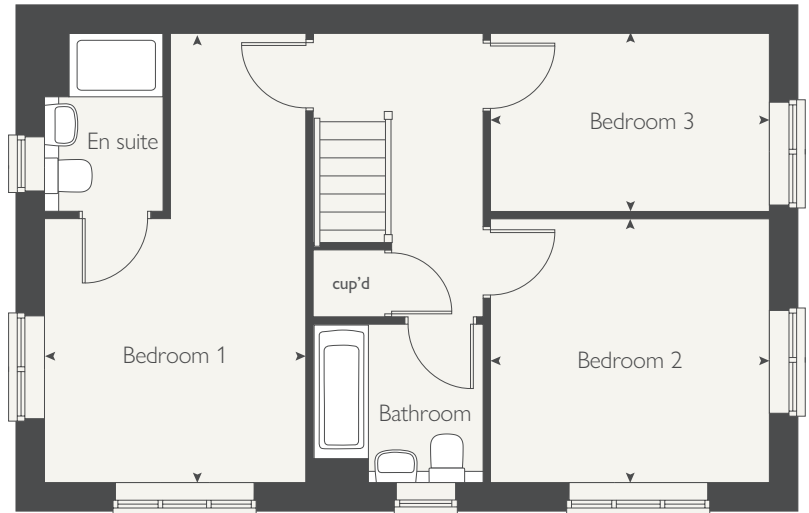
The illustrations shown are computer generated impressions of how the property may look and are indicative only. External details or finishes may vary on individual plots and homes may be built in either detached or attached styles depending on the development layout. Exact specifications, window styles and whether a property is left or right-handed may differ from plot to plot. Please speak to our sales consultant for specific plot details.

Produced by the Vistry Group Design Studio.

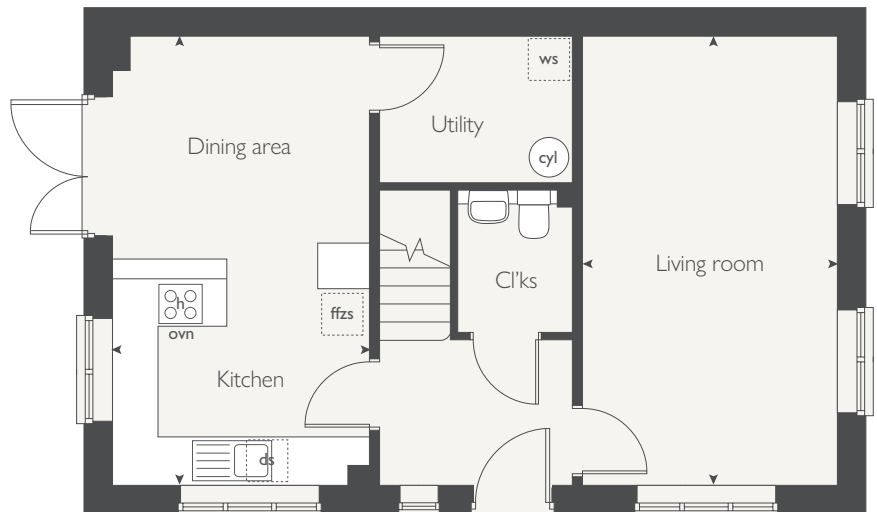
When you have finished with this leaflet, please recycle it.

xx0100 / 03.25

## FIRST FLOOR



## GROUND FLOOR



**COUNTRYSIDE**  
Homes



- Low energy lighting and ventilation systems
- Electric vehicle charging point

## THE JACKDAW

3 bedroom home



**COUNTRYSIDE**  
Homes

# THE JACKDAW

3 bedroom home



GROUND FLOOR	metres	feet / inches
Kitchen / dining area	4.99 x 3.82	16' 3" x 12' 5"
Living room	3.56 x 2.92	11' 8" x 9' 10"

## FIRST FLOOR

Bedroom 1	5.21 x 2.75	17' 0" x 9' 0"
Bedroom 2	3.75 x 2.75	12' 3" x 9' 0"
Bedroom 3	3.82 x 2.15	12' 6" x 7' 0"

ovn	oven	ffzs	fridge freezer space
h	hob	cup'd	cupboard
ds	dishwasher space	cyl	hot water cylinder
ws	washing machine space	< >	measuring points

### The Jackdaw | Newsam Rise |

The floorplan has been produced for illustrative purposes only. Room sizes shown are between arrow points as indicated on plan. The dimensions have tolerances of + or -50mm and should not be used other than for general guidance. If specific dimensions are required, enquiries should be made to the sales consultant. The floor plans shown are not to scale. Measurements are based on the original drawings. Slight variations may occur during construction.

The illustrations shown are computer generated impressions of how the property may look and are indicative only. External details or finishes may vary on individual plots and homes may be built in either detached or attached styles depending on the development layout. Exact specifications, window styles and whether a property is left or right-handed may differ from plot to plot. Please speak to our sales consultant for specific plot details.

Produced by the Vistry Group Design Studio.

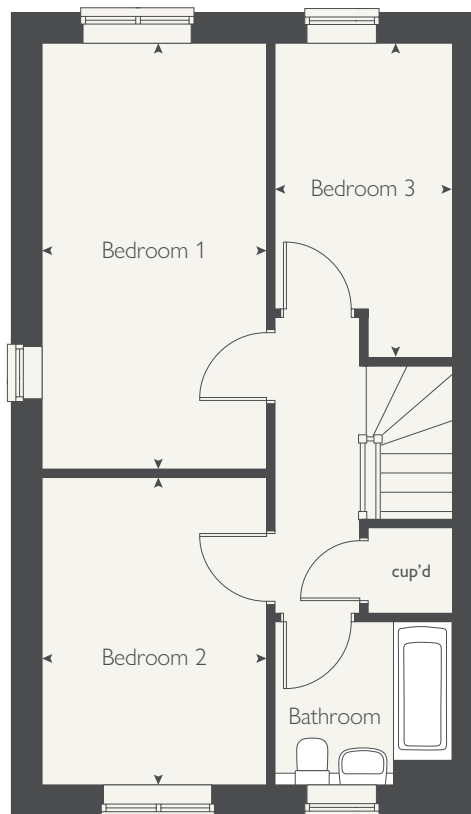
When you have finished with this leaflet, please recycle it.

xx0100 / 03.25

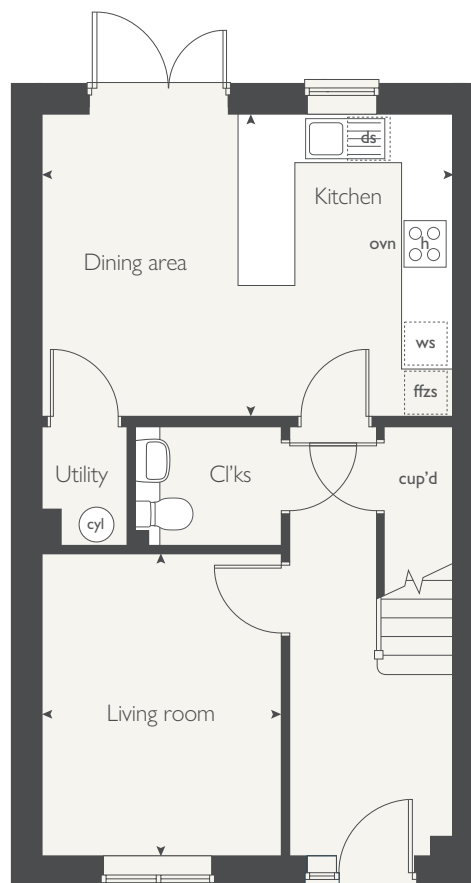


**COUNTRYSIDE**  
Homes

## FIRST FLOOR



## GROUND FLOOR







- Low energy lighting and ventilation systems
- Electric vehicle charging point

## THE KITTIWAKE

3 bedroom home



**COUNTRYSIDE**  
Homes

# THE KITTIWAKE

3 bedroom home



GROUND FLOOR	metres	feet / inches
Kitchen / dining area	5.68 x 3.37	18' 8" x 11' 1"
Living room	5.68 x 3.10	18' 8" x 10' 2"

## FIRST FLOOR

Bedroom 1	5.68 x 3.41	18' 6" x 11' 2"
Bedroom 2	3.42 x 3.36	11' 2" x 11' 0"
Bedroom 3	3.42 x 2.22	11' 2" x 7' 3"

ovn	oven	ffzs	fridge freezer space
h	hob	cup'd	cupboard
ds	dishwasher space	cyl	hot water cylinder
ws	washing machine space	< >	measuring points

### The Kittiwake | Newsam Rise |

The floorplan has been produced for illustrative purposes only. Room sizes shown are between arrow points as indicated on plan. The dimensions have tolerances of + or -50mm and should not be used other than for general guidance. If specific dimensions are required, enquiries should be made to the sales consultant. The floor plans shown are not to scale. Measurements are based on the original drawings. Slight variations may occur during construction.

The illustrations shown are computer generated impressions of how the property may look and are indicative only. External details or finishes may vary on individual plots and homes may be built in either detached or attached styles depending on the development layout. Exact specifications, window styles and whether a property is left or right-handed may differ from plot to plot. Please speak to our sales consultant for specific plot details.

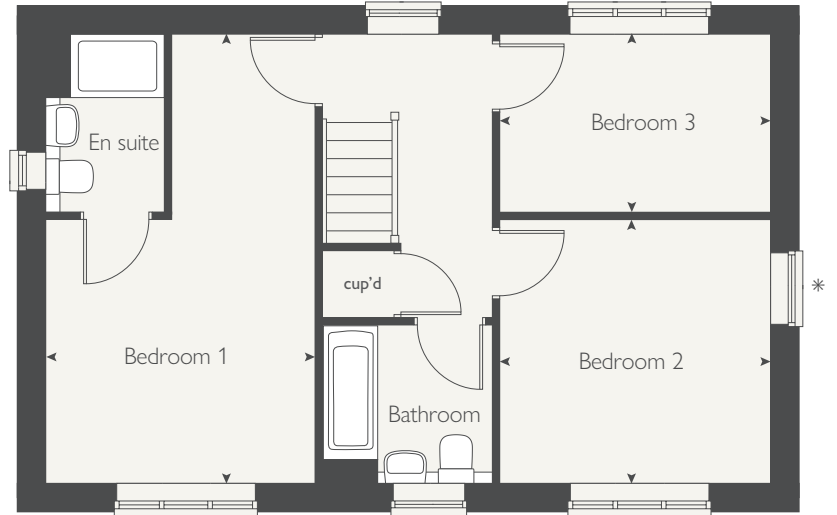
\* Windows apply to selected plots only. Please speak to our sales consultant for further details.

Produced by the Vistry Group Design Studio.

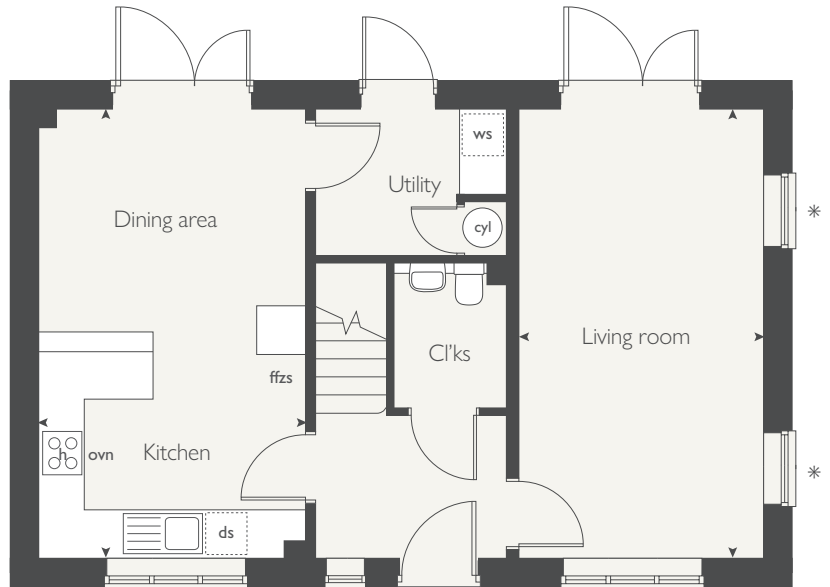
When you have finished with this leaflet, please recycle it.

xx0100 / 03.25

## FIRST FLOOR



## GROUND FLOOR



**COUNTRYSIDE**  
Homes



- Low energy lighting and ventilation systems
- Electric vehicle charging point

## THE SANDPIPER

4 bedroom home



**COUNTRYSIDE**  
Homes

# THE SANDPIPER

4 bedroom home



GROUND FLOOR	metres	feet / inches
Kitchen / dining area	8.60 x 3.25	28' 2" x 10' 8"
Living room	4.86 x 3.09	15' 11" x 10' 2"
Study	3.30 x 2.02	10' 10" x 6' 7"

## FIRST FLOOR

Bedroom 1	4.84 x 3.09	15' 10" x 10' 2"
Bedroom 2	3.98 x 3.11	13' 1" x 10' 2"
Bedroom 3	3.40 x 3.11	11' 2" x 10' 2"
Bedroom 4	3.33 x 3.15	11' 0" x 10' 4"

ovn	oven	ffzr	fridge freezer
h	hob	cup'd	cupboard
ds	dishwasher space	< >	measuring points
ws	washing machine space		

### The Sandpiper | Newsam Rise |

The floorplan has been produced for illustrative purposes only. Room sizes shown are between arrow points as indicated on plan. The dimensions have tolerances of + or -50mm and should not be used other than for general guidance. If specific dimensions are required, enquiries should be made to the sales consultant. The floor plans shown are not to scale. Measurements are based on the original drawings. Slight variations may occur during construction.

The illustrations shown are computer generated impressions of how the property may look and are indicative only. External details or finishes may vary on individual plots and homes may be built in either detached or attached styles depending on the development layout. Exact specifications, window styles and whether a property is left or right-handed may differ from plot to plot. Please speak to our sales consultant for specific plot details.

Produced by the Vistry Group Design Studio.

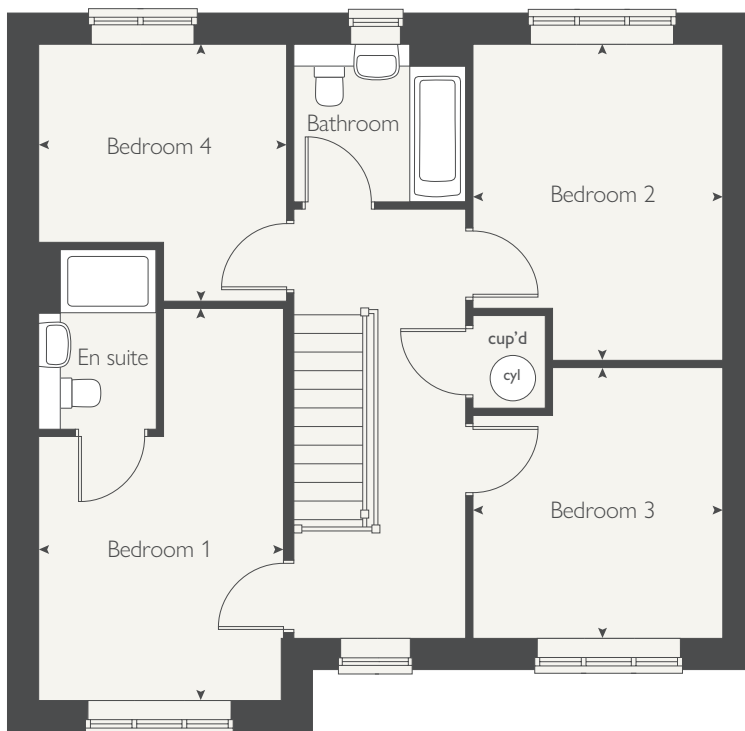
When you have finished with this leaflet, please recycle it.

xx0100 / 03.25

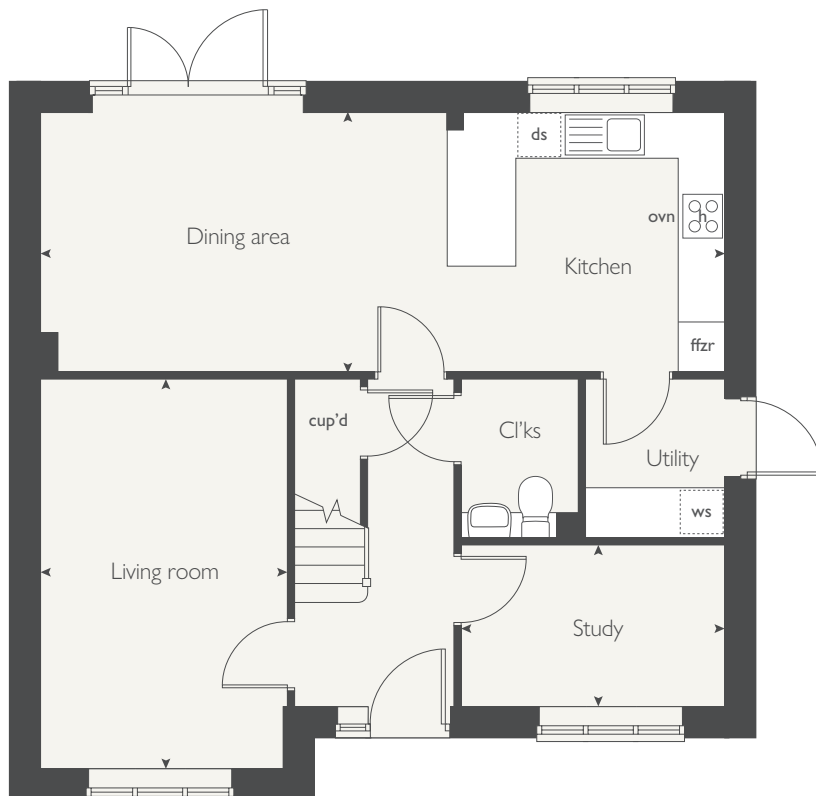


**COUNTRYSIDE**  
Homes

## FIRST FLOOR



## GROUND FLOOR





- Low energy lighting and ventilation systems
- Electric vehicle charging point

## THE POCHARD

4 bedroom home



**COUNTRYSIDE**  
Homes

# THE POCHARD

4 bedroom home



GROUND FLOOR	metres	feet / inches
Kitchen / family area	8.38 x 2.93	27' 4" x 9' 6"
Living room	4.30 x 2.91	14' 1" x 9' 5"
Study	3.23 x 2.11	10' 5" x 6' 9"

## FIRST FLOOR

Bedroom 1	4.10 x 2.99	13' 4" x 9' 8"
Bedroom 2	4.13 x 2.95	13' 5" x 9' 7"
Bedroom 3	3.17 x 2.99	10' 4" x 9' 8"
Bedroom 4	3.14 x 3.05	10' 3" x 10' 0"

ovn	oven	cyl	hot water cylinder
h	hob	cup'd	cupboard
ds	dishwasher space	w	wardrobe
ws	washing machine space	< >	measuring points
ffzr	fridge freezer		

### The Pochard | Newsam Rise |

The floorplan has been produced for illustrative purposes only. Room sizes shown are between arrow points as indicated on plan. The dimensions have tolerances of + or -50mm and should not be used other than for general guidance. If specific dimensions are required, enquiries should be made to the sales consultant. The floor plans shown are not to scale. Measurements are based on the original drawings. Slight variations may occur during construction.

The illustrations shown are computer generated impressions of how the property may look and are indicative only. External details or finishes may vary on individual plots and homes may be built in either detached or attached styles depending on the development layout. Exact specifications, window styles and whether a property is left or right-handed may differ from plot to plot. Please speak to our sales consultant for specific plot details.

Produced by the Vistry Group Design Studio.

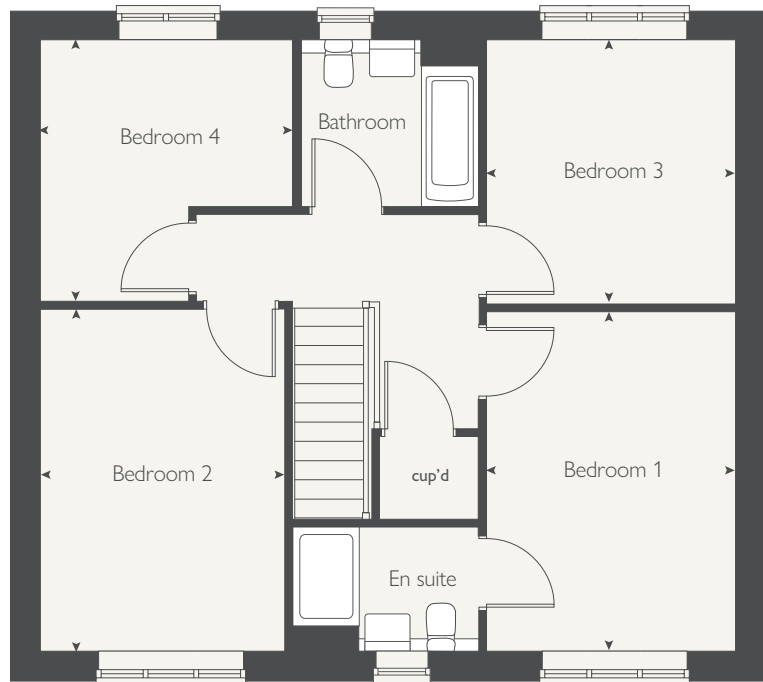
When you have finished with this leaflet, please recycle it.

xx0100 / 03.25

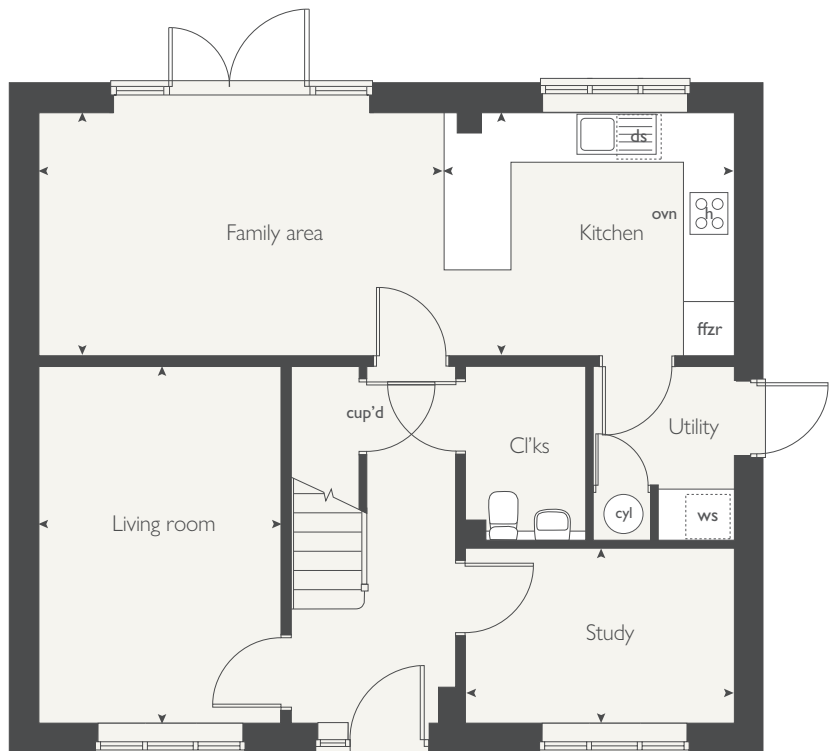


**COUNTRYSIDE**  
Homes

## FIRST FLOOR



## GROUND FLOOR



- Low energy lighting and ventilation systems
- Electric vehicle charging point

# THE PLOVER

4 bedroom home



# THE PLOVER

4 bedroom home

GROUND FLOOR	metres	feet / inches
Kitchen / dining area	6.46 x 4.51	21' 3" x 12' 8"
Living room	4.01 x 3.27	13' 2" x 10' 9"

## FIRST FLOOR

Bedroom 1	4.30 x 3.09	14' 1" x 10' 1"
Bedroom 2	3.83 x 3.09	12' 7" x 10' 1"
Bedroom 3	3.28 x 2.30	10' 9" x 7' 7"
Bedroom 4	3.28 x 2.26	10' 9" x 7' 5"

ovn	oven	ffzs	fridge freezer space
h	hob	cup'd	cupboard
ds	dishwasher space	cyl	hot water cylinder
ws	washing machine space	< >	measuring points

### The Plover | Newsam Rise |

The floorplan has been produced for illustrative purposes only. Room sizes shown are between arrow points as indicated on plan. The dimensions have tolerances of + or -50mm and should not be used other than for general guidance. If specific dimensions are required, enquiries should be made to the sales consultant. The floor plans shown are not to scale. Measurements are based on the original drawings. Slight variations may occur during construction.

The illustrations shown are computer generated impressions of how the property may look and are indicative only. External details or finishes may vary on individual plots and homes may be built in either detached or attached styles depending on the development layout. Exact specifications, window styles and whether a property is left or right-handed may differ from plot to plot. Please speak to our sales consultant for specific plot details.

Produced by the Vistry Group Design Studio.

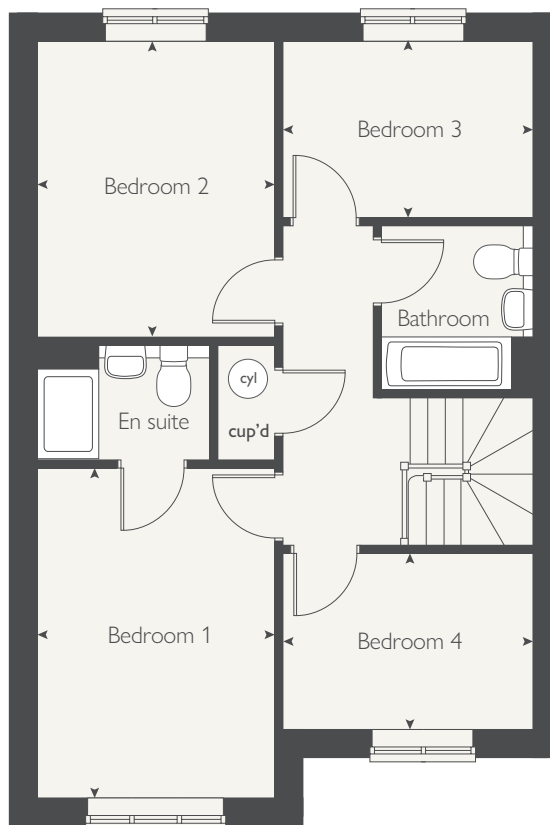
When you have finished with this leaflet, please recycle it.

xx0100 / 03.25



**COUNTRYSIDE**  
Homes

## FIRST FLOOR



## GROUND FLOOR

