

Pre-launch information only, some details may be subject to change



# St Swithins

A development of 2, 3, & 4 bed homes

**Bridge**  
H O M E S

St Swithins  
Out of town living on the edge of the city





St Swithins is a development tucked away in a peaceful location with access to lovely canals and footpaths, yet close enough to benefit from being close to the city.

### **Local Community**

Living in peaceful St Swithins, you'll enjoy the relaxing atmosphere of village life. Close to tranquil canal towpaths, Stanley Ferry Marina and local golf clubs, while just a few minutes away, you can enjoy all the City of Wakefield has to offer.

Great shopping areas and an enviable choice of bars, cafés and restaurants. You can even boast about being part of the famous Yorkshire Sculpture Triangle.

### **Getting About**

A 'local village' ambience, yet with surprisingly swift access to transport links, with major motorways, including the M1, M62 and A1, all close by and Leeds, only 10 minutes away. For those who need to commute further afield, Wakefield has two train stations, both offering direct routes to Leeds, Sheffield, Manchester and London, arriving in the City in less than two hours. There are regular, efficient local services that make it really easy to get around the area.



**Relax and play**  
The award winning Hepworth Gallery attracts visitors and locals alike.



St Swithins enjoys the proximity of a cosmopolitan city and all that it offers, whilst having the benefit of a quiet suburban location. On the edge of beautiful countryside and close to an historic waterway.



**A thriving City Centre**  
With plenty of investment, Wakefield is a city that is fast becoming the 'go to' destination for businesses and residents alike.

### Schools and Local Services

There's a good choice of primary and secondary school education. Also independent schools, such as Queen Elizabeth Grammar and Wakefield City High have excellent reputations. Wakefield College has recently undergone a modernisation programme and, like many colleges in the area, it offers a good range of vocational and higher education courses. For those wanting to study to degree level, there are plenty of established universities within travelling distance which offer graduate courses.

### Sport and Leisure

Wakefield has a proud rugby league tradition with local teams from the region attracting large crowds. For cricket fans, Headingley International cricket ground is not far away and if you're more of a player than a spectator, there's plenty of golf courses, Stanley Golf Club is just half a mile away. Other attractions include: Pugneys water park, where sailing, surfing and canoeing is available; Xscape, the North's largest indoor, real snow ski-slope where you can also enjoy bowling, a multi-screen cinema and a huge choice of bars and restaurants. Pontefract Racecourse is only a short ride down the M62 and closer to home there are several miles of cycle paths, rural walks and countryside, right on your doorstep.

# St Swithins Phase 1 Site Plan



## Classic Collection

- Avoncliffe** Four Bedroom House  
Plots 22, 39
- Blakeborough** Four Bedroom House  
Plot 18
- Fontburn** Four Bedroom House  
Plots 7, 21
- Swinford** Four Bedroom House  
Plots 34, 35, 36
- Lichfield** Three Bedroom House  
Plots 5, 6, 40, 41
- Cavendish** Three Bedroom House  
Plots 8, 17, 23, 24, 27, 33
- Henley** Three Bedroom House  
Plot 13, 16, 37, 38
- Harrington** Three Bedroom House  
Plots 20, 29
- Beckfoot** Two Bedroom House  
Plots 15
- Brompton** Two Bedroom House  
Plots 19, 28
- Catesby** Two Bedroom House  
Plot 14

This site plan is for illustration purposes only and is not intended to accurately represent legal boundaries or ownership. These particulars do not constitute a contract, agreement or warranty, for specific details, please speak to the sales advisor. E&OE.

# St Swithins Site Plan



## Classic Collection

- Avoncliffe Four Bedroom House  
Plots 1, 22, 39, 77
- Blakeborough Four Bedroom House  
Plots 4, 18, 52, 59, 65, 72, 78, 103, 105
- Fontburn Four Bedroom House  
Plots 7, 21, 64, 87, 104
- Swinford Four Bedroom House  
Plots 3, 34, 35, 36, 69, 70
- Cavendish Three Bedroom House  
Plots 2, 8, 17, 23, 24, 27, 33, 53, 54, 63, 68, 71, 94, 102
- Lichfield Three Bedroom House  
Plots 5, 6, 40, 41, 81, 82, 85, 86, 95, 96
- Eaton Three Bedroom House  
Plots 50, 51, 88, 89
- Brackley Three Bedroom House  
Plots 56, 61, 74
- Henley Three Bedroom House  
Plots 13, 16, 55, 58, 62, 73, 76, 83, 84
- Eversham Three Bedroom House  
Plots 57, 60, 75
- Harrington Three Bedroom House  
Plots 20, 29, 49, 67
- Beckfoot Two Bedroom House  
Plots 15, 113
- Brompton Two Bedroom House  
Plots 19, 28, 48, 66
- Catesby Two Bedroom House  
Plots 14, 114
- Aldford Two Bedroom House  
Plot 112

The Avoncliffe  
Four bedroom home





Our stunning Avoncliffe is a four bed home that truly offers the ultimate combination of communal, family living with a private space for everyone.

Downstairs, a generous family room/kitchen includes a high spec fitted kitchen and fully opening bi-fold doors to create a seamless flow from indoors to outside. The separate laundry means more space for those luxury kitchen appliances.

There's further room for relaxing, with a bay windowed lounge and across the airy hallway there's a useful study/playroom.

Upstairs there's a perfect space for everyone. The master bedroom not only has its own en-suite and a recessed dressing area. Bedroom two also has an en-suite: no fighting over the bathroom in this home! Two more bedrooms, plus a house bathroom off the landing complete this perfectly proportioned home.

**CONSUMER  
CODE** FOR  
HOME BUILDERS

This is a CGI illustration of the Avoncliffe house type. Please note that homes may differ from this illustration. For example, they may be handed (a reversed layout) and may be detached, semi-detached or terraced. Construction materials may also differ, including the roof tile colour, render or paved areas. Detailed plans and specifications are available for each plot and customers are asked to discuss this with the Sales Team when reserving their home.



Rooms designed to give you and your family the most comfortable living space whether you're entertaining, sleeping or just relaxing. The Avoncliffe has all you need.

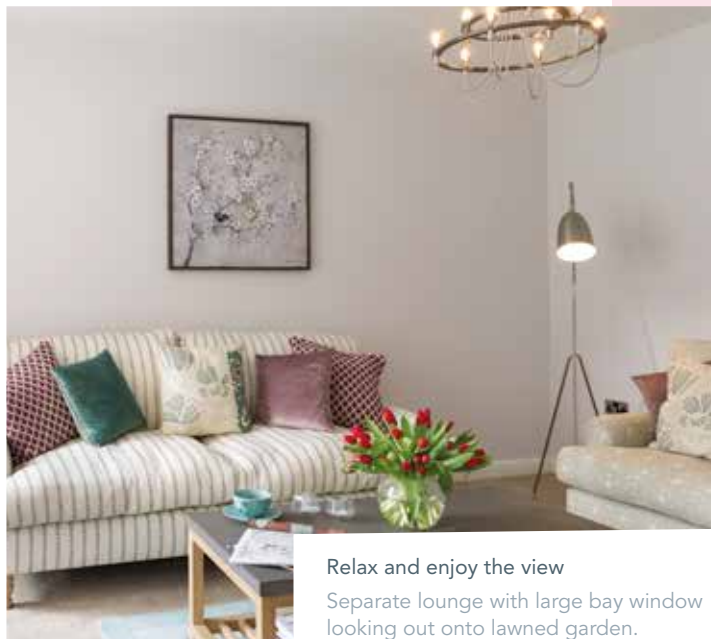
#### Room for visitors

Spare rooms shouldn't mean second rate space, all our bedrooms are arranged to offer maximum impact.



#### High spec fitted kitchen

German manufactured units in traditional or modern styles with a choice of complementary worktops and handles.



#### Relax and enjoy the view

Separate lounge with large bay window looking out onto lawned garden.



#### Everything in its place

Why not add space saving wardrobes to your bedroom? Leaving plenty of room to spread out.



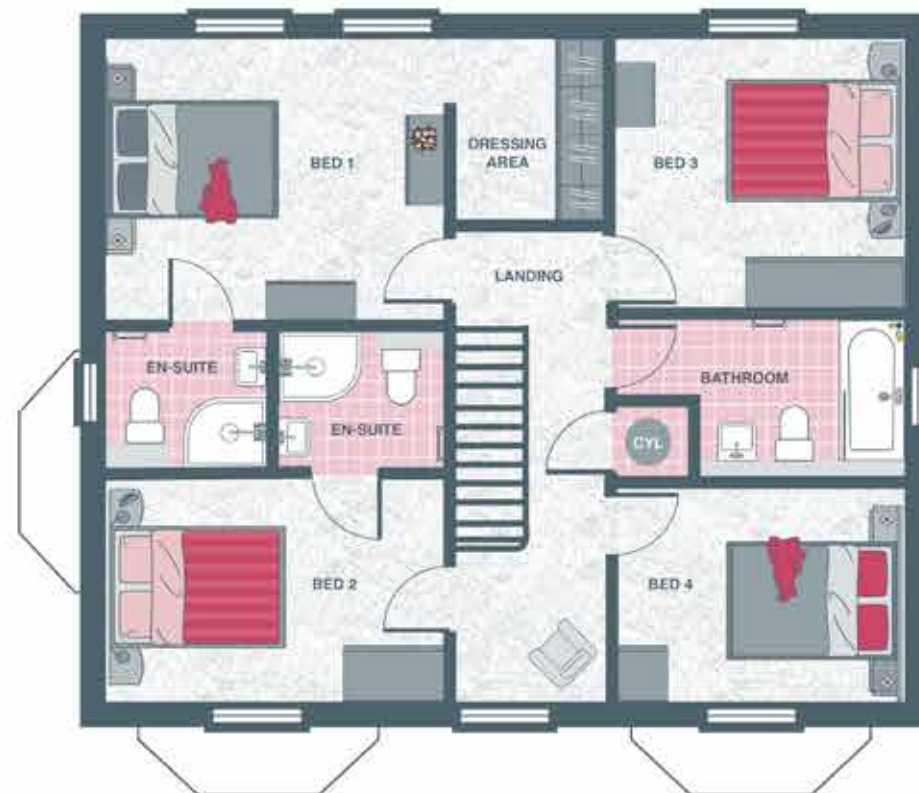
#### Room with a view

Beautiful bathrooms with full sized bath and over bath shower and screen. With Porcelanosa tiles, it's a room worth spending time in.

Sq Ft: 1609  
Sq M: 149.5



Ground Floor



First Floor

Hall*	14' x 6'	4.26 x 1.82m
Store	Under stairs	
Lounge^	14' x 12' 6"	4.26 x 3.81m
Kitchen/ Family Room*	30' 2" x 10' 5"	9.19 x 3.17m
Laundry	7' 4" x 6' 1"	2.23 x 1.85m
Cloaks	7' 4" x 3' 2"	2.23 x 0.96m
Study^	10' 6" x 6' 1"	3.20 x 1.85m

Bedroom 1	12' 6" x 10' 4"	3.81 x 3.14m	Bedroom 3	10' 11" x 9' 8"	3.32 x 2.94m
Dressing Area	6' 4" x 6' 10"	1.93 x 2.08m	Bedroom 4	10' 11" x 8' 3"	3.32 x 2.51m
En-suite 1	6' 3" x 5'	1.90 x 1.52m	Bathroom	10' 11" x 6' 2"	3.32 x 1.87m
Bedroom 2	12' 7" x 8' 7"	3.83 x 2.61m	Landing	5' 10" x 18' 3"	1.77 x 5.56cm
En-suite 2	6' x 5'	1.82 x 1.52m			

\*Maximum Dimensions^Excluding Bay (may have one or two bay windows, depending on plot no.) Dimensions are approximate and rooms may differ slightly from plot to plot and across developments.

The Swinford  
Four bedroom home





Wow, how much room have we packed into this luxury four bed home? Generous living space downstairs and more than enough bedrooms for any growing family.

Where to start describing the Swinford? Built with families in mind, it offers great value while never skimming on extras.

The moment you enter, you'll feel at home. The hall leads to a beautiful lounge with a bright bay window, big enough for everyone to spend time together. There's also a useful cloakroom and store cupboard - you can never have enough storage!

At the rear of the home is the beating heart of the Swinford. A smart kitchen, with integrated appliances comes with your choice of doors and worktops so you can reflect your own personal style.

There's plenty of room to entertain and to relax (or chat while someone else does the cooking).

Patio doors lead out into the garden and guarantee a light filled room that you'll love spending time in.

Three large bedrooms on the first floor and a house bathroom, with your choice of tiles affords everybody their own space.

On the third story, a glorious attic window makes this master bedroom another spacious enclave. With space for built in wardrobes and an en-suite.

**CONSUMER  
CODE** FOR  
HOME BUILDERS

This is a CGI illustration of the Swinford house type. Please note that homes may differ from this illustration. For example, they may be handed (a reversed layout) and may be detached, semi-detached or terraced. Construction materials may also differ, including the roof tile colour, render or paved areas. Detailed plans and specifications are available for each plot and customers are asked to discuss this with the Sales Team when reserving their home.



The ahhhh factor - our Swinford provides the most perfect spaces for relaxing, entertaining or just enjoying some personal space in your own part of the home.

#### Quality bathroom fittings

Choose your own tiles to complete the perfect ambience in the bathroom and en-suite.



#### Bedroom bliss

With four large bedrooms and the master having an en-suite, everyone has their private space.



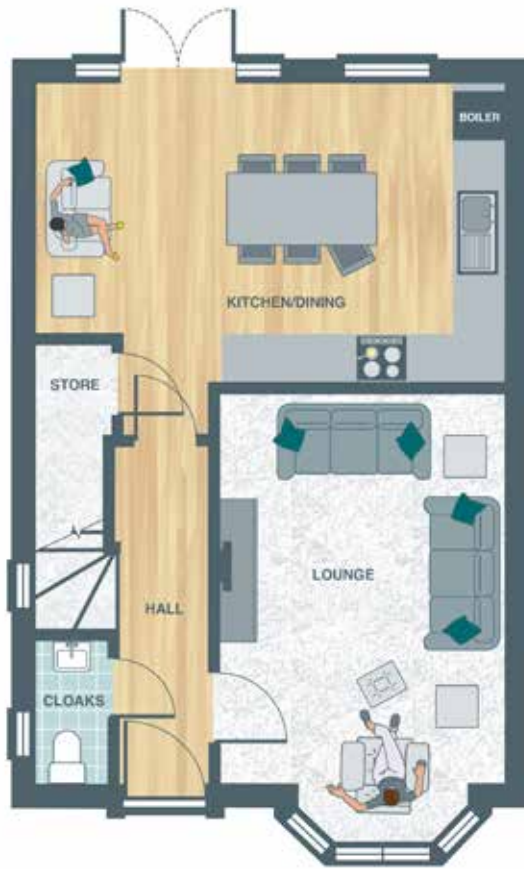
#### Nothing overlooked

In a Bridge Home, you'll find the extra little details that matter. From useful USB sockets to the heating app you control from your mobile device.



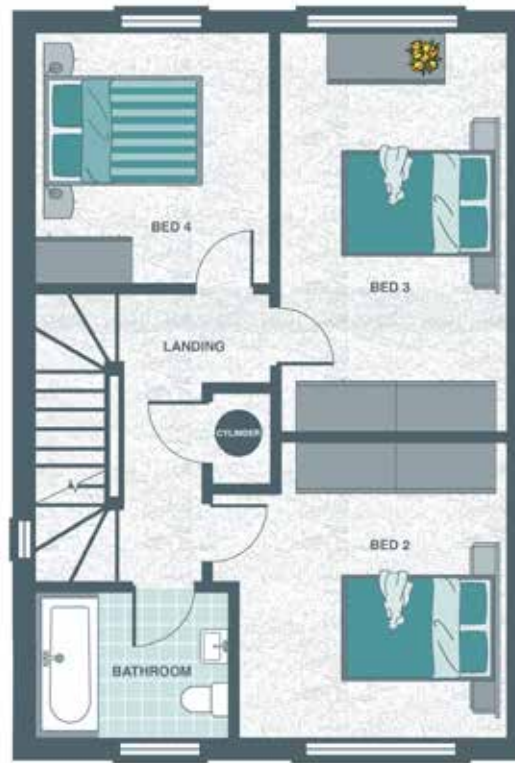
# Swinford Floorplans

Standard  
Sq Ft: 1391  
Sq M: 129.2



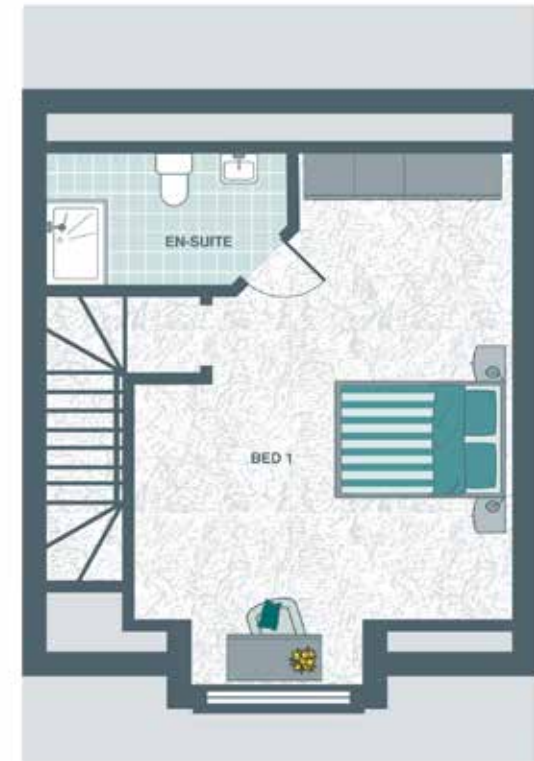
Ground Floor

Kitchen/ Dining*	18' 3" x 11' 8"	5.56 x 3.55m
Lounge^	15' 2" x 11' 2"	4.62 x 3.40m
Hall*	13' 2" x 3' 4"	4.01 x 1.01m
Store	Under stairs	
Cloaks	5' 4" x 2' 6"	1.62 x 0.76m



First Floor

Landing*	6' 2" x 11' 3"	1.87 x 3.42m
Bedroom 2*	11' 4" x 11' 3"	3.45 x 3.42m
Bedroom 3	15' 6" x 8' 6"	4.72 x 2.59m
Bedroom 4	9' 8" x 9' 1"	2.94 x 2.76m
Bathroom	7' 5" x 5' 4"	2.26 x 1.62m



Second Floor

Bedroom 1*	14' 7" x 18' 6"	4.44 x 5.63m
En-suite*	9' 6" x 5' 2"	2.89 x 1.57m

\*Maximum Dimensions

^Excluding Bay

Dimensions are approximate and rooms may differ slightly from plot to plot and across developments.

The Blakeborough  
Four bedroom home





Our luxurious four bedroom home combines the versatility of open plan living with the privacy of individual rooms. It's a home designed so that everyone can enjoy their own personal space.

Downstairs, a generous kitchen, dining and family area will no doubt become the heart of the home, attracting most of the daily activity, while the separate lounge, with large bay window, creates a beautiful, light filled second living space.

The Blakeborough isn't short of useful storage either.

A laundry room and store cupboard are perfect places to keep larger appliances, coats and the usual family stuff.

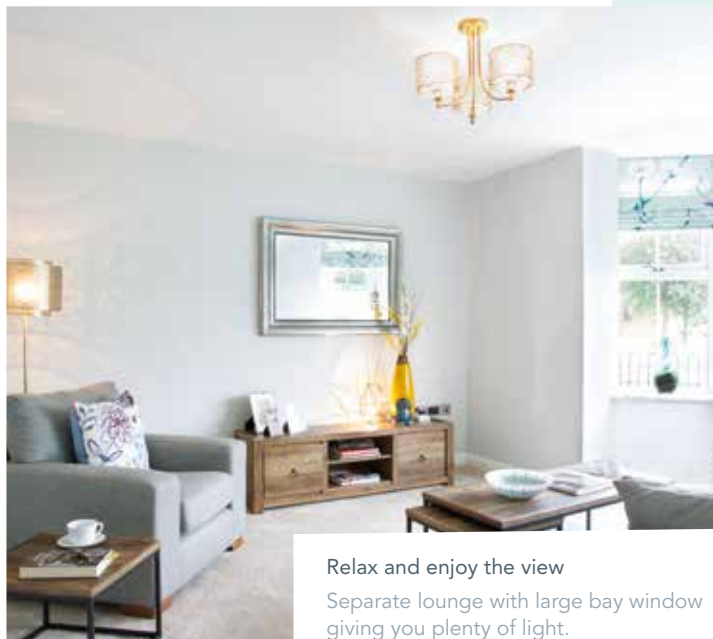
Upstairs, all four bedrooms have good proportions and the master bedroom has its own en-suite with generous shower area.

The main bathroom includes an over bath shower and tiled walls by Porcelanosa.

This is a CGI illustration of the Blakeborough house type. Please note that homes may differ from this illustration. For example, they may be handed (a reversed layout) and may be detached, semi-detached or terraced. Construction materials may also differ, including the roof tile colour, render or paved areas. Detailed plans and specifications are available for each plot and customers are asked to discuss this with the Sales Team when reserving their home.



**High spec fitted kitchen**  
Fitted units in a choice of traditional or modern styles and a choice of complementary worktops and handles. You'll love your fully integrated kitchen.



**Relax and enjoy the view**  
Separate lounge with large bay window giving you plenty of light.

Rooms designed to give you and your family the most comfortable living space whether you're entertaining, sleeping or just relaxing. The Blakeborough has all you need.

#### Room for visitors

Spare rooms shouldn't mean second rate space, all our bedrooms are arranged to offer maximum impact.



**Everything in its place**  
Why not add space saving wardrobes to your bedroom? Leaving plenty of room to spread out.



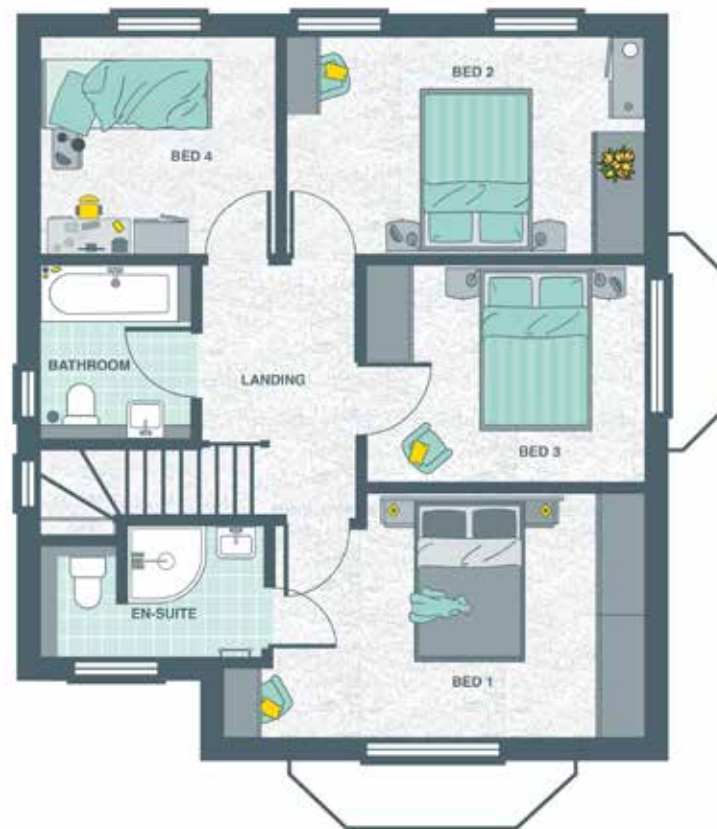
**Room with a view**  
With tiles from Porcelanosa, you'll never want to leave the bathroom - no excuses for looking less than gorgeous then!

Sq Ft: 1373  
Sq M: 127.6



Ground Floor

Kitchen / Dining*	16' 2" x 24' 3"	4.92 x 7.39m
Lounge^	11' 6" x 12' 11"	3.50 x 3.93m
Hall*	11' x 8' 4"	3.35 x 2.54m
Utility	4' 2" x 7' 3"	1.27 x 2.20m
Store	Under stairs	
Cloaks	7' 3" x 2' 11"	2.20 x 0.88m



First Floor

Landing*	6' 3" x 10' 5"	1.90 x 3.17m	Bedroom 3	11' 2" x 8' 10"	3.40 x 2.69m
Bedroom 1*	16' 11" x 9' 11"	5.12 x 3.07m	Bedroom 4	9' 3" x 8' 8"	2.81 x 2.64m
En-suite	8' 11" x 4' 11"	2.71 x 1.49m	Bathroom	6' x 7' 1"	2.82 x 2.15m
Bedroom 2	14' 6" x 8' 7"	4.41 x 2.61m			

\*Maximum Dimensions

^Excluding Bay

Dimensions are approximate and rooms may differ slightly from plot to plot and across developments.

The Fontburn  
Four bedroom home





The beautifully designed Fontburn has the benefit of two separate living areas, plus four practically sized bedrooms upstairs.

A spacious open plan kitchen, dining and family area, leading through double doors to the rear garden is the perfect combination of indoor/outdoor living.

In the kitchen area there's plenty of storage and work spaces, with a useful laundry room housing the boiler and washing appliances. No excuses for clutter!

Whilst the open plan kitchen and family area may become the hub of the home, at the front of the property there's a light and relaxing lounge, plus a useful study or snug.

Upstairs, the master bedroom not only has its own en-suite shower room, there's also a roomy dressing area: what a luxury.

Three further bedrooms allow everyone to have their personal space.

The smart main bathroom is generously sized and includes Porcelanosa tiles.

**CONSUMER  
CODE** FOR  
HOME BUILDERS

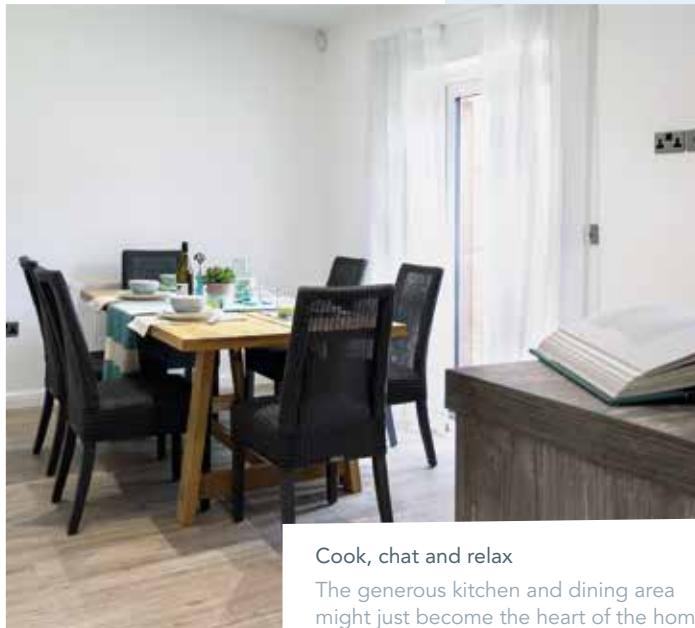
This is a CGI illustration of the Fontburn house type. Please note that homes may differ from this illustration. For example, they may be handed (a reversed layout) and may be detached, semi-detached or terraced. Construction materials may also differ, including the roof tile colour, render or paved areas. Detailed plans and specifications are available for each plot and customers are asked to discuss this with the Sales Team when reserving their home.



It's all in the detail and our new homes have plenty of those. From the chrome sockets with USB ports to the German manufactured kitchen. What will be your favourite detail?

#### Room to spread out

Don't compromise on space, the Fontburn's master bedroom has an en-suite and a separate dressing area.



#### Cook, chat and relax

The generous kitchen and dining area might just become the heart of the home.



#### Luxury and quality - have it all

Our bathrooms are designed to create a calm ambience - you decide on your personal style.



#### Small space - big impact

Just like the main bathroom, you can customise the en-suite with a choice of beautiful, modern tiles.

Sq Ft: 1319  
Sq M: 122.5

# Fontburn Floorplans



## Ground Floor

Kitchen / Diner*	26' 2" x 10'	7.97 x 3.04m
Lounge	14' 5" x 10' 5"	4.39 x 3.17m
Hall*	14' 5" x 6' 1"	4.39 x 1.85m
Study	9' 5" x 8' 6"	2.87 x 2.59m
Utility	6' 1" x 5' 3"	1.85 x 1.60m
Store	Under stairs	
Cloaks	6' 1" x 2' 10"	1.85 x 0.86m

## First Floor

Landing	18' 5" x 5' 11"	5.61 x 1.80m	Bedroom 2	10' 5" x 10' 11"	3.17 x 3.32m
Bedroom 1	10' 5" x 10' 1"	3.17 x 3.07m	Bedroom 3	8' 7" x 10' 4"	2.61 x 3.14m
Dressing Area	6' x 6'	1.82 x 1.82m	Bedroom 4	8' 7" x 7' 1"	2.61 x 2.15m
En-suite	10' 5" x 3' 1"	3.17 x 0.93m	Bathroom	8' 7" x 6' 6"	2.61 x 1.98m

\*Maximum Dimensions Dimensions are approximate and rooms may differ slightly from plot to plot and across developments.

The Lichfield  
Three bedroom home





The clever configuration of our Lichfield linked-detached home offers the convenience of an integral single garage plus a generous amount of extra space upstairs. It's the perfect house for a growing family.

As you approach the Lichfield, you'll notice straight away its attractive proportions. An integral garage and driveway means there's plenty of parking.

The surprisingly clever layout continues as you enter. A cloakroom off the hall that then opens up into an impressive kitchen / dining area where you'll discover beautifully designed units and integral appliances make for a modern space. An island unit is a useful space for cooking and perfect for casual eating, while an area by the window is plenty large enough for formal dining.

Beyond the kitchen / diner, you'll find a cosy lounge with patio doors, opening out into the turfed gardens and rear entry to the garage.

The first floor takes full advantage of the additional space over the garage, with three double sized bedrooms, the master having an en-suite and room for built in wardrobes.

A house bathroom includes a full sized bath and separate shower cubicle and, like the en-suite, can be finished with Porcelanosa tiles.

**CONSUMER  
CODE** FOR  
HOME BUILDERS

This is a CGI illustration of the Lichfield house type. Please note that homes may differ from this illustration. For example, they may be handed (a reversed layout) and may be detached, semi-detached or terraced. Construction materials may also differ, including the roof tile colour, render or paved areas. Detailed plans and specifications are available for each plot and customers are asked to discuss this with the Sales Team when reserving their home.



Beautifully designed kitchen  
Choose modern or traditional  
doors and worktops.

#### Designed by you

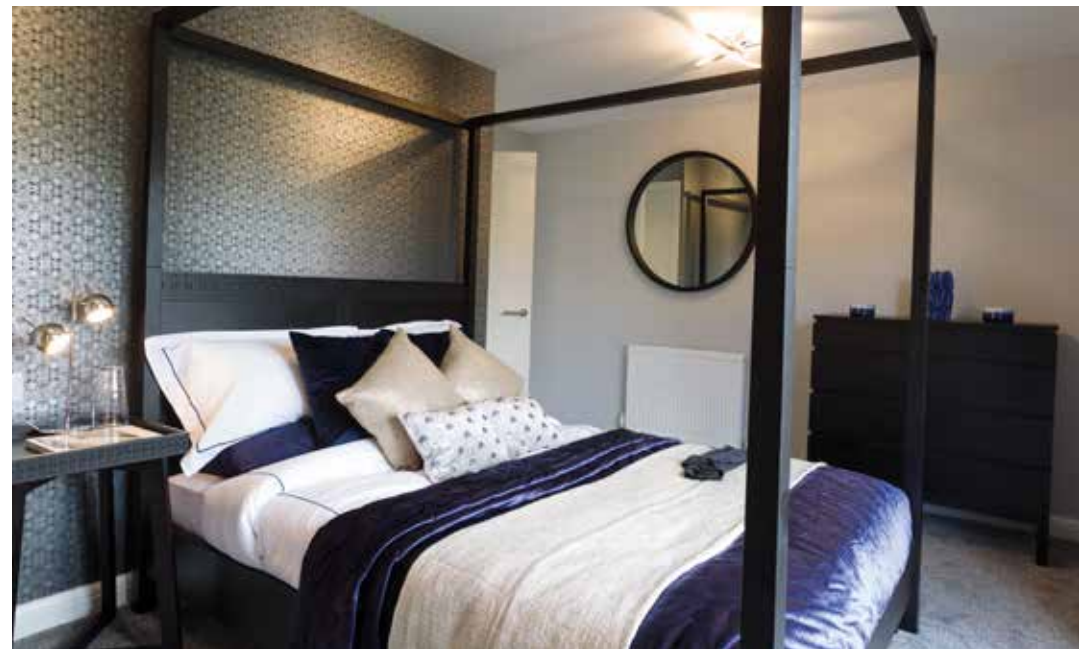
Bathrooms and en-suite can include your choice of tiles so you can express your personal style.



Three double sized bedrooms makes the Lichfield a great family home with enough space for everyone find their 'quiet corner'.

#### Room for everyone

Three double sized bedrooms so everyone has space to spread out. Master has en-suite.



Sq Ft: 1157  
Sq M: 107.5



Ground Floor

Kitchen / Dining*	20' 1" x 12'	6.12 x 3.65m
Lounge	15' 1" x 10' 5"	4.59 x 3.17m
Hall*	6' x 3' 3"	1.82 x 0.99m
Store	Under stairs	
Cloaks	5' 11" x 2' 6"	1.80 x 0.76m

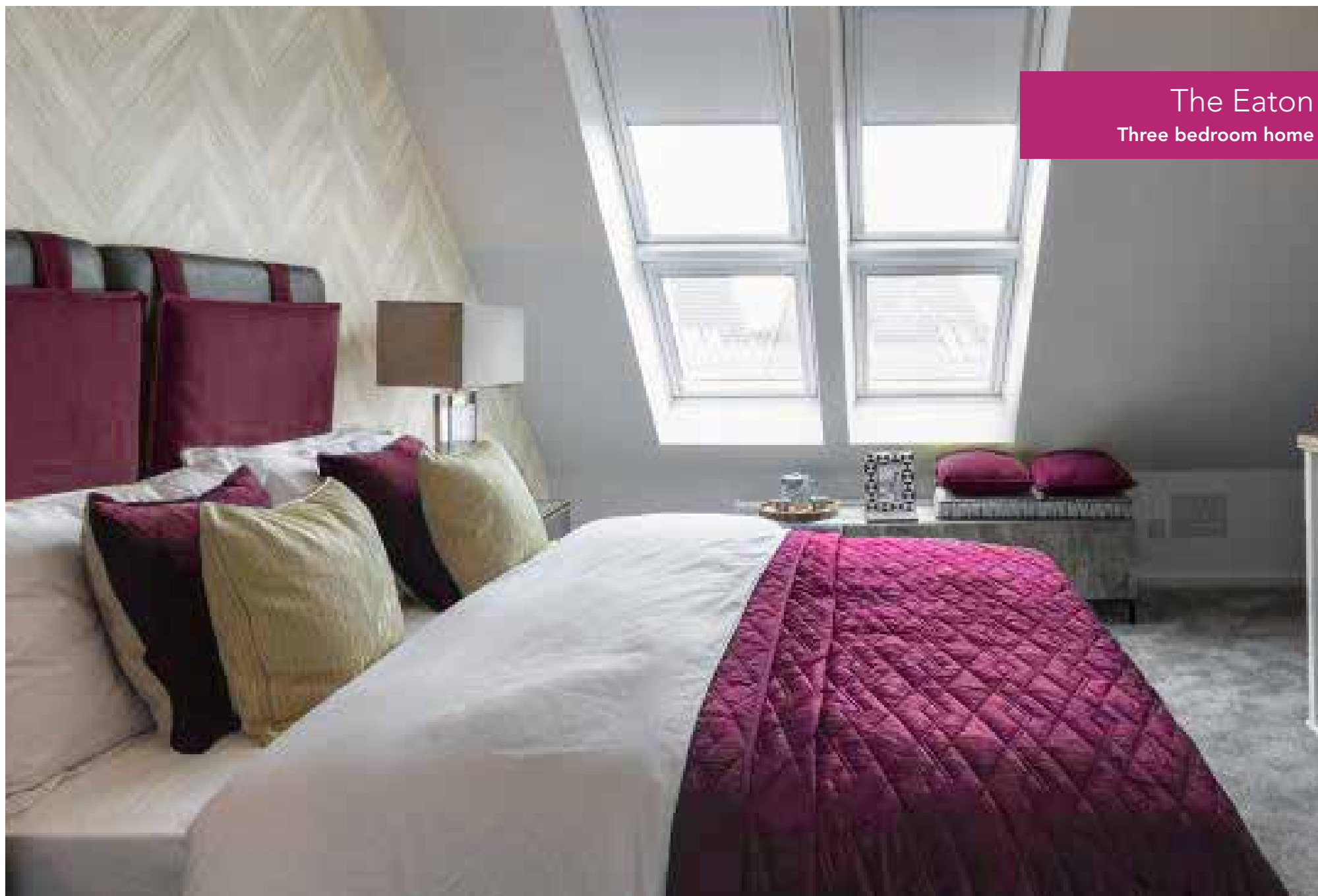


First Floor

Landing*	3' 2" x 11' 1"	0.96 x 3.37m	Bedroom 3*	12' 1" x 12' 1"	3.68 x 3.68m
Bedroom 1*	14' 11" x 14'	4.54 x 4.26m	Bathroom	10' 5" x 6' 3"	3.17 x 1.90m
En-suite	7' 10" x 6' 3"	2.38 x 1.90m			
Bedroom 2	13' x 11' 5"	3.96 x 3.47m			

\*Maximum DimensionsDimensions are approximate and rooms may differ slightly from plot to plot and across developments.

The Eaton  
Three bedroom home





We've packed a lot into our new three story, three bedroom Eaton, you'll be surprised at just how much space there is. With room to cook, eat, relax and sleep, it's the home for busy families or singles looking to spread out.

Entering on the ground floor, you'll find an handy cloak room and access to the stunning kitchen / dining area. The kitchen layout is designed to give you the perfect space for cooking and entertaining. The German manufactured units come with your choice of modern or traditional style doors and worktops.

We'll also include an integrated oven, hob and fridge/freezer from a quality supplier.

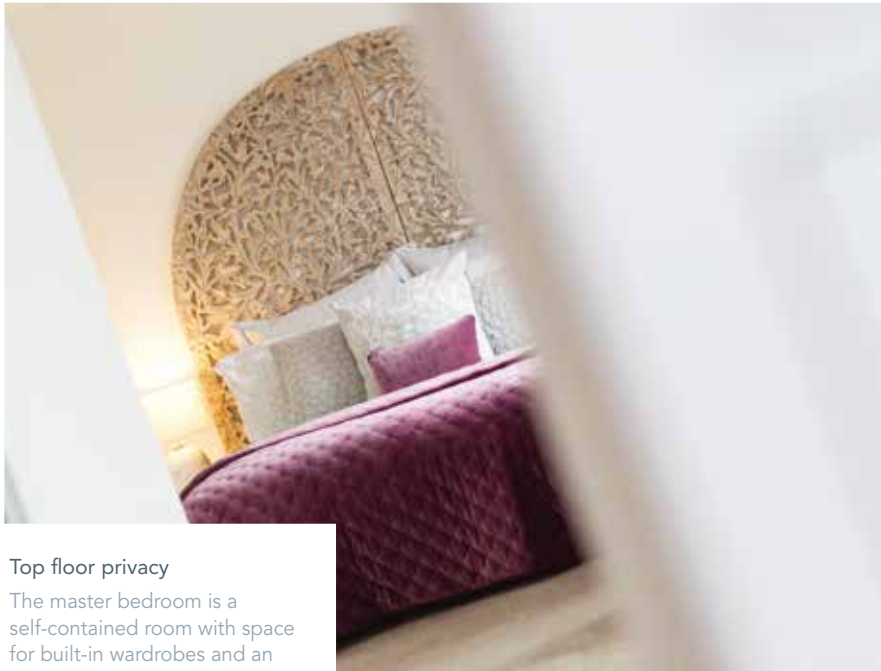
Beyond the dining area, there's a cosy, separate lounge with patio doors out onto the landscaped rear garden. The ground floor is certainly a lovely space that balances living and relaxing.

The upstairs won't disappoint either. The first floor has a double sized bedroom, a smaller room and the house bathroom with full sized bath and includes your choice of tiles.

Head to the second floor for a truly spacious master bedroom with a dressing area and en-suite and roof windows that let the light flood in.

CONSUMER  
CODE FOR  
HOME BUILDERS

This is a CGI illustration of the Eaton house type. Please note that homes may differ from this illustration. For example, they may be handed (a reversed layout) and may be detached, semi-detached or terraced. Construction materials may also differ, including the roof tile colour, render or paved areas. Detailed plans and specifications are available for each plot and customers are asked to discuss this with the Sales Team when reserving their home.

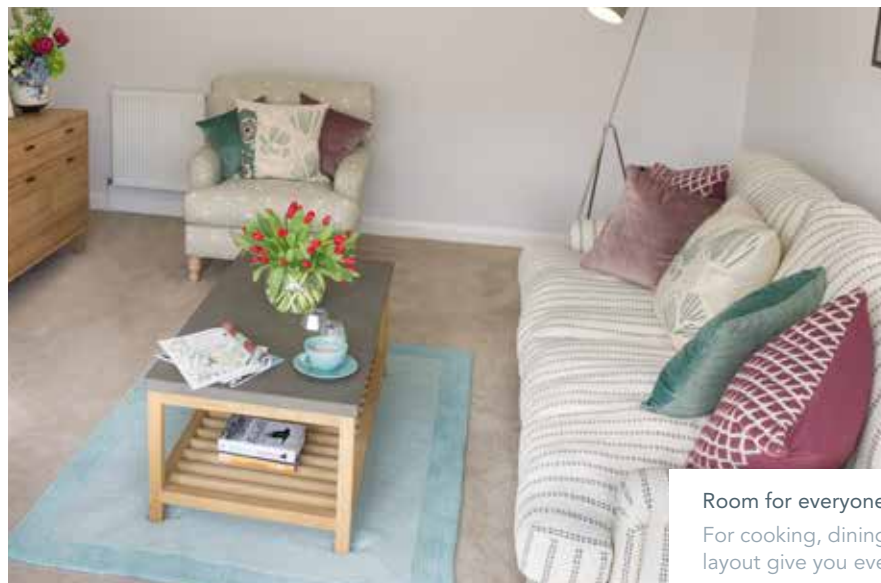


#### Top floor privacy

The master bedroom is a self-contained room with space for built-in wardrobes and an en-suite.



Three stories of beautifully arranged living space, the Eaton offers great value. Packed with clever storage solutions, high specification fittings and choices of tiles and kitchen, so you can make it individually yours.



#### Room for everyone

For cooking, dining or relaxing, the layout give you everything you need.



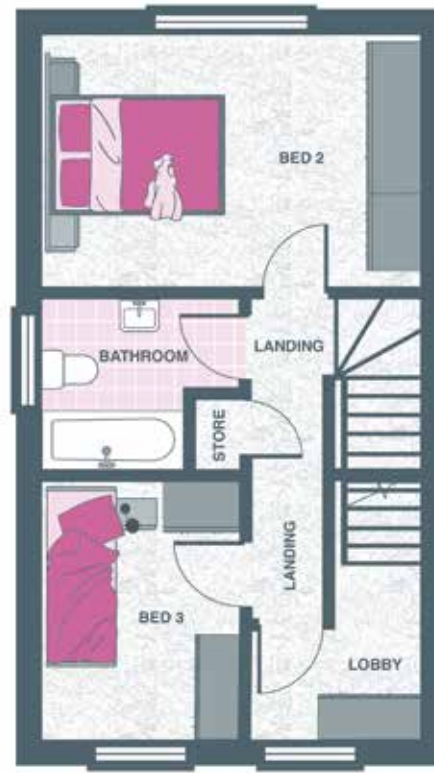
Sq Ft: 1183  
Sq M: 109.9

# Eaton Floorplans



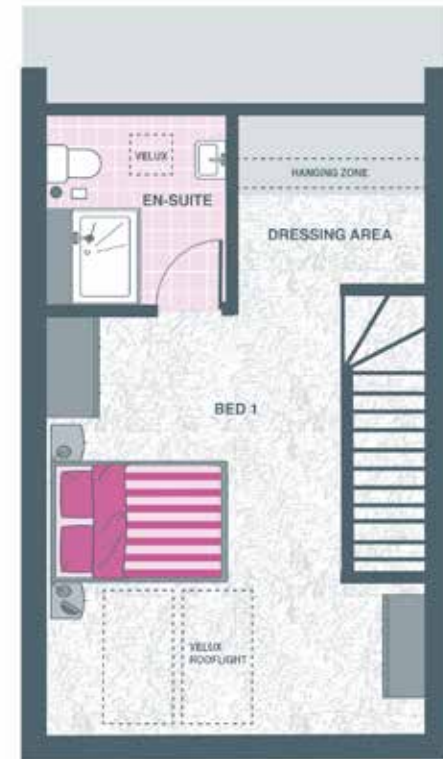
Ground Floor

Kitchen/ Dining*	17' 2" x 11' 2"	5.23 x 3.40m
Lounge	14' 6" x 9' 10"	4.41 x 2.99m
Hall*	9' 10" x 3' 6"	2.99 x 1.06m
Store	Under stairs	
Cloaks	5' 4" x 2' 6"	1.62 x 0.76m



First Floor

Landing*	6' 2" x 10' 3"	1.87 x 3.12m
Bedroom 2	14' 6" x 10'	4.41 x 3.04m
Bedroom 3	10' 3" x 7' 6"	3.12 x 2.28m
Bathroom	6' 6" x 7' 6"	1.98 x 2.28m



Second Floor

Bedroom 1*	23' 10" x 14' 6"	7.26 x 4.41m
En-suite	7' 5" x 6' 11"	2.26 x 2.10m

\*Maximum Dimensions

Dimensions are approximate and rooms may differ slightly from plot to plot and across developments.

The Cavendish  
Three bedroom home





We pack a lot into our three bedroomed Cavendish!

We know families love to have a kitchen with enough room for socialising and dining, plus access to the outdoors.

Our spacious kitchen / family room delivers everything you need and more. We've made spending time in here even better by making room for a separate utility space for the laundry.

When you've had enough of being social, head for the lounge, with its airy bay window and create a totally different vibe.

Upstairs, you'll marvel at how we've created so much space and so many features. Not only does the main bedroom have an en-suite, how about a dressing area too? We do spoil you.

Two more roomy bedrooms and a large house bathroom with a choice of modern tiles - does it get any better?

**CONSUMER  
CODE** FOR  
HOME BUILDERS

This is a CGI illustration of the Cavendish house type. Please note that homes may differ from this illustration. For example, they may be handed (a reversed layout) and may be detached, semi-detached or terraced. Construction materials may also differ, including the roof tile colour, render or paved areas. Detailed plans and specifications are available for each plot and customers are asked to discuss this with the Sales Team when reserving their home.



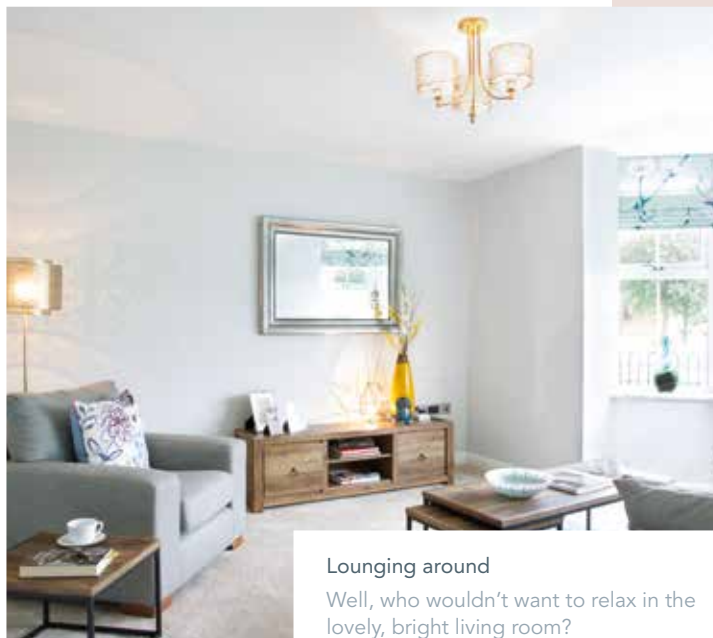
Designed to deliver generous, flexible living space for everyone. Whether you're entertaining, relaxing or sleeping, our three bed Cavendish is a most versatile home.

### Boutique bedrooms

Feel like you've arrived in a fancy hotel, complete with dressing room and designer bathroom.



Stunning kitchens as standard German manufactured and fitted in your brand new home with your choice of styles and finishing touches.



### Lounging around

Well, who wouldn't want to relax in the lovely, bright living room?



### Dress it up

How luxurious, your very own personal dressing area.



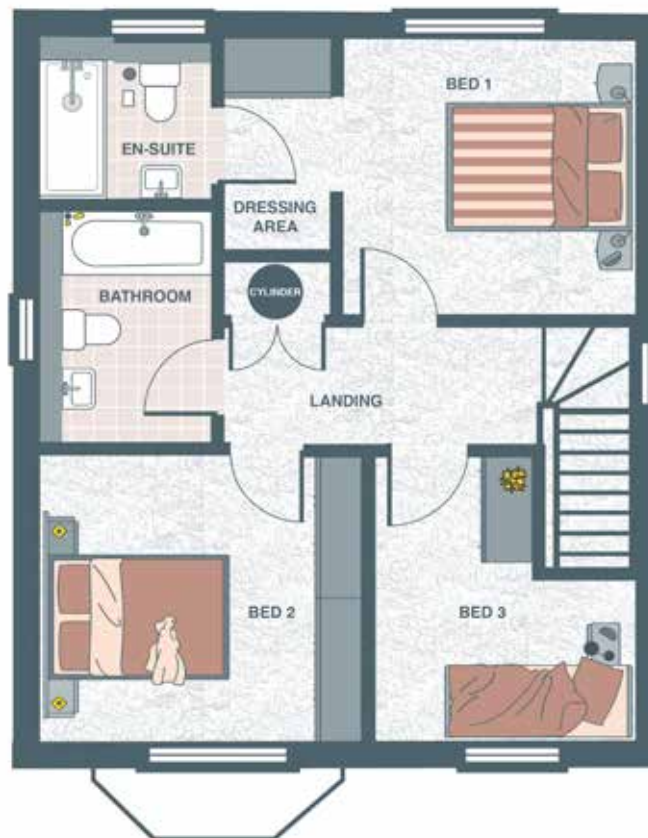
### From Spain to you

Choose from a range of tile designs and make your bathroom truly bespoke.

Sq Ft: 1091  
Sq M: 101.4



Ground Floor



First Floor

Hall	14' 8" x 6' 4"	4.47 x 1.93m
Utility Cupboard	5' 1" x 2' 4"	1.54 x 0.71m
Cloaks	5' 7" x 3' 2"	1.70 x 0.96m
Store	Under stairs	
Lounge^	11' 1" x 14' 5"	3.37 x 4.39m
Kitchen / Dining*	21' 4" x 13' 4"	6.50 x 4.06m

Landing*	14' 8" x 4' 2"	4.47 x 1.27m	Bedroom 2	11' 7" x 10' 2"	3.53 x 3.09m
Bedroom 1	10' 5" x 9' 10"	3.17 x 2.99m	Bedroom 3*	10' 2" x 9' 3"	3.09 x 2.81m
Dressing Area	7' 4" x 3' 11"	2.23 x 1.19m	Bathroom	6' 2" x 8' 4"	1.87 x 2.54m
En-suite	6' 2" x 5' 6"	1.87 x 1.67m			

\*Maximum Dimensions    ^Excluding Bay    Dimensions are approximate and rooms may differ slightly from plot to plot and across developments.

The Brackley  
Three bedroom home





The Brackley has two great living/family spaces on the ground floor, including a well equipped kitchen, giving everyone the best of all worlds - a busy hub for entertaining or a quiet place to relax.

Double doors from the kitchen / dining area leads directly to the rear garden and makes outdoor entertaining attractive in any climate.

But for cosy times with the family, snuggle into the lounge and enjoy the view from the big bay window.

Also on the ground floor, there's useful under stairs storage and a handy cloak room.

Upstairs the master bedroom makes use of the additional space created by the overhead passage and includes a luxurious en-suite bathroom.

There are two further bedrooms and a house bathroom, fitted with your choice of tiles and quality bathroom suite.

The layout makes the Brackley perfect for growing families or simply for those who love to invite guests over.

CONSUMER  
CODE FOR  
HOME BUILDERS

This is a CGI illustration of the Brackley house type. Please note that homes may differ from this illustration. For example, they may be handed (a reversed layout) and may be detached, semi-detached or terraced. Construction materials may also differ, including the roof tile colour, render or paved areas. Detailed plans and specifications are available for each plot and customers are asked to discuss this with the Sales Team when reserving their home.



**High spec fitted kitchen**  
Choose cool contemporary cupboards or traditional styles.



We've included some unexpected finishing touches that come in our standard package but you can create your own style too.



**Finishing touches**  
Worktops and handles can be mix and matched on kitchens.



**Extra room and extra roomy**  
Our bedrooms are spacious enough for even the messiest family member.



**Pull up a chair...**  
...and relax. It's so easy to own your own Bridge Home.



**Beautiful bathrooms**  
We've designed our bathrooms and en-suites around you and your lifestyle.

Sq Ft: 1003  
Sq M: 93.2



## Ground Floor

Hall*	14' 6" x 6' 6"	4.41 x 1.98m
Cloaks	5' 4" x 3'	1.62 x 0.91m
Lounge^	14' 6" x 11' 4"	4.41 x 3.45m
Kitchen/Dining*	18' 5" x 10'	5.61 x 3.04m
Store	Under stairs	

## First Floor

Landing*	10' x 9' 4"	3.04 x 2.84m	Bedroom 2	10' 8" x 10'	3.25 x 3.04m
Bedroom 1	11' 11" x 13' 3"	3.63 x 4.03m	Bedroom 3*	9' 4" x 7' 4"	2.84 x 2.23m
En-suite	8' 3" x 3' 2"	2.51 x 0.96m	Bathroom	7' 2" x 6' 7"	2.18 x 2.00m
			Store		

\*Maximum Dimensions

^Excluding BayDimensions are approximate and rooms may differ slightly from plot to plot and across developments.

The Eversham  
Three bedroom home





The Eversham has two great living/family spaces on the ground floor and a well equipped kitchen, giving everyone the best of all worlds - a busy hub for entertaining or a quiet place to relax.

Relax in the lounge, with its beautiful bay window, letting the light in.

Prefer to be in the kitchen? Then the generous kitchen / diner is for you and if you want to spill outdoors, just open up the double patio doors.

Also on the ground floor, there's extra storage and a cloak room.

Upstairs, a generous main bathroom makes use of the additional space created by the overhead passage.

The master bedroom includes a luxurious separate dressing area, as well as an en-suite bathroom.

Two further bedrooms make The Eversham perfect home for families.

CONSUMER  
CODE FOR  
HOME BUILDERS

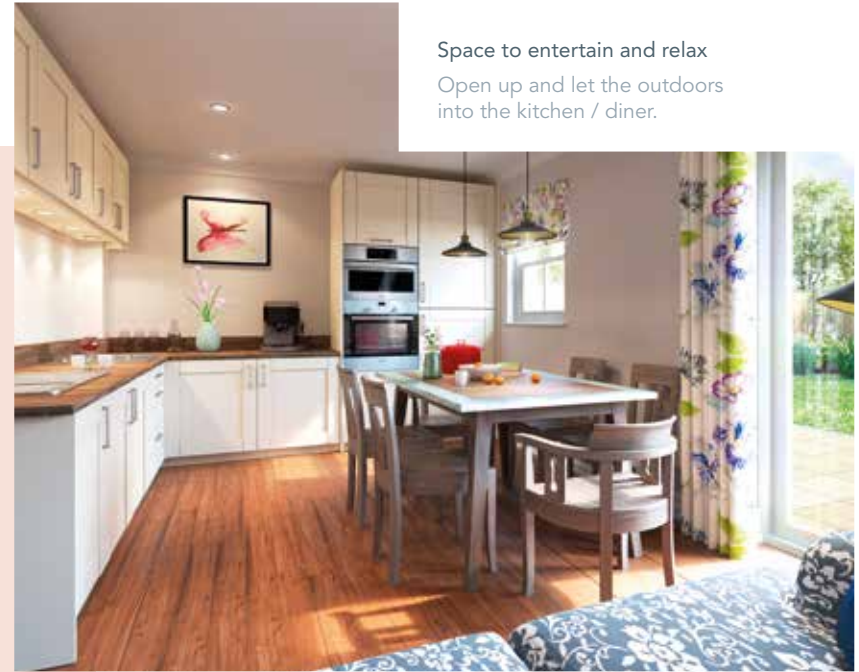
This is a CGI illustration of the Eversham house type. Please note that homes may differ from this illustration. For example, they may be handed (a reversed layout) and may be detached, semi-detached or terraced. Construction materials may also differ, including the roof tile colour, render or paved areas. Detailed plans and specifications are available for each plot and customers are asked to discuss this with the Sales Team when reserving their home.



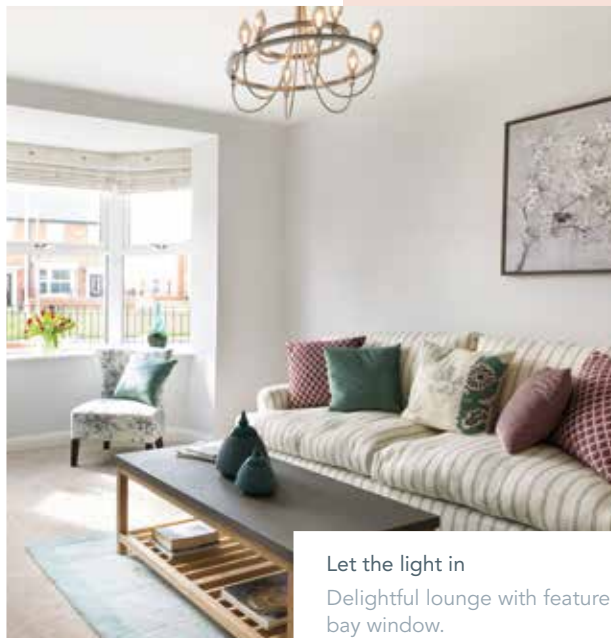
Make it your own  
Put your own stamp on it with  
a choice of Porcelanosa tiles.



Have it all - a cosy living room, a kitchen/diner and even a separate dressing room in the master bedroom. The Eversham has great proportions, upstairs and down.



Space to entertain and relax  
Open up and let the outdoors  
into the kitchen / diner.



Let the light in  
Delightful lounge with feature  
bay window.



A place for everything...  
...and everything in its place. That's why the  
dressing area is such a great addition.



Quality and detail, that's a Bridge Home  
And that's right down to the  
taps, tiles and loo!

Sq Ft: 1001  
Sq M: 93



Ground Floor

First Floor

Hall*	14' 6" x 6' 6"	4.41 x 1.98m
Cloaks	5' 5" x 2' 11"	1.65 x 0.88m
Lounge^	14' 6" x 11' 4"	4.41 x 3.45m
Kitchen/Dining*	18' 5" x 10' 1"	5.61 x 3.07m
Store	Under stairs	

Landing*	10' x 9' 4"	3.04 x 2.84m	Bedroom 2	10' 11" x 9' 3"	3.32 x 2.81m
Bedroom 1	13' 3" x 11' 11"	4.03 x 3.63m	Bedroom 3	8' 7" x 7' 4"	2.61 x 2.23m
Dressing Area	6' 7" x 4' 5"	2.00 x 1.34m	Bathroom*	6' 3" x 12'	1.90 x 3.65m
En-suite	9' x 3' 2"	2.74 x 0.96m	Store		

\*Maximum Dimensions

^Excluding Bay Dimensions are approximate and rooms may differ slightly from plot to plot and across developments.



The Henley  
Three bedroom home



Is the heart of your home in the kitchen or the lounge? With Henley it could be both!

If you like the action to be around the kitchen but still like to be sociable then the spacious kitchen/diner in the Henley is for you. There's a great space to cook, with a beautiful fitted kitchen, plus room to chat and even spill out into the garden through the double doors.

If you prefer to create a quieter, cosy atmosphere, then the lounge will be your perfect space for relaxing.

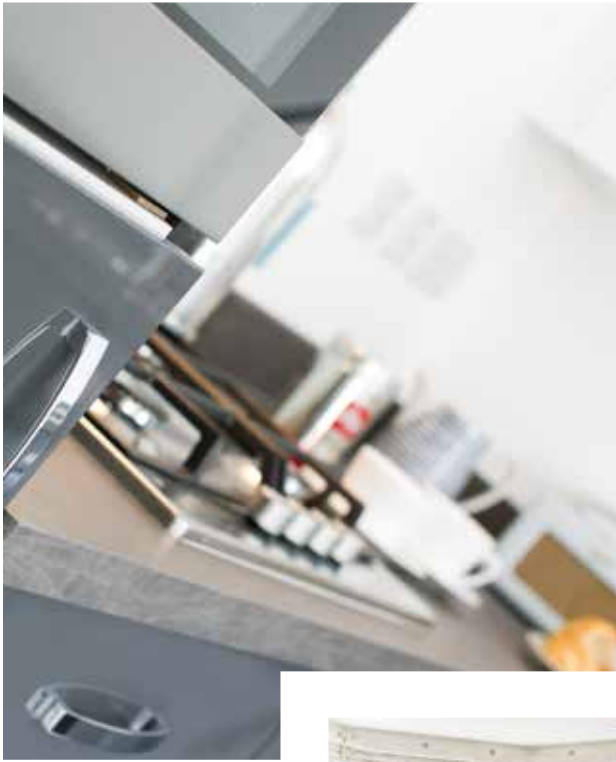
Upstairs, there are three well proportioned bedrooms, the master bedroom has a generous, modern en-suite shower room.

Two further bedrooms provide ample space for a family and there's a useful storage cupboard to keep things neat and tidy.

The house bathroom includes your choice of modern, stylish wall tiles.

**CONSUMER  
CODE** FOR  
HOME BUILDERS

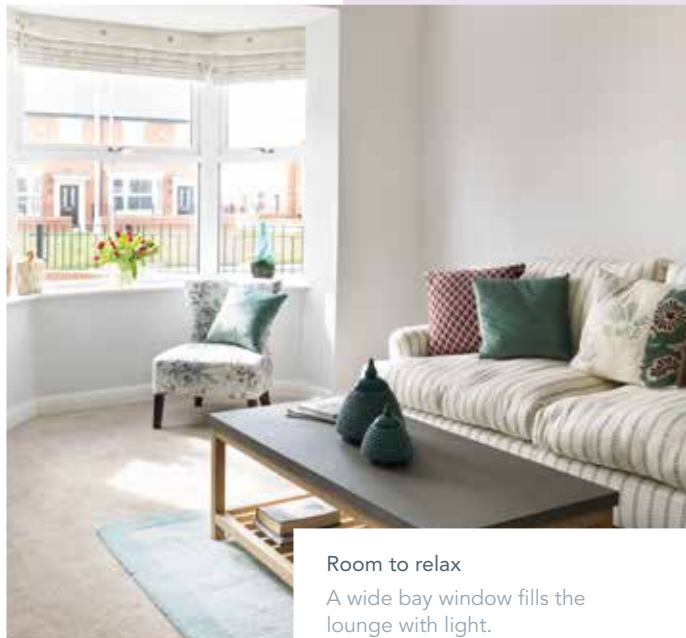
This is a CGI illustration of the Henley house type. Please note that homes may differ from this illustration. For example, they may be handed (a reversed layout) and may be detached, semi-detached or terraced. Construction materials may also differ, including the roof tile colour, render or paved areas. Detailed plans and specifications are available for each plot and customers are asked to discuss this with the Sales Team when reserving their home.



The Henley is one of our most popular homes and for good reason. It's perfectly proportioned rooms offer you the space you need in every single room.



**High spec fitted kitchen**  
With all the gadgets and features you'd expect.



**Room to relax**  
A wide bay window fills the lounge with light.

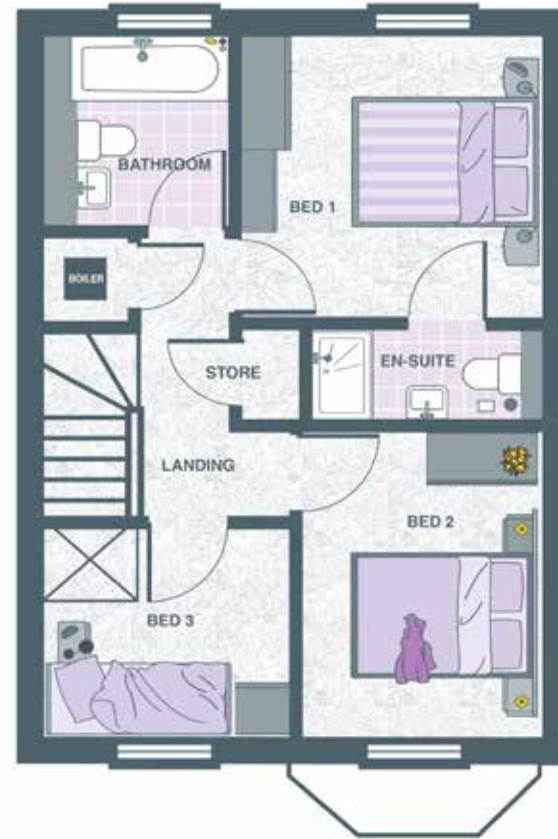


**Welcome home**  
Step through your front door and into the Henley - you may never want to leave.



**Clean and contemporary**  
Personalise your bathroom and en-suite with a choice of tiles.

Sq Ft: 943  
Sq M: 87.6



Ground Floor

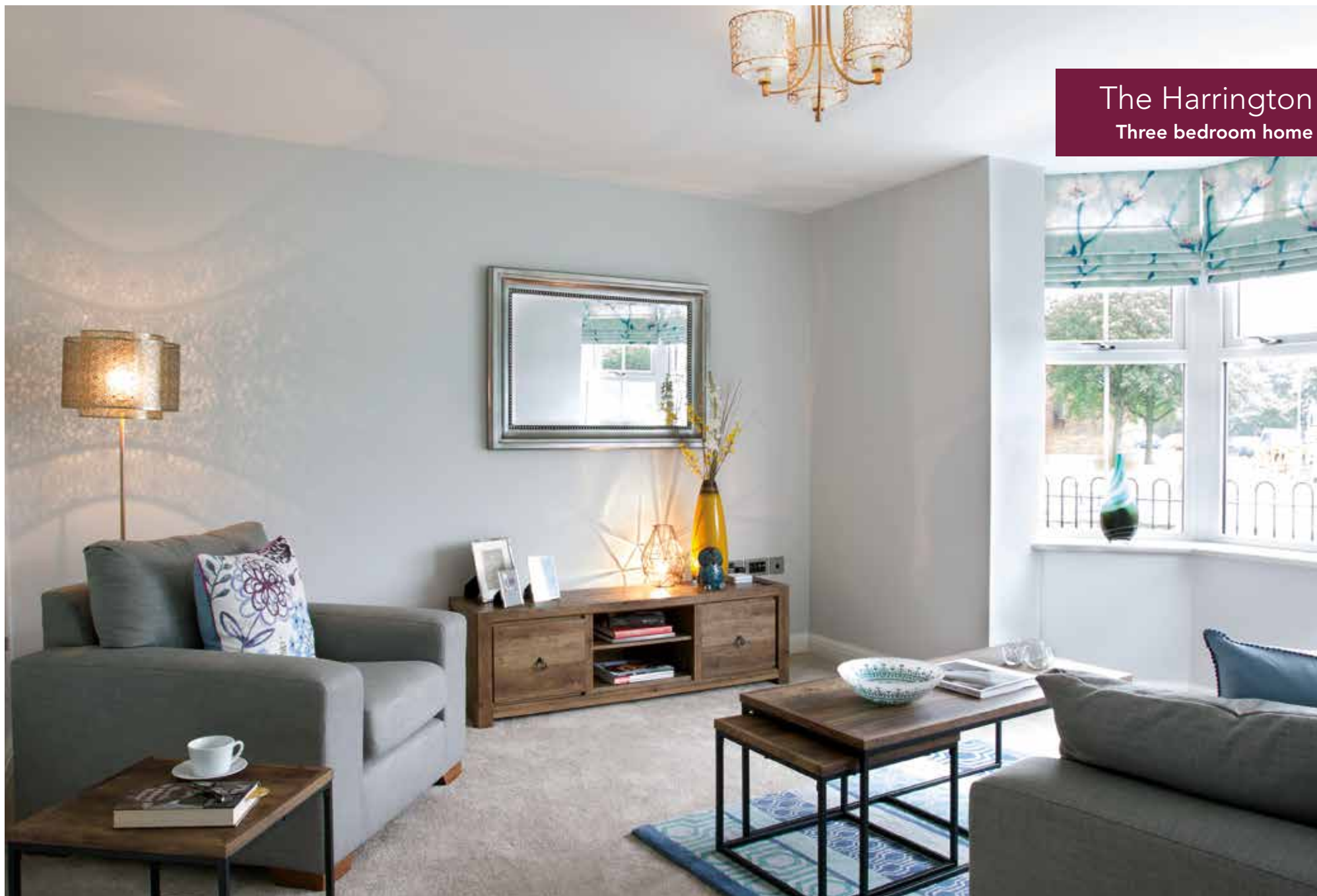
Hall	14' 5" x 6' 6"	4.39 x 1.98m
Cloaks	5' 6" x 3' 9"	1.67 x 1.14m
Lounge^	14' 5" x 11' 3"	4.39 x 3.42m
Kitchen / Dining	18' 2" x 10' 1"	5.53 x 3.07m
Store	Under stairs	

First Floor

Landing*	9' 11" x 9' 4"	3.02 x 2.84m	Bedroom 3	9' 4" x 7' 4"	2.84 x 2.23m
Bedroom 1	11' 4" x 10' 1"	3.45 x 3.07m	Bathroom	6' 8" x 6' 5"	2.03 x 1.95m
En-suite	9' x 3' 2"	2.80 x 1.03m	Store		
Bedroom 2	11' x 8' 5"	3.35 x 2.56m			

\*Maximum Dimensions    ^Excluding Bay    Dimensions are approximate and rooms may differ slightly from plot to plot and across developments.

The Harrington  
Three bedroom home





Designed for maximum impact, the Harrington is one half of an impressive double fronted property. From the outside, it's a seamless grand design. Inside, it's a cleverly laid out half of a larger house.

The Harrington 'wing' of the building incorporates the central front door, entering into the hall which includes a cloakroom.

The lounge, with large bay window, makes a cosy retreat while the spacious kitchen/family room is likely to attract most of the day to day activity.

Choose your fitted kitchen cupboards and worktops, plus quality appliances to create your individual style. There's plenty of room to include a dining table and extra seating too!

Upstairs you'll find three bedrooms and a large family bathroom, again with your choice of tiles and fittings.

On the landing, there's plenty of room to add a piece of furniture or even create a perfect private study area.

The Harrington won't fail to impress, both inside and out.

CONSUMER  
CODE FOR  
HOME BUILDERS

This is a CGI illustration of the Harrington house type. Please note that homes may differ from this illustration. For example, they may be handed (a reversed layout) and may be detached, semi-detached or terraced. Construction materials may also differ, including the roof tile colour, render or paved areas. Detailed plans and specifications are available for each plot and customers are asked to discuss this with the Sales Team when reserving their home.



### A well proportioned three bed home

Leave the bedrooms for sleeping not working. You can, with the super little study area tucked into the landing area.



### What's cooking?

Space to cook, chat and even chill out in the Harrington.



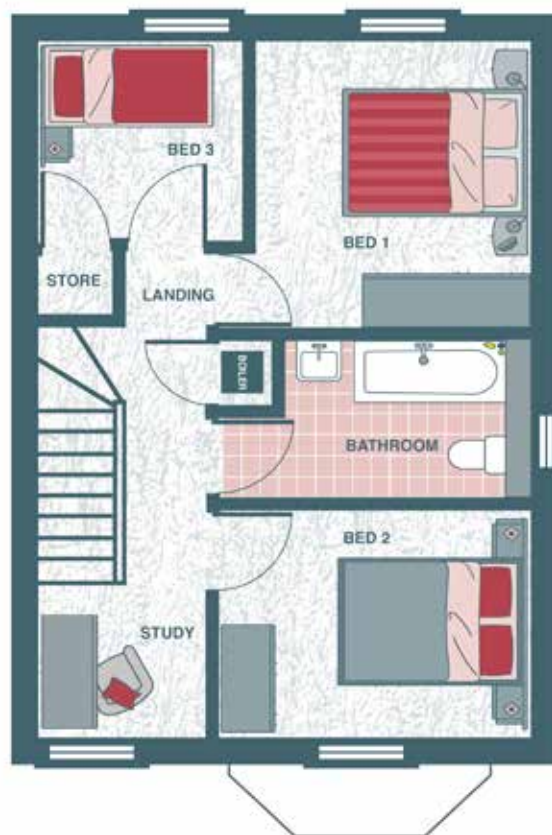
How do we pack so much into our new homes, yet still give you room to spread out? Discover your own beautifully designed Bridge Home



### Just add your own style

A Bridge Home is a beautifully prepared canvas for your own special touches.

Sq Ft: 914  
Sq M: 84.9



## Ground Floor

Hall*	6' 4" x 16'	1.93 x 4.87m
Cloaks	2' 5" x 5' 6"	0.73 x 1.67m
Lounge^	11' x 12' 10"	3.35 x 3.91m
Kitchen/Dining*	17' 8" x 11' 11"	5.38 x 3.63m
Store	Under stairs	

## First Floor

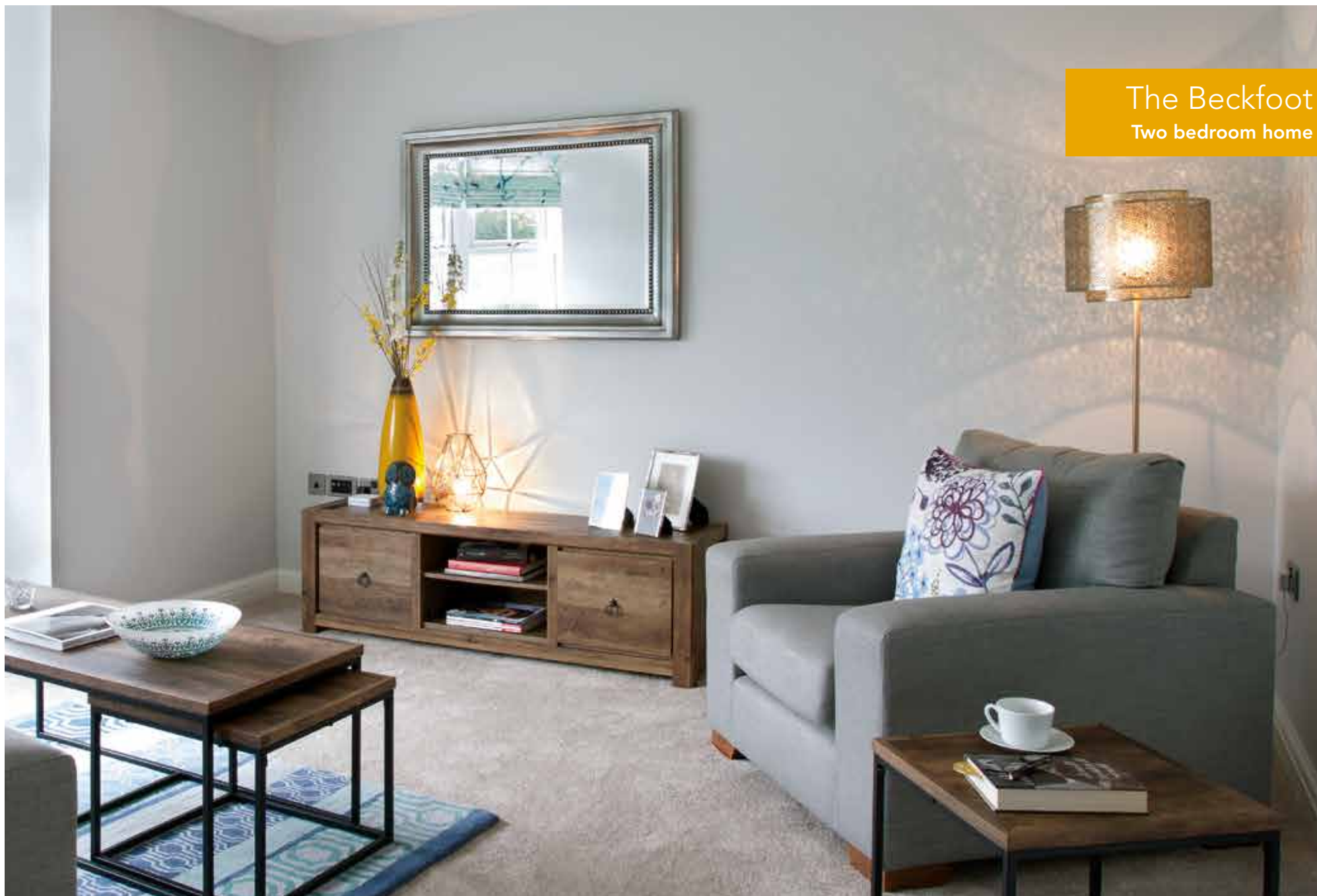
Landing / Study*	6' 2" x 17' 4"	1.87 x 5.28m	Bedroom 3	7' 4" x 7' 2"	2.23 x 2.18m
Bedroom 1*	10' 5" x 11' 2"	3.17 x 3.40m	Bathroom*	11' 2" x 5' 4"	3.40 x 1.62m
Bedroom 2	11' 2" x 8' 3"	3.40 x 2.51m			

\*Maximum Dimensions

^Excluding Bay

Dimensions are approximate and rooms may differ slightly from plot to plot and across developments.

The Beckfoot  
Two bedroom home





A beautifully proportioned home that maximises space.

The light filled living and dining area is a great space for entertaining, with double doors to the garden for bringing the outdoors inside.

Keen cooks will be thrilled with the separate kitchen, equipped with quality appliances and includes your choice of cupboard door styles and worktops. We've even managed to create a cloakroom and handy storage too.

Upstairs, two double bedrooms means there'll be no fighting over space and we've even designed room for a study area on the landing.

The modern bathroom, en-suite and downstairs cloaks include your choice of tile designs so you can personalise the style.

The Beckfoot packs a lot in, including a luxurious separate dressing area in bedroom one, as well as the en-suite. It feels so roomy - what would you do with all that space?

This is a CGI illustration of the Beckfoot house type. Please note that homes may differ from this illustration. For example, they may be handed (a reversed layout) and may be detached, semi-detached or terraced. Construction materials may also differ, including the roof tile colour, render or paved areas. Detailed plans and specifications are available for each plot and customers are asked to discuss this with the Sales Team when reserving their home.



**CONSUMER  
CODE** FOR  
HOME BUILDERS



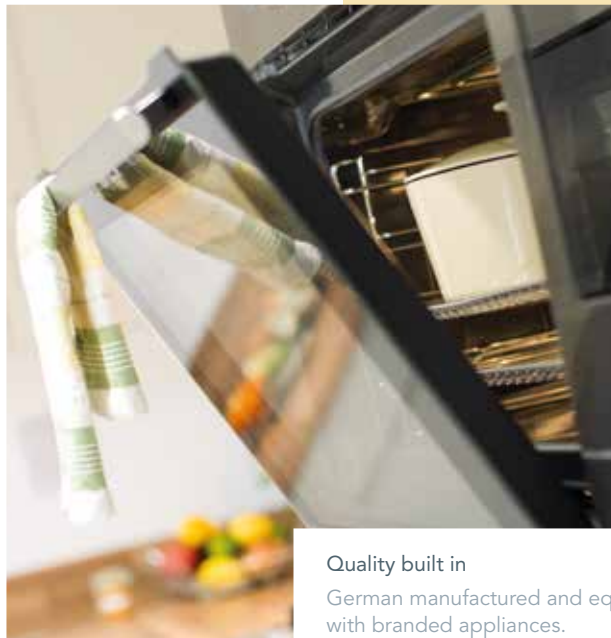
**A kitchen for cooks**  
Separate, fully fitted kitchen with room for dining too.



Design meets practicality in the beautifully balanced Beckfoot. It has everything you'd expect from a new home: clean lines clever use of space and quality fixtures as standard throughout



**Connect to the outdoors**  
Extend your living room into the garden with double patio doors.



**Quality built in**  
German manufactured and equipped with branded appliances.

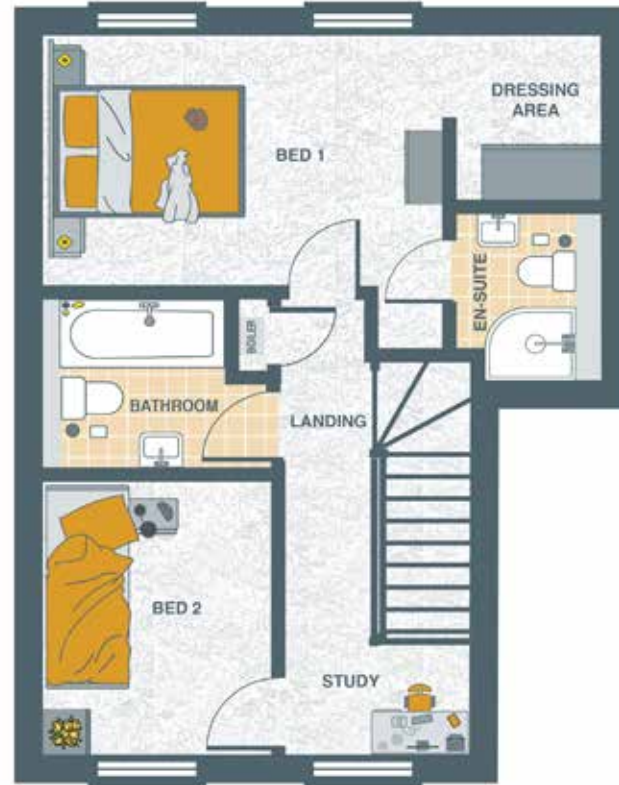


**Unexpected surprises, that's a Bridge Home**  
How many other two bed homes have a dedicated dressing area to the master room?



**Bathrooms to relax in**  
A quick shower in the en-suite or a long soak in the bath - you choose.

Sq Ft: 778  
Sq M: 72.3



Ground Floor

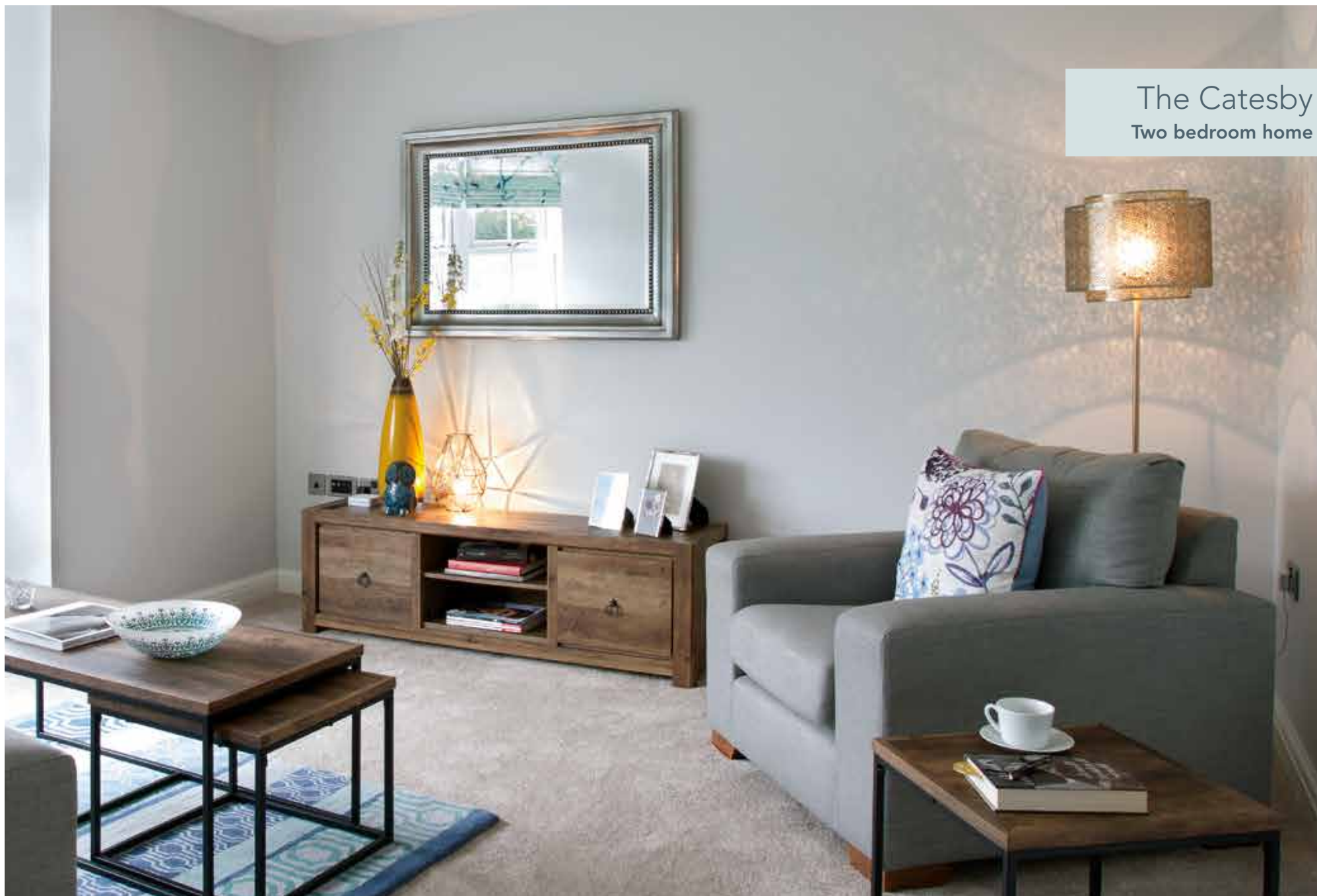
Hall*	14' x 6' 5"	4.26 x 1.95m
Lounge / Dining*	14' 3" x 10' 7"	4.34 x 3.22m
Kitchen	14' x 7' 4"	4.26 x 2.23m
Cloaks	2' 9" x 6' 1"	0.83 x 1.85m
Store	Under stairs	

First Floor

Landing with Study*	13' x 6' 3"	3.96 x 1.90m	Bedroom 2	9' 6" x 7' 6"	2.89 x 2.28m
Bedroom 1*	13' 10' x 8' 7"	4.21 x 2.61m	Bathroom*	7' 6" x 5' 10"	2.28 x 1.77m
Dressing Area	5' 10" x 4' 7"	1.77 x 1.39m			
En-Suite*	4' 7" x 5' 5"	1.39 x 1.65m			

\*Maximum DimensionsDimensions are approximate and rooms may differ slightly from plot to plot and across developments.

The Catesby  
Two bedroom home





A well designed home that's big on style!

The light filled living and dining area is a great space for entertaining, with double doors to the garden for bringing the outdoors inside.

Aspiring master-chefs will be thrilled with the well equipped separate kitchen which includes a choice of cupboard door styles and worktops.

Dine informally in the kitchen or entertain guests in the lounge / dining area, then spill out into the garden through the patio doors.

Upstairs, two double bedrooms means there'll be no fighting over space and we've even created a study on the landing.

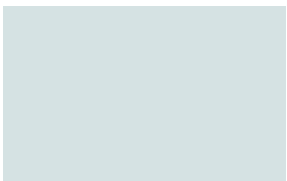
The modern bathroom and downstairs cloaks include your choice of tiles.

Lots of cleverly built-in storage throughout really helps to keep things ship shape in the Catesby home.

This is a CGI illustration of the Catesby house type. Please note that homes may differ from this illustration. For example, they may be handed (a reversed layout) and may be detached, semi-detached or terraced. Construction materials may also differ, including the roof tile colour, render or paved areas. Detailed plans and specifications are available for each plot and customers are asked to discuss this with the Sales Team when reserving their home.



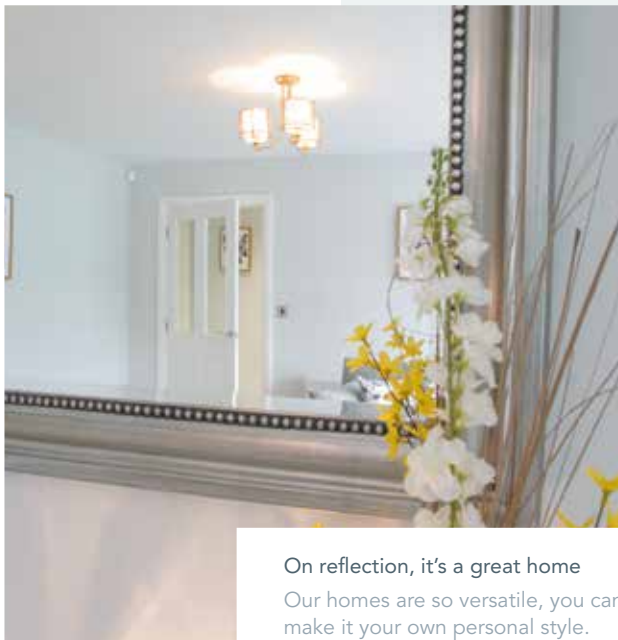
**High spec fitted kitchen**  
Traditional or modern, you choose your own style of beautifully designed kitchen.



A rare find!  
Our Catesby two bed home is big on space saving features, delivering style and innovation. We've made the most of every area so you can spread out.



Not one but two very generous bedrooms...  
...make for a good night's sleep.



**On reflection, it's a great home**  
Our homes are so versatile, you can make it your own personal style.



**A space for everything**  
A little bit of extra space in the bedroom goes a long way to keeping things neat.



**Beautiful bathrooms**  
With your choice of tiles from Porcelanosa.

Sq Ft: 777  
Sq M: 72.2



Ground Floor

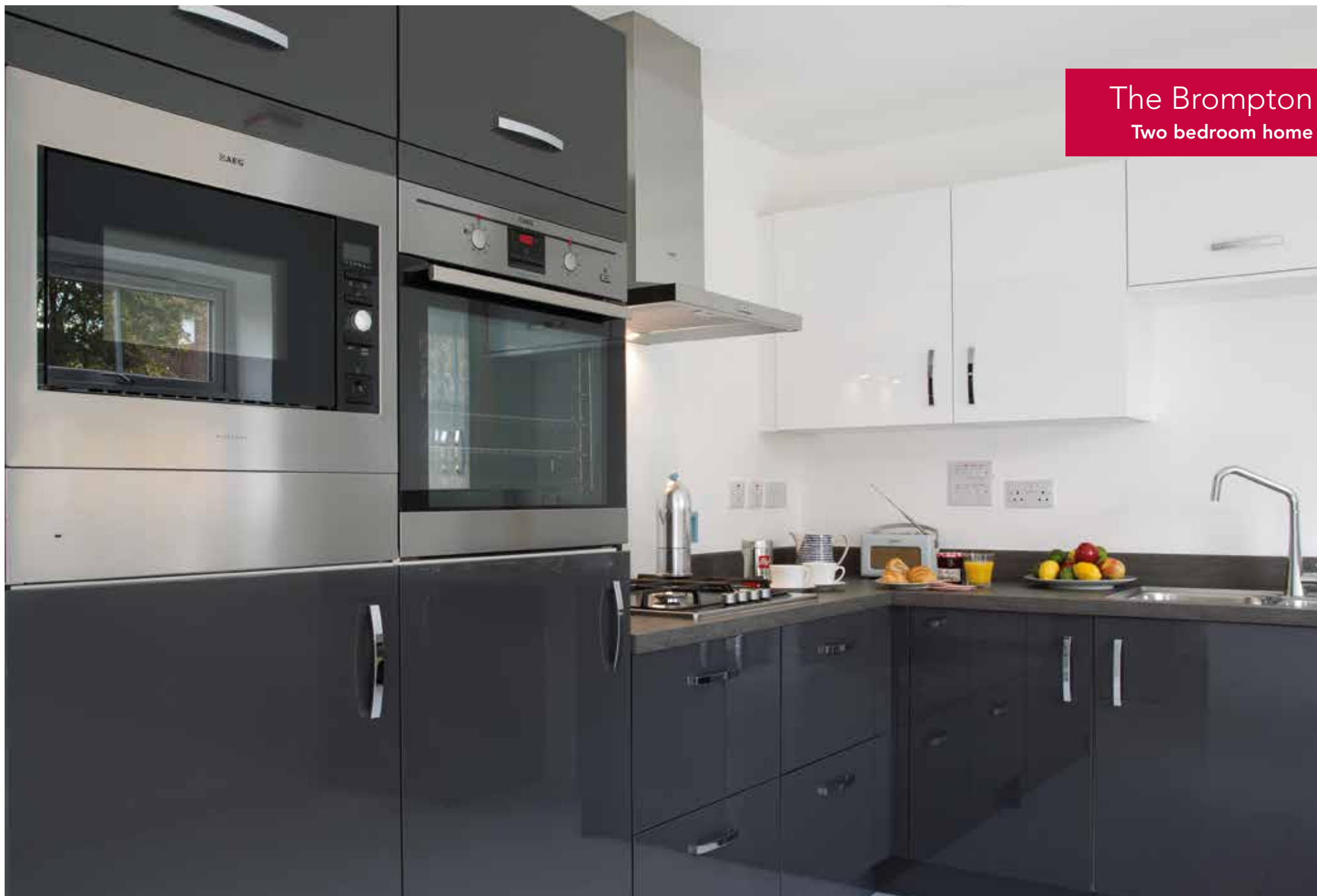
Hall*	13' 11" x 6' 5"	4.24 x 1.95m
Lounge/Dining*	14' 3" x 10' 7"	4.34 x 3.22m
Kitchen	13' 11" x 7' 4"	4.24 x 2.23m
Cloaks	6' 1" x 2' 7"	1.85 x 0.78m
Store	Under stairs	

First Floor

Landing with Study*	13' 5" x 6' 2"	4.08 x 1.87m	Bedroom 2	14' 3" x 10' 11"	4.34 x 3.32m
Bedroom 1*	12' 4" x 9' 4"	3.75 x 2.84m	Bathroom*	7' 7" x 6' 1"	2.31 x 1.85m

\*Maximum DimensionsDimensions are approximate and rooms may differ slightly from plot to plot and across developments.

The Brompton  
Two bedroom home





Designed for maximum impact, the Brompton is one half of an impressive double fronted property. From the outside, it's a seamless grand design. Inside, it's a beautifully proportioned space.

Enter through the main door into a hall (with cloakroom) and discover that downstairs is divided into two light and airy main areas.

The modern fitted kitchen has a large bay window - an ideal dining space, the lounge is at the rear with double doors opening into the garden.

Similarly upstairs, the layout is beautifully balanced with two generous sized bedrooms on either side of the landing. The bathroom is fully fitted with your choice of tiles and includes an over-bath shower fitting.

The Brompton ticks all the boxes for maximum use of area and low maintenance living, whilst looking very palatial indeed.

This is a CGI illustration of the Brompton house type. Please note that homes may differ from this illustration. For example, they may be handed (a reversed layout) and may be detached, semi-detached or terraced. Construction materials may also differ, including the roof tile colour, render or paved areas. Detailed plans and specifications are available for each plot and customers are asked to discuss this with the Sales Team when reserving their home.



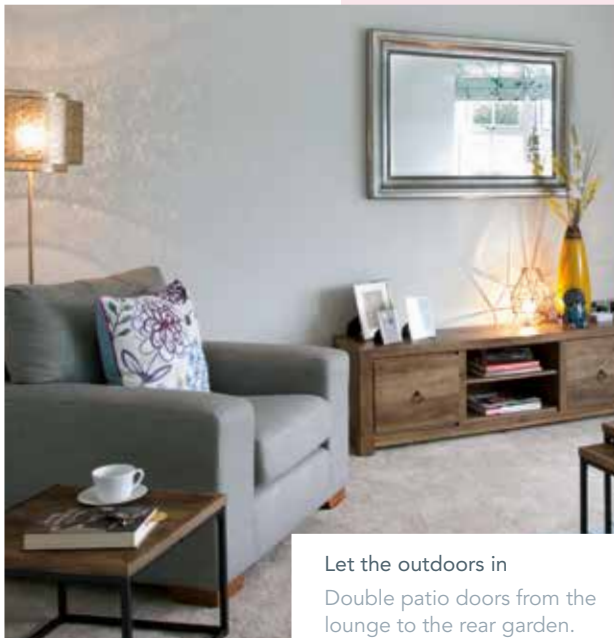
CONSUMER  
CODE FOR  
HOME BUILDERS



**Dine in style**  
Enjoy the view while you cook and dine in the front facing kitchen / diner.



Our smaller homes are big on features. We pay the same attention to all our new homes so you can be sure of a space that fits around you and your lifestyle.



**Let the outdoors in**  
Double patio doors from the lounge to the rear garden.

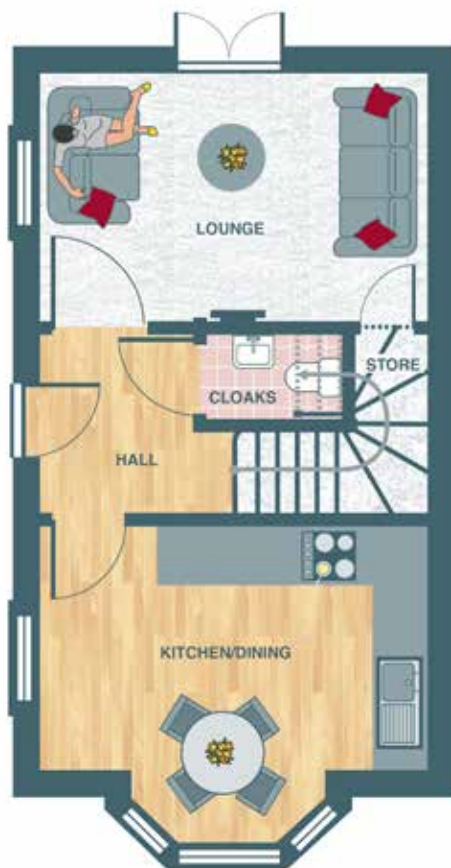


**Customise your start to the day**  
Wake up and walk in to your own designer bathroom - designed by you, that is. Your choice of tiles.



**Double the space**  
It's rare to find a two bed home with such generous proportions.

Sq Ft: 732  
Sq M: 68



## Ground Floor

Hall	6' 7" x 7' 1"	2.00 x 2.15m
Cloaks	3' 2" x 5' 1"	0.96 x 1.54m
Lounge	14' 2" x 8' 10"	4.31 x 2.69m
Kitchen/Dining <sup>^</sup>	14' 2" x 8' 7"	4.31 x 2.61m
Store	Under Stairs	

## First Floor

Landing	3' 4" x 6' 7"	1.01 x 2.00m	Bedroom 2*	14' 2" x 7' 5"	4.31 x 2.26m
Bedroom 1	14' 2" x 8' 10"	4.31 x 2.69m	Bathroom*	5' 5" x 7' 11"	1.65 x 2.41m

<sup>^</sup>Excluding Bay

\*Maximum Dimension

Dimensions are approximate and rooms may differ slightly from plot to plot and across developments.

The Aldford  
Two bedroom home





The well designed, two bedroom Aldford uses every bit of space cleverly, making it big on style while providing compact, low maintenance living.

Enthusiastic cooks will appreciate the generous kitchen, including the quality, built in appliances and ample storage and work space.

The living room has a dining area and double doors to the rear garden, so entertaining indoors or outdoors is easy.

Upstairs, we've created useful storage cupboards and a neat study area on the landing that takes full advantage of the natural light.

The main bedroom has two windows and a great view, overlooking the rear garden. A second bedroom is ideal for children or guests. The modern bathroom has a three piece suite with over-bath shower in white and includes your choice of tile options.

This is a CGI illustration of the Aldford house type. Please note that homes may differ from this illustration. For example, they may be handed (a reversed layout) and may be detached, semi-detached or terraced. Construction materials may also differ, including the roof tile colour, render or paved areas. Detailed plans and specifications are available for each plot and customers are asked to discuss this with the Sales Team when reserving their home.



Our neat Aldford, is beautifully designed and ideal for first time buyers or those looking for a more compact, easy to manage space.

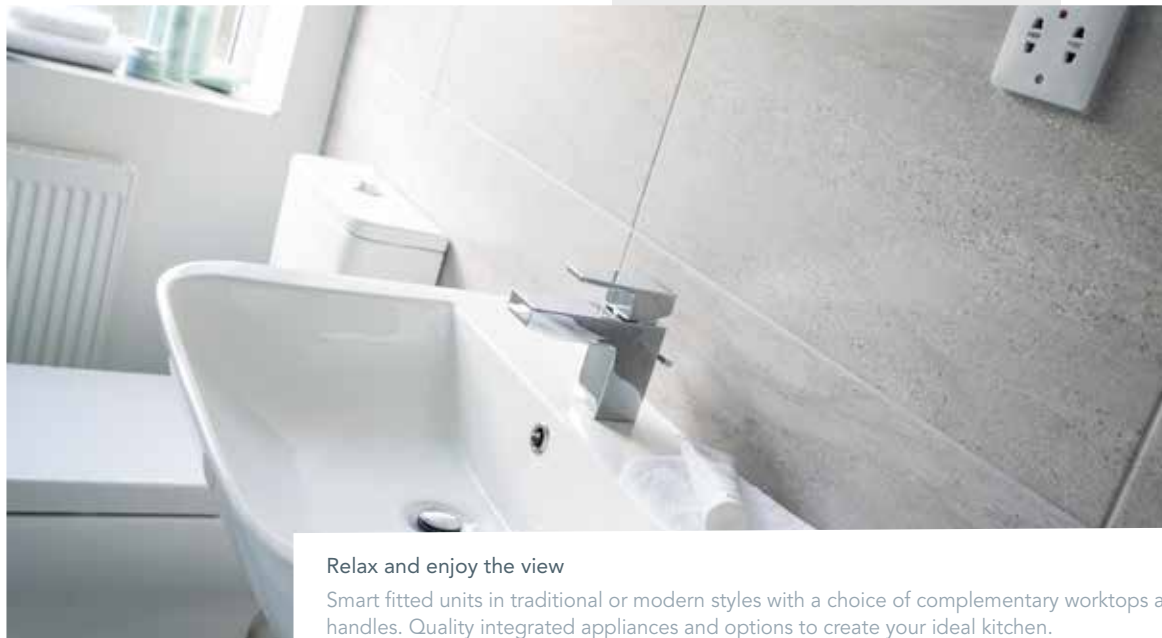
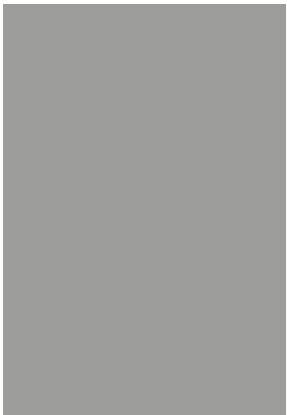
#### Bath time

Relax in the bath or refresh in the over-bath shower. Either way, choose your own tile style from our range.



#### Space to store

Sleep soundly knowing all your best togs are stored away neatly. Put wardrobes or drawers in the convenient spaces we've included in the bedroom.

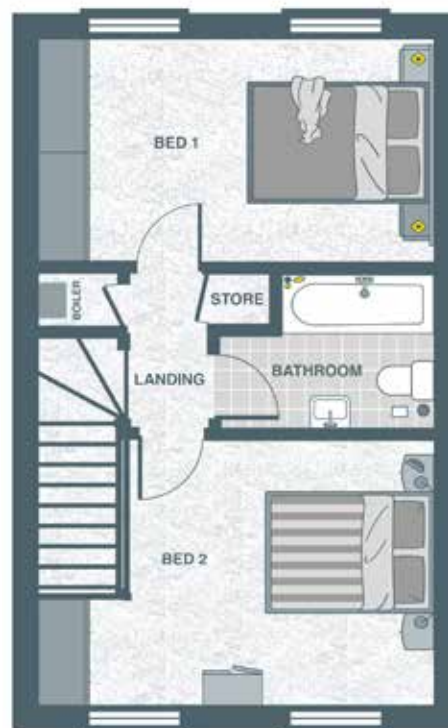


#### Relax and enjoy the view

Smart fitted units in traditional or modern styles with a choice of complementary worktops and handles. Quality integrated appliances and options to create your ideal kitchen.



Sq Ft: 725  
Sq M: 67.4



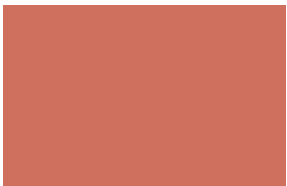
Ground Floor

Hall*	14' x 6' 5"	4.26 x 1.95m
Store	Under stairs	
Lounge / Dining*	14' 4" x 10' 7"	4.36 x 3.22m
Kitchen	14' x 7' 5"	4.26 x 2.26m
Cloaks	6' 1" x 2' 10"	1.85 x 0.86m

First Floor

Bedroom 1	14' 4" x 10' 2"	4.36 x 3.09m
Bedroom 2	14' 4" x 8' 3"	4.36 x 2.51m
Bathroom	7' 11" x 5' 8"	2.41 x 1.72m

\*Maximum Dimensions      Dimensions are approximate and rooms may differ slightly from plot to plot and across developments.



St Swithins  
Specification of our homes

		4 Beds	3 Beds	2 Beds
Kitchen	A range of quality kitchen units, choice of door styles with soft close drawers			
	Glass splashback			
	LED cool lighting			
	One and a half bowl sink and drainer			
Integrated Appliances	Gas hob built into worktop			
	Single oven			
	Extractor hood			
	Integrated Microwave/combi			
	Warming drawer			
	Integral fridge/freezer			
	Integrated Dishwasher			
Bathroom En-suite & Cloaks	Vitra sanitary ware with chrome fittings			
	Shower over bath			
	Heated chrome towel rail			
	Energy efficient chrome down lighting			
	A choice of wall tiles			
Heating	Gas central heating			
	Dual zone heating			
	Digital heating controls (control your heating from your mobile phone)			
Electrical	Low energy down lighting (kitchen, bathroom & en-suite)			
	External lights to front and rear of property			
	TV and telephone points to lounge and master bedroom			
	USB charger points			
	Fibre to property, broadband cabling			
	Car charging point			
	Smart socket in lounge			
	Smart socket in lounge			
Interior Finishes	4 panel doors with polished chrome furniture			
	41mm stop chamfered spindles with light ash handrail and newel cap			
	White paintwork throughout			
Exterior Finishes	Double glazed PVCu windows and patio doors			
	Exterior doors - secure by design pre-finished, composite doors with patterned glass and chrome furniture			
	Turfing to front and rear gardens			
	Tegular block paving to drive			

# Need help buying your first home?

If you would like to know more about the Help to Buy scheme, our helpful independent financial advisors are on hand to guide you through the process.



Homes & Communities Agency



Help to Buy equity loans are open to **first time buyers** buying a new build home. The new home you wish to buy must be **no more than £228,100** (as per UK Government guidelines) and it must be your only property and the one you live in, you cannot use the scheme to buy-to-let.

## How it works

You'll need to have a deposit of at least 5% of the property price. The Government will give you a loan for up to 20% of the price and you won't be charged fees for the first 5 years of owning your home. You will need a mortgage of up to 75% to cover the rest.

In the sixth year, you'll be charged a fee of 1.75% of the loan's value. After this, the fee will increase every year. The increase is worked out by using the Retail Prices Index plus 1%.

You must also pay back the loan after 25 years or when you sell your home - whichever is earliest.

How much you pay back will depend on the market value of your home when it's sold.

You can pay back part, or all of your loan at any time. The minimum percentage you can pay back is 10% of the market value of your home. The amount you pay will depend on the market value at that time.

For example:

For a property worth £200,000

	Amount	Percentage
Cash deposit	£10,000	5%
Equity loan	£40,000	20%
Your mortgage	£150,000	75%

Your home is at risk if you do not keep up mortgage payments or any other loan secured against your property. If you are experiencing difficulties, you should contact your lender as soon as possible to discuss alternative measures.



**CONSUMER  
CODE FOR  
HOME BUILDERS**

# Customer Promise

At Bridge Homes, we want all our customers to have a positive, stress free experience when moving into their new home. We aim to exceed expectations, from when you first visit the development, to when you finally settle into your Bridge Home. We'll still be on hand to assist with any issues or queries, after you've moved in.

We comply with the Consumer Code for Home Builders. It protects the rights of purchasers and ensures that all new home buyers are treated fairly and are fully informed about their purchase before and after they sign the contract.



We promise to:

- Provide you with clear information about your new home
- Explain all your buying options simply and expertly
- Keep you updated throughout the process
- Advise you of any changes or issues that arise
- Leave you with a useful Home User Guide when you move into your new home
- Demonstrate things like appliances and heating controls
- Explain about the NHBC guarantee
- Ensure that our staff are courteous and knowledgeable



We'd like to know what you think. Your feedback is appreciated because we want to make buying a Bridge Home a positive experience for our customers. Please get in touch to let us know how it was for you: [tellus@bridgehomesyorkshire.co.uk](mailto:tellus@bridgehomesyorkshire.co.uk)

# Our Promise to you

## PRIOR TO RESERVATION

- Bridge Homes will adhere to current government Covid 19 guidelines.
- You will receive honest and accurate information regarding the purchase of your new home from our friendly, experienced Sales Consultant.
- You will be given the opportunity to speak to our dedicated, Independent Financial Advisor.
- We will recommend that you seek independent legal advice but on request we will give you the details of our recommended Solicitor and an indication of the cost.

## AT RESERVATION

- Our Sales Consultant will complete the reservation form with you, and take receipt of your reservation fee.
- Our Sales Consultant will show you all drawings relating to your plot and will explain everything in full detail, answering any questions you have.
- The specification for your home will be discussed and a further appointment made for you to personalise your new home.
- A checklist will be completed to ensure all information has been given and that you are happy to proceed.
- You will receive copies of your reservation form, checklist, a copy of the NHBC warranty handbook and a copy of the consumer code for housebuilders for your records.
- We will provide full details of warranties and aftercare procedures.

## DURING THE RESERVATION

- You will have access to a member of our team seven days a week, either by telephone or email.
- We will give you weekly updates through our Sales Consultant regarding the progress of your new home construction and your conveyancing.
- We will invite you to attend a personal choice appointment with our Sales Consultant to personalise your new home.

- We will give you help with all aspects of your purchase. We will always do our utmost to make you feel welcome and comfortable and deal with any queries or concerns you may have.
- Once your new home is built and the warranty certificate is in place, we will give you 10 days' notice to complete your purchase. During this 10 day period, you will be invited to attend a viewing of your new home for the first time.
- You will also be invited to a demonstration visit prior to handover. At the demonstration meeting, you will see your new home for the first time and have its key features explained and demonstrated to you. We will show you round your new home to ensure that you are delighted with every feature. As your home demonstration is an important part of the handover process only 2 adults will be allowed during this visit and wherever possible children should not attend.

## AT HANDOVER

- On the day of legal completion (subject to your purchase funds being received) your Sales Consultant will meet with you at your new home, at a pre-arranged convenient time.
- You will be asked to inspect your new home for damage, this is very important as any damage identified after this visit will not be attended to by Bridge Homes.
- All keys will be labelled correctly, and you will be asked to sign for them.
- We will take meter readings for gas, electric and water and we will give you a copy of these for your files.
- We will give you an information pack which will include all of the instructions and warranties, plus certificates relating to your property.

## AFTER CARE

- Four weeks after completion, your Sales Consultant will visit you in your new home to check that you have settled in, have no questions or concerns and to ensure you are familiar with the products and features within your new home. Prior to this meeting, we request that any defects are logged as per our customer care procedure.
- Following your four week visit, your Sales Consultant will be available and happy to help you with any queries or issues you may have for the 2 year warranty period.

## WHAT WE ASK FROM YOU

- Be respectful of Bridge Homes staff at all times.
- Provide financial advisor and solicitors details as soon as possible.
- Please do not attend the construction site without a pre-arranged appointment.
- Adhere to health and safety procedures at all times when visiting the development.
- When invited to your personal choices appointment, please allow sufficient time to do this as all choices and extra's, once chosen cannot be changed. This can often take up half a day.
- After you have moved into your new home, it is important that you and your family continue to adhere to health and safety procedures due to the likelihood of heavy plant machinery elsewhere on the development.
- Always adhere to the Bridge Homes customer care procedure as this will help us to deal with any issues as quickly and efficiently as possible.

**We pride ourselves at Bridge Homes in giving you the best possible customer service. Whilst we hope that you will be delighted with every aspect of our service (before, during or after purchase).**

**We do however realise that sometimes things go wrong and if you do need to you can email our customer care department, this is as per the complaints procedure on our website**

## **Bridge Homes (Yorkshire) LLP**

Merefield House, Whistler Drive, Castleford, WF10 5HX

t: 01924 247700 • [info@bridgehomesyorkshire.co.uk](mailto:info@bridgehomesyorkshire.co.uk) • [www.bridgehomesyorkshire.co.uk](http://www.bridgehomesyorkshire.co.uk)