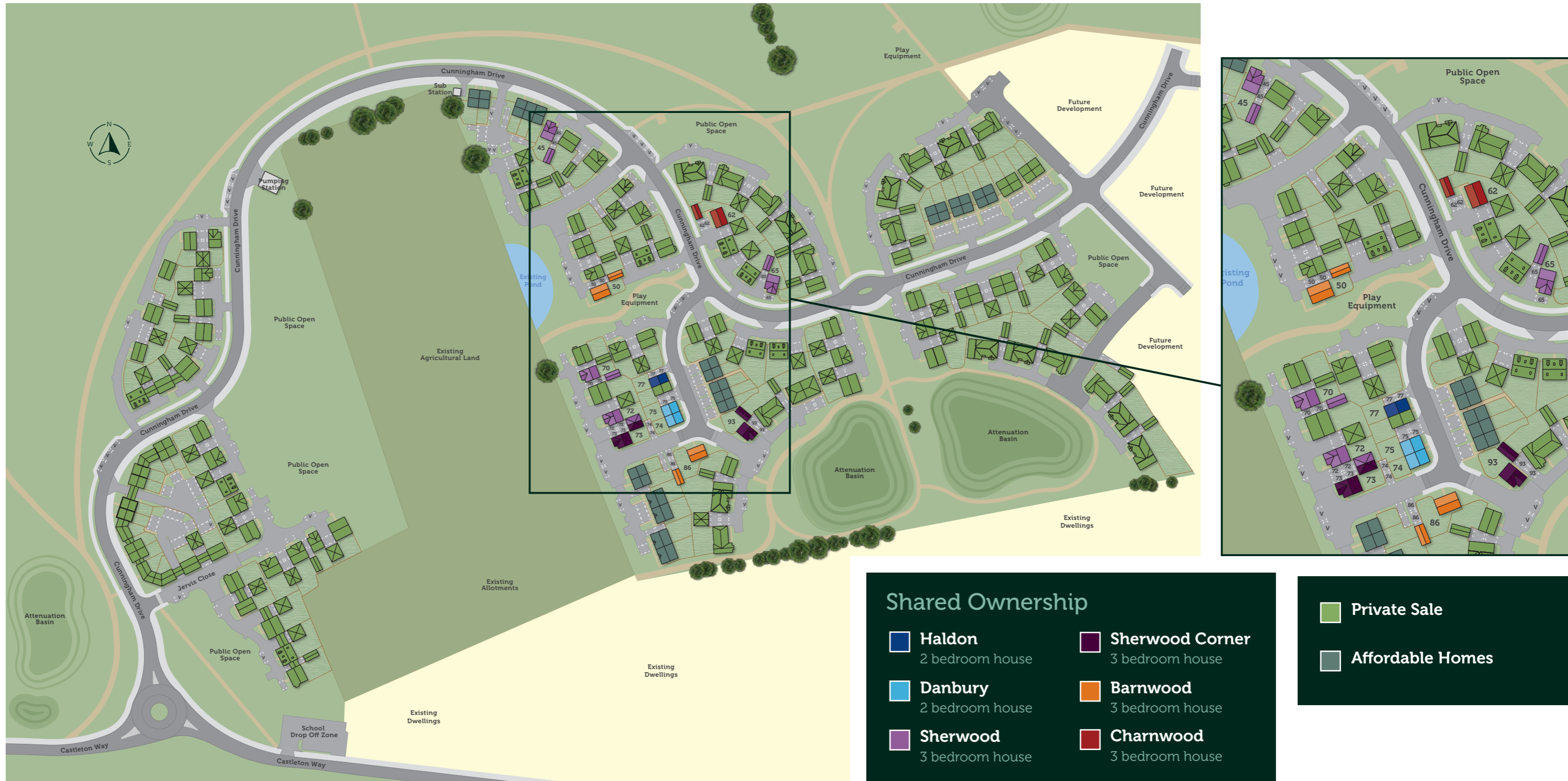


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Development Layout



Development layout is not shown to scale and is given as a guide only. Orbit Homes has a policy of continuous improvement and reserves the right to make changes at any time. Please ask the Sales Consultant for current information when reserving your new home. Information correct at time of going to print October 2024 OH/OHACG/SP/1024.

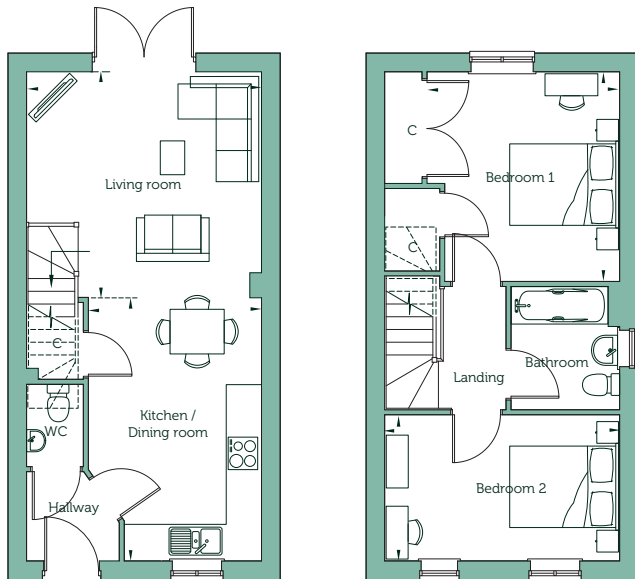
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Haldon - Two Bedroom House

Plot 77



Ground Floor

Living Room	12'10"max x 13'6"max	3.93m x 4.11m
Kitchen / Dining Room	15'0"max x 9'11"max	4.57m x 3.02m

First Floor

Bedroom 1	11'11" x 11'5"	3.65m x 3.49m
Bedroom 2	8'4" x 13'6"	2.54m x 4.11m

Gross Internal Area	757 sq ft	70.38 sq m
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Key

C Cupboard

Floorplans are not drawn to scale. Measurements are taken from areas marked ►. They are maximum approximate dimensions and given as a guide only. These should not be used as a basis for purchasing flooring or furniture. Orbit Homes reserves the right to alter plans, specification, position of doors and windows and change tenure subject to demand without prior notice. External elevations vary from plot to plot. Please ask your Sales Consultant for current information when reserving your new home. Computer generated image. Information correct at time of going to print October 2024 OH/OHACG/FP/1024.



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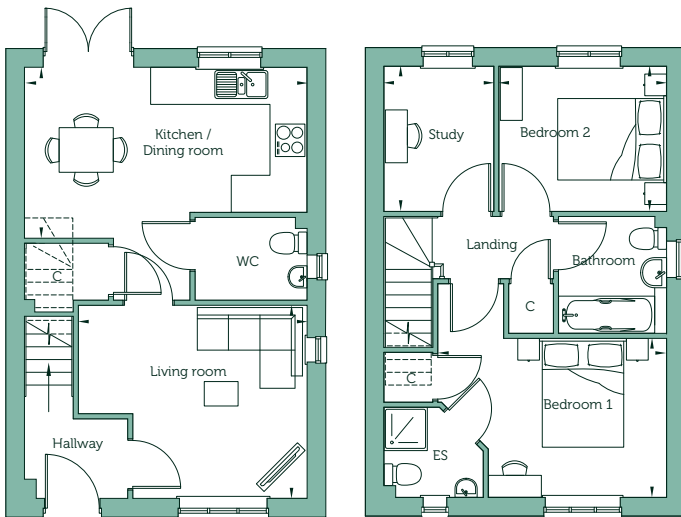
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CGI of house type from another plot, elevational treatments will vary

Danbury - Two Bedroom House

Plots 74 and 75



Ground Floor

Living Room	11'0"max x 13'1"max	3.36m x 3.99m
Kitchen / Dining Room	9'9"max x 16'3"max	2.99m x 4.95m

First Floor

Bedroom 1	9'0"max x 13'1"max	2.74m x 3.99m
Bedroom 2	8'3" x 9'7"	2.53m x 2.92m
Study	8'3" x 6'3"	2.53m x 1.91m

Gross Internal Area	816 sq ft	75.80 sq m
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Handed Plot 74

Key

C Cupboard ES En Suite

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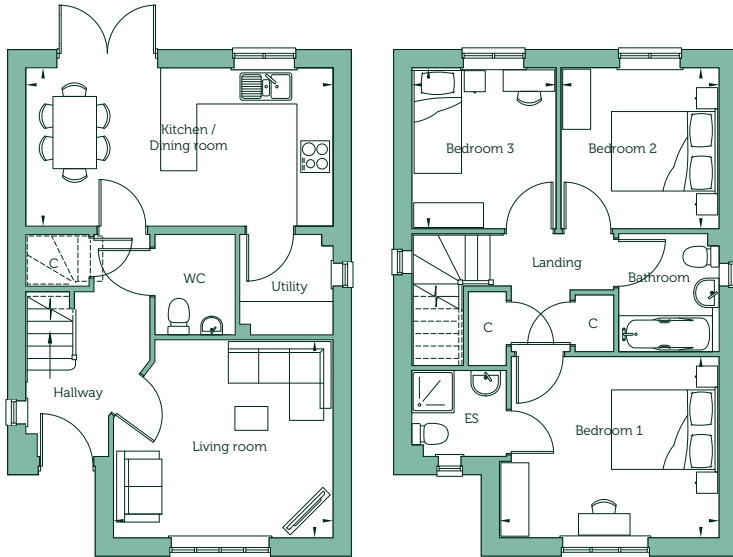
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CGI of house type from another plot, elevational treatments will vary

Sherwood - Three Bedroom House

Plots 45, 65, 70 and 72



Ground Floor

Living Room	11'7"max x 12'11"max	3.54m x 3.94m
Kitchen / Dining Room	9'4" x 18'1"	2.84m x 5.52m

First Floor

Bedroom 1	10'7" x 12'11"	3.24m x 3.94m
Bedroom 2	9'5" x 9'3"	2.88m x 2.83m
Bedroom 3	9'5" x 8'5"	2.88m x 2.58m

Gross Internal Area	968 sq ft	89.93 sq m
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Handed Plots 70 and 72

Key

C Cupboard ES En Suite

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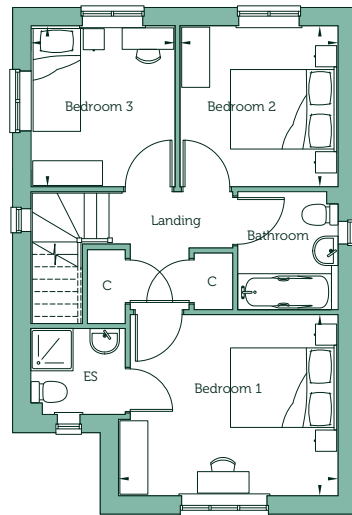
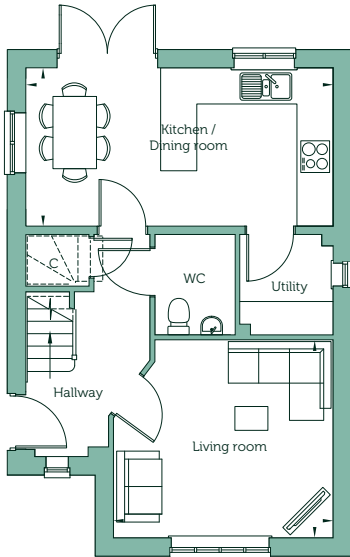
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Sherwood Corner - Three Bedroom House Plots 73 and 93



Ground Floor

Living Room	11'7"max x 12'11"max	3.54m x 3.94m
Kitchen / Dining Room	9'4" x 18'1"	2.84m x 5.52m

First Floor

Bedroom 1	10'7" x 12'11"	3.24m x 3.94m
Bedroom 2	9'5" x 9'3"	2.88m x 3.83m
Bedroom 3	9'5" x 8'5"	2.88m x 2.58m

Gross Internal Area	969 sq ft	90.08 sq m
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Handed Plot 73

Key

C Cupboard ES En Suite

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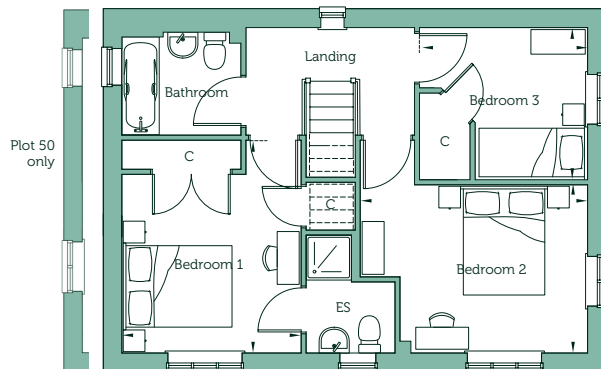
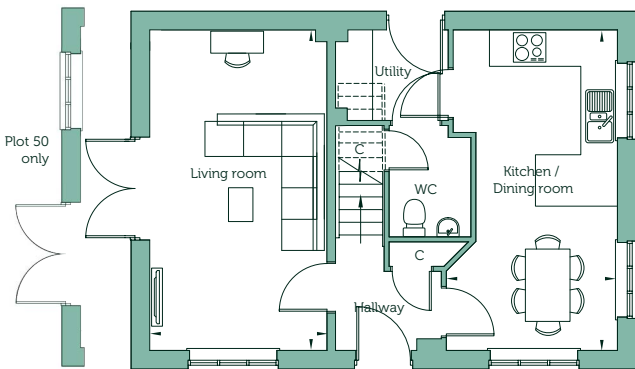
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CGI of house type from another plot, elevational treatments will vary

Barnwood - Three Bedroom House

Plots 50 and 86



Ground Floor

Living Room	18'5"max x 10'2"max	5.63m x 3.11m
Kitchen / Dining Room	18'5"max x 9'9"max	5.63m x 2.99m

First Floor

Bedroom 1	12'0"max x 10'4"	3.67m x 3.15m
Bedroom 2	9'7" x 12'11"max	2.92m x 3.95m
Bedroom 3	8'6"max x 9'6"max	2.59m x 2.90m

Gross Internal Area	1012 sq ft	94 sq m
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Key

C Cupboard ES En Suite

Handed Plot 50

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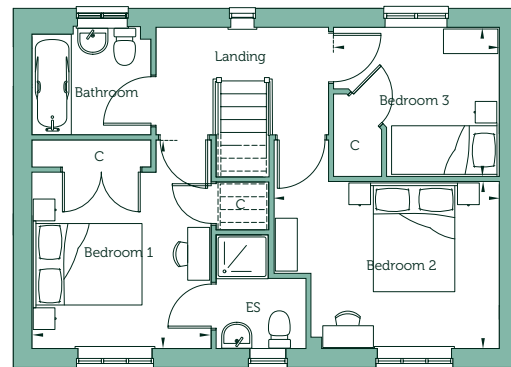
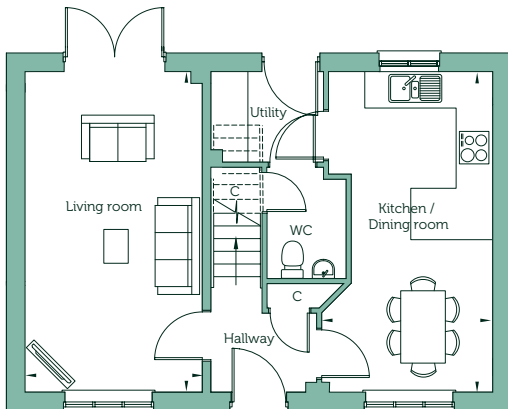
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CGI of house type from another plot, elevational treatments will vary

Charnwood - Three Bedroom House

Plot 62



Ground Floor

Living Room	18'5" x 10'2"	5.63m x 3.11m
Kitchen / Dining Room	18'5" x 9'9"max	5.63m x 2.99m

First Floor

Bedroom 1	12'0"max x 10'4"	3.67m x 3.15m
Bedroom 2	9'7" x 12'11"max	2.92m x 3.95m
Bedroom 3	8'6"max x 9'6"max	2.59m x 2.90m

Gross Internal Area	1013 sq ft	94 sq m
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Key

C Cupboard ES En Suite

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Specification



Kitchen

- Fully-fitted kitchen with a range of wall and base units
- Laminate worktops with matching upstands
- Stainless steel electric oven
- Stainless steel gas hob
- Stainless steel extractor hood
- Plumbing for washing machine

Bathroom, cloakroom and en suite

- Contemporary white sanitaryware with chrome-finished fittings
- Mira thermostatically controlled shower over bath (where property has no en suite)
- Mira thermostatically controlled shower to en suite and glass shower cubicle with full-height tiling
- Extractor fan to bathroom and en suite (where applicable)
- Splashbacks to sanitaryware

Plumbing

- Gas fired combi boiler
- Radiators in all main rooms
- Thermostatically controlled radiators to bedrooms

Electrical

- Media plate TV and telephone point to living room
- Pendant or batten lights with low-energy bulbs
- Mains-wired smoke detector and alarm
- Individual circuit breakers to consumer unit
- Double electrical sockets to all main rooms

Windows and doors

- PVCu double-glazed E-glass lockable windows (excluding escape windows)
- GRP-skinned external doors with three-point locking
- French doors to garden with three-point locking

Internal

- Walls and ceilings in matt white emulsion
- Woodwork in white
- White internal doors
- Amtico flooring to kitchen, utility, bathroom, en suite, cloakroom, hall and living room
- Carpets to stairs, landing and all bedrooms

General

- Traditional cavity walls with block to internal walls
- Insulated loft and hatch to meet current building regulations
- Single garage to all 3 bedroom homes
- 1.8m fence to rear gardens with gate
- Landscaping to front garden
- Turf to rear garden
- Shed and water butt in rear garden
- Flush photovoltaic panels (not applicable to Plot 45)
- Spur provision for EV charger (not applicable to Plot 45)
- 10-year NHBC Buildmark Choice warranty



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