



## Trident Way

---

WELCOME TO TRIDENT WAY, 2, 3, 4 AND  
5-BEDROOM HOMES IN THE ATTRACTIVE  
LOCATION OF BROUGH.

**Ashberry**  
Homes



## Modern living has never looked so good

From first-class new amenities to feeling close to nature, be part of it all

Welcome to Trident Way. From Roman footprints to illustrious aeronautical heritage, today's Brough is seeing a vision to deliver a desirable quality of life for the 21st Century become reality. Trident Way is part of this new era, with two, three, four and five bedroomed homes where appealing looks and light-filled spaces meet advanced eco technology such as solar panels, intelligent thermostat systems and vehicle charging points. It means relaxed living, lower energy bills- and the satisfaction of a reduced carbon footprint for the planet. Well-located for the new school and leisure facilities, for the wonderful wildlife and birdlife on the doorstep and the excellent commuting options, at Trident Way life-work balance really can be a way of life.



“ We had a really good experience with Ashberry and we would definitely recommend them to a friend.

**Charlotte and Michael**  
Ashberry Homes at Pirton Fields

## There's a beautiful future ahead at Trident Way

From long-established community to transport links to a unique local landscape, feel connected

The local area of Brough - and nearby Elloughton - offers amenities from post office, pharmacy and GP practice to deli, hair stylists and newsagents. Brough South has a new Aldi supermarket, with Morrisons on Welton Road and Sainsbury's Local along Skillings Lane where you will also find eateries and takeaways from the Brunch Club to Voujon Indian restaurant and more.

Brough's hostelries offer a warm welcome and include the Red Hawk with its family-friendly menus and the Ferry Inn renowned for its roast beef and Welsh lamb carvery roasts. Explore further to discover gems like South Cave's Fox & Coney old coaching inn built in 1731, surrounded by Yorkshire Wolds countryside.

Brough South's Hunsley Primary with its spacious new learning spaces is well-established on Bluebird Way in the heart of the community. Rated 'Good' by Ofsted, it offers Breakfast and After School Clubs, and has strong ties with local pre-schools and Academy partner South Hunsley School and Sixth Form College, rated 'Outstanding', two miles away in Melton.

South Hunsley school also offers first-class sports facilities, fitness suite, and sessions from

Pilates to Group cycling. It hosts Mini Kickers soccer for 3-8 years, and Teenzone gym for 12-16s, and is the base for Karate and Badminton clubs, Tennis Academy, Danceforce Performing Arts Academy for 2-18s, and school holiday Fit4Fun sessions with rock climbing, dodgeball and more. Brough's Blackburn Leisure Community Club is a hub for varied sporting and social events too, with playing fields and squash courts, lawn bowls, a boxing academy - and an astronomy society with observatory in the grounds.

You are always ideally placed for tranquil walks along the estuary, watching marsh harriers flying over the reedbeds, redshank feeding on the mudflats, and sheep grazing on marshland as skylarks soar above. Or head to The Deep aquarium in Hull for the marine life of tropical lagoons and oceans. The city's Odeon Luxe, Vue and Reel cinemas and theatre life is a 20-minute drive or 13 minutes by train from Brough station, while fast trains run into Leeds in 42 minutes. Brough South's road improvements like the Brough Relief Road now make it easier to connect to the A63, with the M62 six miles away and York 31 miles, Doncaster 36 miles, and Leeds 52 miles.










# Development Plan



## 2 Bedroom Homes

 **The Lavender**  
Plots 182, 183, 184, 186, 187, 188, 198, 199, 208 & 209


## 3 Bedroom Homes

 **The Heather**  
Plots 158, 159, 171, 172, 174, 175, 180, 181, 204, 205, 291, 292, 295, 296, 299 & 300


 **The Lysander**  
Plot 197

 **The Wisteria**  
Plots 165, 224, 264, 265, 275, 276, 290, 304 & 311

 **The Begonia**  
Plots 173, 178, 189, 200, 212, 227, 239, 240, 269, 272, 289, 294, 302 & 313

 **The Valerian**  
Plots 176, 177, 318 & 319

## 4 Bedroom Homes


 **The Aster**  
Plots 155, 161, 169, 192, 194, 230, 235, 241, 243, 244, 252, 253, 257, 258, 261, 277, 281, 285, 286, 307 & 309


 **The Lunaria**  
Plots 156, 157, 196, 215, 217, 219, 229, 236, 246, 248, 250, 274, 305, 306 & 320

 **The Angelica**  
Plots 193, 195, 214, 216, 233, 238 & 245

 **The Angelica<sup>Life</sup>**  
Plots 160, 284, 310 & 317

 **The Gardenia**  
Plots 162, 167, 190, 191, 203, 206, 211, 267, 268, 271, 279, 288, 293, 314, 315 & 316

 **The Aurora**  
Plots 163, 164, 166, 185, 207, 210, 213, 221, 222, 225, 226, 228, 266, 270, 273, 278, 280, 282, 283, 287, 301 & 312


 **The Jasmine**  
Plots 170, 179, 201, 202, 218, 223, 237, 242, 262, 263, 297, 298 & 303

 **The Allium**  
Plot 220

 **The Iris**  
Plots 231 & 249

 **The Camellia**  
Plot 254

## 5 Bedroom Homes

 **The Dahlia**  
Plots 168, 232, 234, 247, 251, 255, 256, 259, 260 & 308

**Key to plan**

- bcp Bin collection point
- s/s Sub station
- Sales and marketing suite

The site plan is drawn to show the relative position of individual properties. NOT TO SCALE. This is a two dimensional drawing and will not show land contours and gradients, boundary treatments, landscaping or local authority street lighting. Footpaths subject to change. For details of individual properties and availability please refer to our Sales Advisor.





## The Allium

4 BEDROOM HOME



## The Allium

4 BEDROOM HOME



### Ground Floor

<b>Kitchen</b>	2.70m x 3.72m	8'10" x 12'2"
<b>Dining</b>	2.78m x 2.37m	9'2" x 7'9"
<b>Family</b>	3.14m x 2.88m	10'4" x 9'5"
<b>Living Room</b>	3.16m x 6.99m	10'4" x 22'11"
<b>Cloakroom</b>	1.86m x 0.90m	6'1" x 3'0"



### First Floor

<b>Bedroom 1</b>	3.16m x 4.35m (max)	10'4" x 14'3" (max)
<b>Bedroom 1 En Suite</b>	2.32m x 1.42m	7'7" x 4'8"
<b>Bedroom 2</b>	3.58m x 3.06m (max)	11'9" x 10'1" (max)
<b>Bedroom 3</b>	2.56m x 2.93m	8'5" x 9'8"
<b>Bedroom 4</b>	3.29m x 2.54m (max)	10'9" x 8'4" (max)
<b>Bathroom</b>	2.26m x 1.91m	7'5" x 6'3"

Clks - Cloakroom    WS - Wardrobe Space (suggestion only, wardrobe not included)    W - Fitted Wardrobe

**Furniture arrangements are for illustrative purposes only. Items are not included, nor to scale.**

The items shown in this key may be subject to change, and positions could vary from those indicated on this floorplan. Please refer to Sales Advisor for details of your selected plot. Computer generated image shown overleaf. External finishes, landscaping and configuration may vary from plot to plot. Please refer to Sales Advisor for further details. All dimensions are approximate and should not be used for carpet sizes, appliance spaces or furniture. We operate a policy of continuous improvement and individual features such as kitchen and bathroom layouts, doors, windows, garages and elevational treatments may vary from time to time. Consequently these particulars should be treated as general guidance only and do not constitute a contract, part of a contract or a warranty. MI/CB/500/S00/D/01/K.





The Angelica

4 BEDROOM HOME



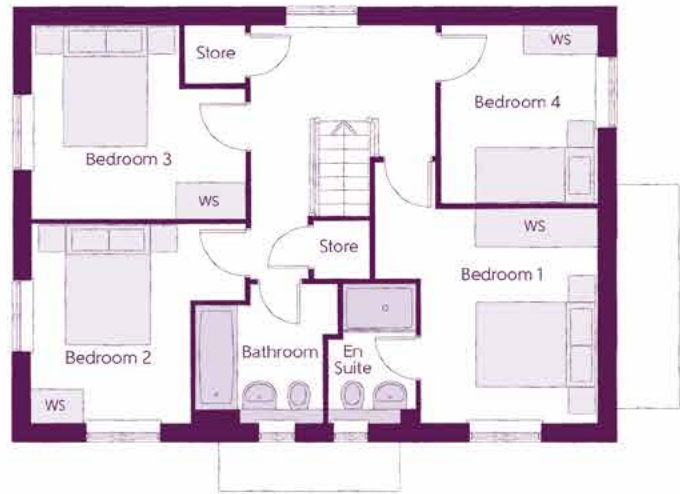
## The Angelica

4 BEDROOM HOME



Ground Floor

Kitchen/Dining	4.39m x 6.54m (inc. bay)	14'5" x 21'5" (inc. bay)
Living Room	3.42m x 6.54m	11'3" x 21'5"
Utility	2.03m x 1.87m	6'8" x 6'2"
Cloakroom	1.00m x 1.65m	3'3" x 5'5"



First Floor

Bedroom 1	3.66m x 3.52m (max) (max)	12'0" x 11'7" (max) (max)
Bedroom 1 En Suite	1.44m x 2.25m	4'9" x 7'5"
Bedroom 2	3.53m x 3.27m (max)	11'7" x 10'9" (max)
Bedroom 3	3.53m x 3.18m (max)	11'7" x 10'5" (max)
Bedroom 4	2.58m x 2.93m	8'6" x 9'7"
Bathroom	2.35m x 2.25m (max)	7'9" x 7'5" (max)

Clks - Cloakroom    WS - Wardrobe Space (suggestion only, wardrobe not included)    W - Fitted Wardrobe

Furniture arrangements are for illustrative purposes only. Items are not included, nor to scale.

The items shown in this key may be subject to change, and positions could vary from those indicated on this floorplan. Please refer to Sales Advisor for details of your selected plot. Computer generated image shown overleaf. External finishes, landscaping and configuration may vary from plot to plot. Please refer to Sales Advisor for further details. All dimensions are approximate and should not be used for carpet sizes, appliance spaces or furniture. We operate a policy of continuous improvement and individual features such as kitchen and bathroom layouts, doors, windows, garages and elevational treatments may vary from time to time. Consequently these particulars should be treated as general guidance only and do not constitute a contract, part of a contract or a warranty. BO/CB/500/S00/D/01/K.





The Angelica*Life*  
4 BEDROOM HOME



The Angelica*Life*  
4 BEDROOM HOME



Ground Floor		
Kitchen/Dining	4.14m x 6.54m	13'7" x 21'5"
Living Room	3.34m x 6.54m	10'11" x 21'5"
Utility	2.37m x 1.64m	7'9" x 5'4"
Cloakroom	2.37m x 1.43m	7'9" x 4'8"



First Floor		
Bedroom 1	3.41m x 3.83m	11'2" x 12'7"
Bedroom 1 En Suite	2.40m x 1.43m	7'10" x 4'8"
Bedroom 2	3.50m x 3.11m	11'6" x 10'3"
Bedroom 3	2.66m x 3.33m	8'9" x 10'11"
Bedroom 4	3.41m x 2.62m	11'2" x 8'7"
Bathroom	2.27m x 1.99m	7'5" x 6'6"

Clks - Cloakroom    WS - Wardrobe Space (suggestion only, wardrobe not included)

**Furniture arrangements are for illustrative purposes only. Items are not included, nor to scale.**

The items shown in this key may be subject to change, and positions could vary from those indicated on this floorplan. Please refer to Sales Advisor for details of your selected plot. Computer generated image shown overleaf. External finishes, landscaping and configuration may vary from plot to plot. Please refer to Sales Advisor for further details. All dimensions are approximate and should not be used for carpet sizes, appliance spaces or furniture. We operate a policy of continuous improvement and individual features such as kitchen and bathroom layouts, doors, windows, garages and elevational treatments may vary from time to time. Consequently these particulars should be treated as general guidance only and do not constitute a contract, part of a contract or a warranty. 1354TANL / SB (Rev D).





The Aurora

4 BEDROOM HOME



The Aurora

4 BEDROOM HOME



Ground Floor

Kitchen/Dining	7.21m x 3.02m (max)	23'8" x 9'11" (max) (max)
Living Room	3.61m x 4.50m	11'10" x 14'9"
Utility	2.35m x 1.71m	7'9" x 5'7"
Cloakroom	0.93m x 1.71m	3'1" x 5'7"
Garage	2.40m x 5.23m	7'10" x 17'2"



First Floor

Bedroom 1	3.61m x 4.29m (max) (max)	11'10" x 14'1" (max) (max)
Bedroom 1 En Suite	2.18m x 2.11m (max) (max)	7'2" x 6'11" (max) (max)
Bedroom 2	2.47m x 3.66m	8'1" x 12'0"
Bedroom 3	2.54m x 3.28m (max)	8'4" x 10'9" (max)
Bedroom 4	2.36m x 3.91m (max) (max)	7'9" x 12'10" (max) (max)
Bathroom	2.13m x 2.61m (max) (max)	7'0" x 8'7" (max) (max)

Clks - Cloakroom    WS - Wardrobe Space (suggestion only, wardrobe not included)    W - Fitted Wardrobe

Furniture arrangements are for illustrative purposes only. Items are not included, nor to scale.

The items shown in this key may be subject to change, and positions could vary from those indicated on this floorplan. Please refer to Sales Advisor for details of your selected plot. Computer generated image shown overleaf. External finishes, landscaping and configuration may vary from plot to plot. Please refer to Sales Advisor for further details. All dimensions are approximate and should not be used for carpet sizes, appliance spaces or furniture. We operate a policy of continuous improvement and individual features such as kitchen and bathroom layouts, doors, windows, garages and elevational treatments may vary from time to time. Consequently these particulars should be treated as general guidance only and do not constitute a contract, part of a contract or a warranty. FA/CB/500/S00/D/01/M.

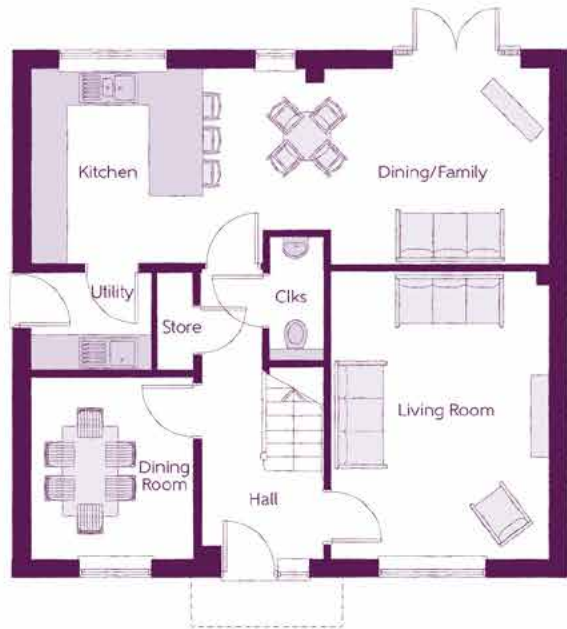




The Aster  
4 BEDROOM HOME



The Aster  
4 BEDROOM HOME



Ground Floor

Kitchen/Dining/Family	8.56m x 3.22m (max)	28'1" x 10'7" (max)
Living Room	3.59m x 4.74m	11'9" x 15'7"
Dining Room	2.67m x 3.02m	8'9" x 9'11"
Utility	1.98m x 1.63m	6'6" x 5'4"
Cloakroom	0.90m x 2.06m	3'0" x 6'9"



First Floor

Bedroom 1	3.65m x 4.26m (max)	12'0" x 14'0" (max)
Bedroom 1 En Suite	1.44m x 2.28m	4'9" x 7'6"
Bedroom 2	3.69m x 3.65m (max)	12'1" x 12'0" (max)
Bedroom 2 En Suite	2.60m x 1.53m (max)	8'6" x 5'0" (max)
Bedroom 3	2.66m x 4.38m	8'9" x 14'4"
Bedroom 4	3.65m x 2.71m	12'0" x 8'11"
Bathroom	2.08m x 2.71m (max) (max)	6'10" x 8'11" (max) (max)

Clks - Cloakroom    WS - Wardrobe Space (suggestion only, wardrobe not included)    W - Fitted Wardrobe

Furniture arrangements are for illustrative purposes only. Items are not included, nor to scale.

The items shown in this key may be subject to change, and positions could vary from those indicated on this floorplan. Please refer to Sales Advisor for details of your selected plot. Computer generated image shown overleaf. External finishes, landscaping and configuration may vary from plot to plot. Please refer to Sales Advisor for further details. All dimensions are approximate and should not be used for carpet sizes, appliance spaces or furniture. We operate a policy of continuous improvement and individual features such as kitchen and bathroom layouts, doors, windows, garages and elevational treatments may vary from time to time. Consequently these particulars should be treated as general guidance only and do not constitute a contract, part of a contract or a warranty. GO/CB/500/S00/D/01/H.





The Begonia

3 BEDROOM HOME



The Begonia

3 BEDROOM HOME



Ground Floor

Kitchen/Dining/Family	6.42m x 3.51m (max)	21'1" x 11'6" (max)
Living Room	3.16m x 4.45m	10'4" x 14'7"
Cloakroom	2.05m x 1.15m	6'9" x 3'9"
Garage	3.10m x 6.09m (max)	10'2" x 20'0" (max)



First Floor

Bedroom 1	4.09m x 4.23m (max)	13'5" x 13'11" (max)
Bedroom 1 En Suite	2.25m x 2.10m (max)	7'4" x 6'11" (max)
Bedroom 2	3.04m x 3.54m	10'0" x 11'7"
Bedroom 3	3.30m x 2.91m	10'10" x 9'7"
Bathroom	2.20m x 2.04m	7'3" x 6'8"

Clks - Cloakroom    WS - Wardrobe Space (suggestion only, wardrobe not included)    W - Fitted Wardrobe

Furniture arrangements are for illustrative purposes only. Items are not included, nor to scale.

The items shown in this key may be subject to change, and positions could vary from those indicated on this floorplan. Please refer to Sales Advisor for details of your selected plot. Computer generated image shown overleaf. External finishes, landscaping and configuration may vary from plot to plot. Please refer to Sales Advisor for further details. All dimensions are approximate and should not be used for carpet sizes, appliance spaces or furniture. We operate a policy of continuous improvement and individual features such as kitchen and bathroom layouts, doors, windows, garages and elevational treatments may vary from time to time. Consequently these particulars should be treated as general guidance only and do not constitute a contract, part of a contract or a warranty. SY/CB/500/S00/D/01b/H.





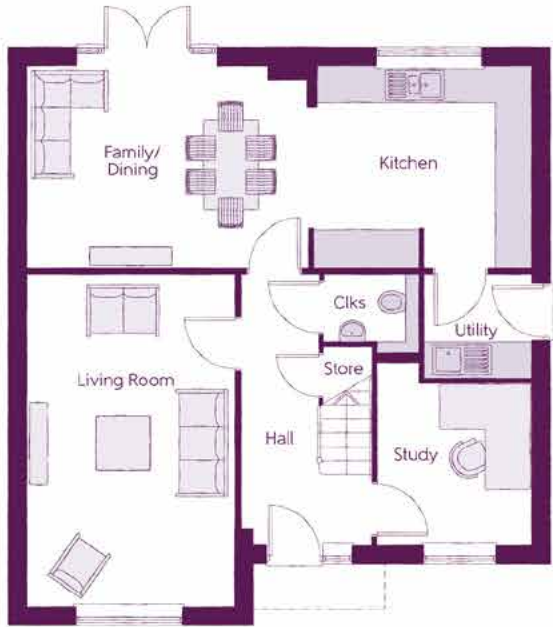
The Camellia

4 BEDROOM HOME



# The Camellia

4 BEDROOM HOME



Ground Floor

<b>Kitchen</b>	3.71m x 3.30m	12'2" x 10'10"
<b>Family/Dining</b>	4.63m x 3.30m	15'2" x 10'10"
<b>Living Room</b>	3.39m x 5.45m	11'1" x 17'11"
<b>Study</b>	2.55m x 3.03m	8'4" x 9'11"
<b>Utility</b>	1.78m x 1.71m	5'10" x 5'7"
<b>Cloakroom</b>	1.57m x 1.32m	5'2" x 4'4"



First Floor

<b>Bedroom 1</b>	3.39m x 4.92m	11'1" x 16'2"
<b>Bedroom 1 En Suite</b>	2.23m x 2.27m	7'4" x 7'5"
<b>Bedroom 2</b>	3.39m x 3.89m	11'1" x 12'9"
<b>Bedroom 3</b>	2.55m x 5.03m	8'4" x 16'6"
<b>Bedroom 4</b>	2.75m x 2.76m	9'0" x 9'1"
<b>Bathroom</b>	2.02m x 2.76m	6'8" x 9'1"

Clks - Cloakroom    WS - Wardrobe Space (suggestion only, wardrobe not included)    W - Fitted Wardrobe

**Furniture arrangements are for illustrative purposes only. Items are not included, nor to scale.**

The items shown in this key may be subject to change, and positions could vary from those indicated on this floorplan. Please refer to Sales Advisor for details of your selected plot. Computer generated image shown overleaf. External finishes, landscaping and configuration may vary from plot to plot. Please refer to Sales Advisor for further details. All dimensions are approximate and should not be used for carpet sizes, appliance spaces or furniture. We operate a policy of continuous improvement and individual features such as kitchen and bathroom layouts, doors, windows, garages and elevational treatments may vary from time to time. Consequently these particulars should be treated as general guidance only and do not constitute a contract, part of a contract or a warranty. PH/CB/500/S00/D/02/H.





## The Dahlia

5 BEDROOM HOME



## The Dahlia

5 BEDROOM HOME



Ground Floor

Kitchen	3.70m x 3.65m	12'2" x 12'0"
Dining	2.96m x 3.43m	9'9" x 11'3"
Family	3.70m x 3.65m	12'2" x 12'0"
Living Room	3.90m x 4.54m	12'10" x 14'11"
Study	3.56m x 2.74m	11'8" x 9'0"
Utility	2.10m x 1.65m	6'11" x 5'5"
Cloakroom	1.37m x 1.65m	4'6" x 5'5"



First Floor

Bedroom 1	3.62m x 4.46m (max)	11'11" x 14'8" (max)
Bedroom 1 En Suite	2.59m x 1.41m	8'6" x 4'8"
Bedroom 2	3.62m x 3.35m (max)	11'11" x 11'0" (max)
Bedroom 2 En Suite	2.76m x 1.41m	9'1" x 4'8"
Bedroom 3	3.80m x 3.39m (max)	12'6" x 11'2" (max)
Bedroom 4	3.62m x 3.78m (max)	11'11" x 12'5" (max)
Bedroom 5	2.94m x 2.98m	9'8" x 9'10"
Bathroom	2.76m x 2.68m	9'1" x 8'10"

Clks - Cloakroom    WS - Wardrobe Space (suggestion only, wardrobe not included)    W - Fitted Wardrobe

**Furniture arrangements are for illustrative purposes only. Items are not included, nor to scale.**

The items shown in this key may be subject to change, and positions could vary from those indicated on this floorplan. Please refer to Sales Advisor for details of your selected plot. Computer generated image shown overleaf. External finishes, landscaping and configuration may vary from plot to plot. Please refer to Sales Advisor for further details. All dimensions are approximate and should not be used for carpet sizes, appliance spaces or furniture. We operate a policy of continuous improvement and individual features such as kitchen and bathroom layouts, doors, windows, garages and elevational treatments may vary from time to time. Consequently these particulars should be treated as general guidance only and do not constitute a contract, part of a contract or a warranty. WA/CB/500/S00/D/01/G.





The Gardenia

4 BEDROOM HOME

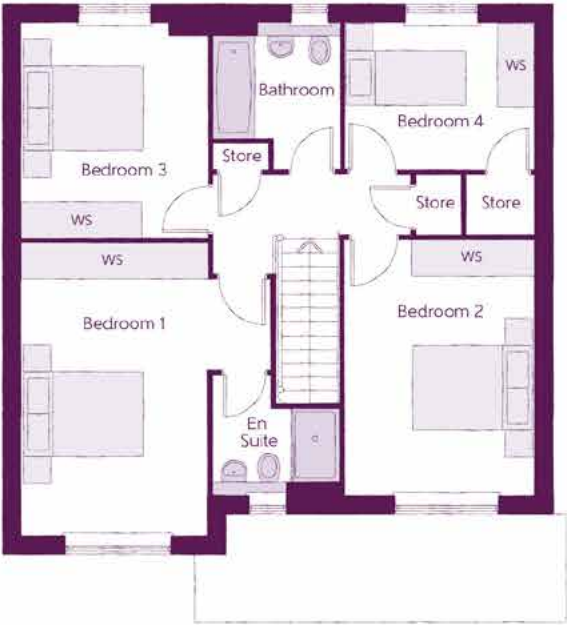


The Gardenia

4 BEDROOM HOME



Ground Floor		
Kitchen/Dining	5.33m x 3.45m	17'6" x 11'4"
Family	3.12m x 3.11m	10'3" x 10'3"
Living Room	3.05m x 4.85m	10'0" x 15'11"
Cloakroom	0.90m x 1.63m	3'0" x 5'4"
Garage	3.05m x 6.05m	10'0" x 19'10"



First Floor		
Bedroom 1	4.10m x 4.83m	13'5" x 15'10"
Bedroom 1 En Suite	2.10m x 1.95m	6'11" x 6'5"
Bedroom 2	3.12m x 4.21m	10'3" x 13'10"
Bedroom 3	3.05m x 3.53m	10'0" x 11'7"
Bedroom 4	3.16m x 2.40m	10'4" x 7'10"
Bathroom	2.07m x 2.40m	6'9" x 7'10"

Clks - Cloakroom    WS - Wardrobe Space (suggestion only, wardrobe not included)    W - Fitted Wardrobe

Furniture arrangements are for illustrative purposes only. Items are not included, nor to scale.

The items shown in this key may be subject to change, and positions could vary from those indicated on this floorplan. Please refer to Sales Advisor for details of your selected plot. Computer generated image shown overleaf. External finishes, landscaping and configuration may vary from plot to plot. Please refer to Sales Advisor for further details. All dimensions are approximate and should not be used for carpet sizes, appliance spaces or furniture. We operate a policy of continuous improvement and individual features such as kitchen and bathroom layouts, doors, windows, garages and elevational treatments may vary from time to time. Consequently these particulars should be treated as general guidance only and do not constitute a contract, part of a contract or a warranty. CU/CB/500/S00/D/01/Q.





The Heather

3 BEDROOM HOME



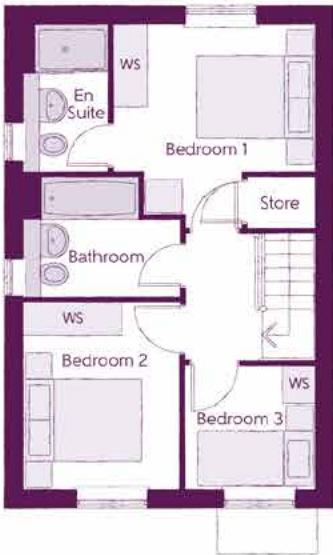
The Heather

3 BEDROOM HOME



Ground Floor

<b>Kitchen/Dining</b>	4.78m x 3.45m (max) (max)	15'8" x 11'4" (max) (max)
<b>Living Room</b>	3.68m x 5.14m (max) (max)	12'1" x 16'10" (max) (max)
<b>Cloakroom</b>	1.01m x 1.66m	3'4" x 5'5"



First Floor

<b>Bedroom 1</b>	3.29m x 3.34m (max)	10'10" x 11'0" (max)
<b>Bedroom 1 En Suite</b>	1.40m x 2.43m	4'7" x 8'0"
<b>Bedroom 2</b>	2.52m x 3.09m	8'3" x 10'2"
<b>Bedroom 3</b>	2.17m x 2.04m	7'1" x 6'8"
<b>Bathroom</b>	2.52m x 1.97m	8'3" x 6'5"

Clks - Cloakroom    WS - Wardrobe Space (suggestion only, wardrobe not included)    W - Fitted Wardrobe

**Furniture arrangements are for illustrative purposes only. Items are not included, nor to scale.**

The items shown in this key may be subject to change, and positions could vary from those indicated on this floorplan. Please refer to Sales Advisor for details of your selected plot. Computer generated image shown overleaf. External finishes, landscaping and configuration may vary from plot to plot. Please refer to Sales Advisor for further details. All dimensions are approximate and should not be used for carpet sizes, appliance spaces or furniture. We operate a policy of continuous improvement and individual features such as kitchen and bathroom layouts, doors, windows, garages and elevational treatments may vary from time to time. Consequently these particulars should be treated as general guidance only and do not constitute a contract, part of a contract or a warranty. TA/CB/500/S00/S/01/L.





The Iris

4 BEDROOM HOME



The Iris

4 BEDROOM HOME



Ground Floor

Kitchen/Dining/Family	4.74m x 6.04m (max)	15'6" x 19'10" (max)
Living Room	3.91m x 5.42m (inc. bay)	12'10" x 17'9" (inc. bay)
Study	3.31m x 2.55m (max)	10'10" x 8'4" (max)
Utility	2.57m x 3.04m (max)	8'5" x 10'0" (max)
Cloakroom	1.34m x 1.81m	4'5" x 5'11"



First Floor

Bedroom 1	5.54m x 2.93m (max)	18'2" x 9'7" (max)
Bedroom 1 En Suite	3.41m x 1.90m (max)	11'2" x 6'3" (max)
Dressing	2.04m x 1.72m	6'8" x 5'8"
Bedroom 2	3.44m x 5.03m (max)	11'4" x 16'6" (max)
Bedroom 2 En Suite	1.20m x 3.14m	3'11" x 10'3"
Bedroom 3	4.74m x 2.61m (max)	15'6" x 8'7" (max)
Bedroom 4	2.94m x 2.88m	9'8" x 9'5"
Bathroom	2.37m x 1.90m	7'9" x 6'3"

Clks - Cloakroom    WS - Wardrobe Space (suggestion only, wardrobe not included)    W - Fitted Wardrobe

Furniture arrangements are for illustrative purposes only. Items are not included, nor to scale.

The items shown in this key may be subject to change, and positions could vary from those indicated on this floorplan. Please refer to Sales Advisor for details of your selected plot. Computer generated image shown overleaf. External finishes, landscaping and configuration may vary from plot to plot. Please refer to Sales Advisor for further details. All dimensions are approximate and should not be used for carpet sizes, appliance spaces or furniture. We operate a policy of continuous improvement and individual features such as kitchen and bathroom layouts, doors, windows, garages and elevational treatments may vary from time to time. Consequently these particulars should be treated as general guidance only and do not constitute a contract, part of a contract or a warranty. JE/CB/500/S00/D/01/C.





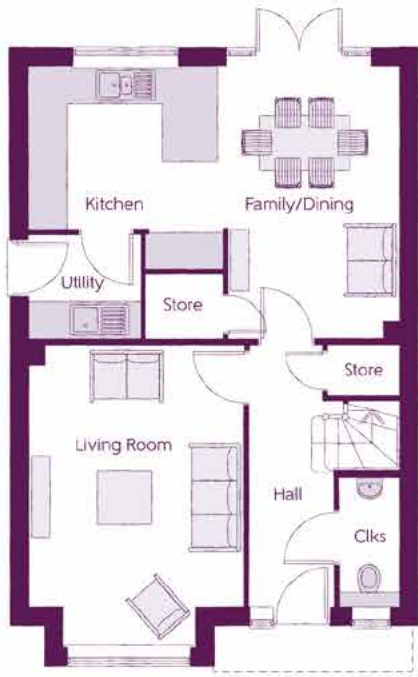
The Jasmine

4 BEDROOM HOME

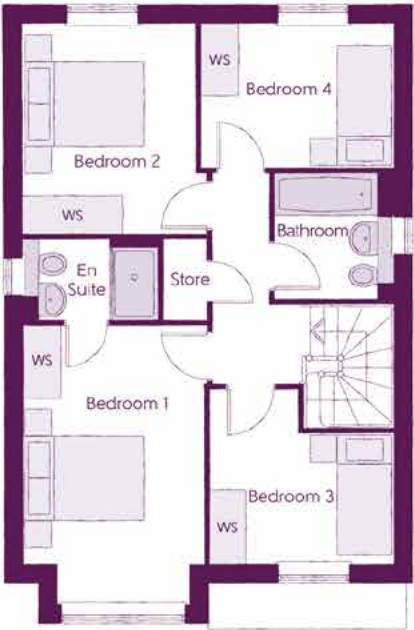


The Jasmine

4 BEDROOM HOME



Ground Floor		
Kitchen	3.20m x 3.33m	10'6" x 10'11"
Family/Dining	2.88m x 4.48m	9'6" x 14'8"
Living Room	3.54m x 4.94m (inc. bay)	11'7" x 16'3" (inc. bay)
Utility	1.84m x 1.71m	6'0" x 5'7"
Cloakroom	0.97m x 2.08m	3'2" x 6'10"



First Floor		
Bedroom 1	2.96m x 4.59m (inc. bay)	9'9" x 15'1" (inc. bay)
Bedroom 1 En Suite	2.22m x 1.35m	7'4" x 4'5"
Bedroom 2	2.83m x 3.46m	9'3" x 11'4"
Bedroom 3	3.03m x 2.87m (max)	9'11" x 9'5" (max)
Bedroom 4	3.17m x 2.38m	10'5" x 7'10"
Bathroom	1.91m x 2.08m	6'3" x 6'10"

Clks - Cloakroom    WS - Wardrobe Space (suggestion only, wardrobe not included)    W - Fitted Wardrobe

Furniture arrangements are for illustrative purposes only. Items are not included, nor to scale.

The items shown in this key may be subject to change, and positions could vary from those indicated on this floorplan. Please refer to Sales Advisor for details of your selected plot. Computer generated image shown overleaf. External finishes, landscaping and configuration may vary from plot to plot. Please refer to Sales Advisor for further details. All dimensions are approximate and should not be used for carpet sizes, appliance spaces or furniture. We operate a policy of continuous improvement and individual features such as kitchen and bathroom layouts, doors, windows, garages and elevational treatments may vary from time to time. Consequently these particulars should be treated as general guidance only and do not constitute a contract, part of a contract or a warranty. SC/CB/500/S00/D/01/N.





The Lavender

2 BEDROOM HOME



The Lavender

2 BEDROOM HOME



Ground Floor

Kitchen/Dining	4.05m x 3.38m (max)	13'3" x 11'1" (max)
Living Room	2.95m x 4.85m (max)	9'8" x 15'11" (max)
Cloakroom	1.01m x 1.50m	3'4" x 4'11"



First Floor

Bedroom 1	4.05m x 2.72m	13'3" x 8'11"
Bedroom 2	4.05m x 2.40m (max)	13'3" x 7'10" (max)
Bathroom	1.91m x 2.36m	6'3" x 7'9"

Clks - Cloakroom    WS - Wardrobe Space (suggestion only, wardrobe not included)    W - Fitted Wardrobe

Furniture arrangements are for illustrative purposes only. Items are not included, nor to scale.

The items shown in this key may be subject to change, and positions could vary from those indicated on this floorplan. Please refer to Sales Advisor for details of your selected plot. Computer generated image shown overleaf. External finishes, landscaping and configuration may vary from plot to plot. Please refer to Sales Advisor for further details. All dimensions are approximate and should not be used for carpet sizes, appliance spaces or furniture. We operate a policy of continuous improvement and individual features such as kitchen and bathroom layouts, doors, windows, garages and elevational treatments may vary from time to time. Consequently these particulars should be treated as general guidance only and do not constitute a contract, part of a contract or a warranty. JO/CB/500/S00/S/01/J.





The Lunaria  
4 BEDROOM HOME



The Lunaria

4 BEDROOM HOME



Ground Floor

Kitchen/Dining/Family	6.37m x 5.56m (max) (min)	20'11" x 18'3" (max) (min)
Living Room	4.29m x 4.43m	14'1" x 14'6"
Utility	1.62m x 1.78m	5'4" x 5'10"
Cloakroom	1.06m x 1.78m	3'6" x 5'10"
Garage	2.70m x 4.71m	8'10" x 15'5"



First Floor

Bedroom 1	4.29m x 4.89m (max) (min)	14'1" x 16'0" (max) (min)
Bedroom 1 En Suite	3.06m x 1.63m (max) (min)	10'1" x 5'4" (max) (min)
Bedroom 2	3.63m x 3.59m (max) (max)	11'11" x 11'9" (max) (max)
Bedroom 3	3.28m x 3.44m	10'9" x 11'4"
Bedroom 4	3.09m x 3.08m	10'2" x 10'1"
Bathroom	2.15m x 2.23m (max) (min)	7'1" x 7'4" (max) (min)

Clks - Cloakroom    WS - Wardrobe Space (suggestion only, wardrobe not included)    W - Fitted Wardrobe

Furniture arrangements are for illustrative purposes only. Items are not included, nor to scale.

The items shown in this key may be subject to change, and positions could vary from those indicated on this floorplan. Please refer to Sales Advisor for details of your selected plot. Computer generated image shown overleaf. External finishes, landscaping and configuration may vary from plot to plot. Please refer to Sales Advisor for further details. All dimensions are approximate and should not be used for carpet sizes, appliance spaces or furniture. We operate a policy of continuous improvement and individual features such as kitchen and bathroom layouts, doors, windows, garages and elevational treatments may vary from time to time. Consequently these particulars should be treated as general guidance only and do not constitute a contract, part of a contract or a warranty. FO/CB/500/S00/D/01/D.





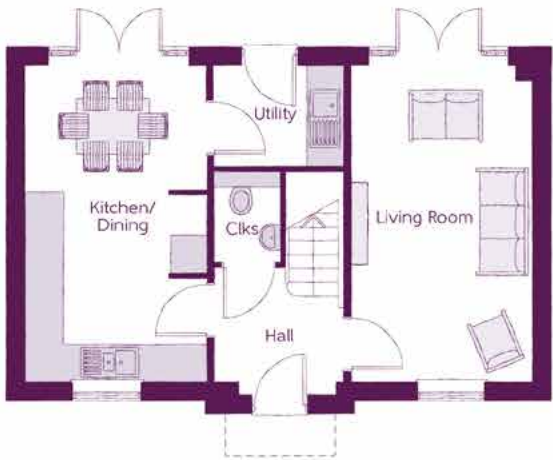
The Lysander

3 BEDROOM HOME



# The Lysander

3 BEDROOM HOME



Ground Floor

Kitchen/Dining	2.96m x 5.19m	9'8" x 17'0"
Living Room	2.96m x 5.19m	9'8" x 17'0"
Utility	2.13m x 1.62m	7'0" x 5'4"
Cloakroom	1.07m x 1.53m	3'6" x 5'0"



First Floor

Bedroom 1	3.02m x 3.12m	9'11" x 10'3"
Bedroom 1 En Suite	2.14m x 1.62m	7'0" x 5'4"
Bedroom 2	4.18m x 2.68m	13'8" x 8'9"
Bedroom 3	3.10m x 2.42m (max)	10'2" x 7'11" (max)
Bathroom	1.91m x 1.98m	6'3" x 6'6"

The items shown in this key may be subject to change, and positions could vary from those indicated on this floorplan. Please refer to Sales Advisor for details of your selected plot. Computer generated image shown overleaf. External finishes, landscaping and configuration may vary from plot to plot. Please refer to Sales Advisor for further details. All dimensions are approximate and should not be used for carpet sizes, appliance spaces or furniture. We operate a policy of continuous improvement and individual features such as kitchen and bathroom layouts, doors, windows, garages and elevational treatments may vary from time to time. Consequently these particulars should be treated as general guidance only and do not constitute a contract, part of a contract or a warranty. QU/CB/500/S00/D/01/K.





The Valerian  
3 BEDROOM HOME



The Valerian  
3 BEDROOM HOME



Ground Floor		
Kitchen/Dining	4.67m x 4.29m	15'4" x 14'1"
Living Room	3.61m x 4.05m (max)	11'10" x 13'4"
Cloakroom	1.71m x 1.05m	5'7" x 3'5"



First Floor		
Bedroom 1	3.61m x 3.56m (max) (max)	11'10" x 11'8" (max) (max)
Bedroom 1 En Suite	1.41m x 1.96m	4'8" x 6'5"
Bedroom 2	2.15m x 3.49m	7'1" x 11'5"
Bedroom 3	2.43m x 3.51m (max) (max)	8'0" x 11'6" (max) (max)
Bathroom	2.15m x 1.93m	7'1" x 6'4"

Clks - Cloakroom    WS - Wardrobe Space (suggestion only, wardrobe not included)    W - Fitted Wardrobe

Furniture arrangements are for illustrative purposes only. Items are not included, nor to scale.

The items shown in this key may be subject to change, and positions could vary from those indicated on this floorplan. Please refer to Sales Advisor for details of your selected plot. Computer generated image shown overleaf. External finishes, landscaping and configuration may vary from plot to plot. Please refer to Sales Advisor for further details. All dimensions are approximate and should not be used for carpet sizes, appliance spaces or furniture. We operate a policy of continuous improvement and individual features such as kitchen and bathroom layouts, doors, windows, garages and elevational treatments may vary from time to time. Consequently these particulars should be treated as general guidance only and do not constitute a contract, part of a contract or a warranty. MA/CB/500/S00/D/01/Q.





The Wisteria

3 BEDROOM HOME



The Wisteria

3 BEDROOM HOME



Ground Floor

Kitchen/Dining	3.11m x 4.85m	10'3" x 15'11"
Living Room	3.48m x 4.85m	11'5" x 15'11"
Cloakroom	1.92m x 0.96m (max)	6'4" x 3'2" (max)



First Floor

Bedroom 1	2.95m x 3.56m	9'8" x 11'8"
Bedroom 1 En Suite	2.95m x 1.20m	9'8" x 3'11"
Bedroom 2	3.17m x 2.39m	10'5" x 7'10"
Bedroom 3	3.17m x 2.37m	10'5" x 7'9"
Bathroom	1.92m x 1.90m	6'4" x 6'3"

Clks - Cloakroom    WS - Wardrobe Space (suggestion only, wardrobe not included)    W - Fitted Wardrobe

Furniture arrangements are for illustrative purposes only. Items are not included, nor to scale.

The items shown in this key may be subject to change, and positions could vary from those indicated on this floorplan. Please refer to Sales Advisor for details of your selected plot. Computer generated image shown overleaf. External finishes, landscaping and configuration may vary from plot to plot. Please refer to Sales Advisor for further details. All dimensions are approximate and should not be used for carpet sizes, appliance spaces or furniture. We operate a policy of continuous improvement and individual features such as kitchen and bathroom layouts, doors, windows, garages and elevational treatments may vary from time to time. Consequently these particulars should be treated as general guidance only and do not constitute a contract, part of a contract or a warranty. TH/CB/500/S00/D/01a/L.



# Specification

			2 Bedroom Homes	3 Bedroom Homes	4 Bedroom Homes	5 Bedroom Homes
FINISHES	Entrance Doors	GRP Insulated Door	•	•	•	•
	Loft Hatch	Loft Hatch - Hinged Drop Down ** ††	•	•	•	•
	Ceilings	Crown White Matt Emulsion	•	•	•	•
	Walls	Crown White Matt Emulsion	•	•	•	•
	Floors	Concrete Ground Floor / Chipboard First Floor	•	•	•	•
	Window Cills	White Satin MDF	•	•	•	•
	Stairs	Timber Stair - White Satin MDF Strings	•	•	•	•
	Balusters	White Satin Stop Chamfered Balusters	•	•	•	•
	Newel Posts	White Satin Stop Chamfered Newels	•	•	•	•
	Newel Caps	Oak Stop Chamfered Newels	•	•	•	•
	Handrail	White Satin Flat Top Newel Caps	•	•	•	•
	Skirting	Oak Flat Top Newel Caps	•	•	•	•
	Architrave	White Satin Heavy Duty Handrail	•	•	•	•
	Internal Doors	Oak Heavy Duty Handrail	•	•	•	•
	Ironmongery	White Satin 94x14 MDF Grooved & Chamfered	•	•	•	•
KITCHEN	Wardrobes	White Satin 120x14 MDF Grooved & Chamfered	•	•	•	•
	Carcase	White Satin 69x18 MDF Grooved & Chamfered	•	•	•	•
	Frontals	White Pro Finished Ladder Internal Doors	•	•	•	•
	Units	Satin CSU192 Door Furniture	•	•	•	•
	Worktops	Hinged Fitted Wardrobes to Bed 1	•	•	•	•
	Kitchen Sink	Premium Grade 18mm thk Colour Matched Carcase	•	•	•	•
	Utility Sink	Bellway Band B options &&	•	•	•	•
	Appliances Oven	Bellway Band C options &&	•	•	•	•
	Appliances Hob	Bellway Band D options &&	•	•	•	•
	Appliances Extractor	Frontal Matching Table Ends	•	•	•	•
	Appliances Microwave	Unit Framing	•	•	•	•
	Appliances Fridge Freezer	40mm Square Edge Worktops with upstand	•	•	•	•
	Appliance Dishwasher	Rangemaster Aria Single Bowl SS Sink & Aquamono Tap (inc Sink Liner)	•	•	•	•
	Appliance Washing Machine	Rangemaster Aria Bowl & Half SS Sink & Aquamono Tap (inc Sink Liner)	•	•	•	•
		Rangemaster Cleindale Bowl & Half SS Sink & Aquamono Tap (inc Sink Liner)	•	•	•	•
WET ROOMS	Cloaks - WC	Rangemaster Aria Single Bowl SS Sink & Aquamono Tap (inc Sink Liner)	•	•	•	•
	Cloaks - Basin	Rangemaster Cleindale Single Bowl SS Sink & Aquamono Tap (inc Sink Liner)	•	•	•	•
	Cloaks - Brassware	Electrolux Single Oven KCGF400BX	•	•	•	•
	Cloaks - Tiling	Electrolux Single Oven KCGF401TX	•	•	•	•
	Bathroom - WC	Electrolux Single Oven EDOF466X	•	•	•	•
	Bathroom - Basin	Electrolux 4 Burner Gas Hob KGS8404SX & SS Splashback	•	•	•	•
	Bathroom - Bath	Electrolux 4 Burner Gas Hob KGS6424X & SS Splashback	•	•	•	•
	Bathroom - Brassware	Electrolux 5 Burner Gas Hob KGS736GX & SS Splashback	•	•	•	•
	Bathroom - Shower Tray	Cooker Hood Extractor LFC38GX	•	•	•	•
	Bathroom - Shower	Electrolux Cooker Extractor LFC379X	•	•	•	•
	Bathroom - Tiling	Electrolux Combination Microwave EVLDC46X	•	•	•	•
		Fridge Freezer Space Only	•	•	•	•
		Electrolux 70/30 Fridge Freezer UNSSLE18S	•	•	•	•
		Electrolux 70/30 Fridge Freezer UNSSLE18S (Zinc)	•	•	•	•
		Removable Unit (inc Feed & Waste) ‡	•	•	•	•
		Electrolux Dishwasher KEAF200L	•	•	•	•

WET ROOMS	En-Suite - WC	ROCA DEBBA WC with Concealed Cistern & PL2 Flush Plate ***	•	•	•	•
	En-Suite - Basin	ROCA DEBBA WC with Concealed Cistern & PL2 Flush Plate #	•	•	•	•
	En-Suite - Bath	ROCA DEBBA 450 WHB with Full Pedestal	•	•	•	•
	En-Suite - Brassware	ROCA DEBBA 550 WHB with Semi Pedestal	•	•	•	•
	En-Suite - Shower Tray	ROCA OSLO Acrylic Bath & Rigid Bath Panel ^	•	•	•	•
	En-Suite - Shower	BRISTAN PISA Chrome Bath & Basin Mixer Taps	•	•	•	•
	En-Suite - Tiling	BRISTAN SAIL Chrome Bath & Basin Mixer Taps	•	•	•	•
		MIRA FLIGHT Low Shower Tray with MIRA ELEVATE Enclosure ^	•	•	•	•
		MIRA MINIMAL Single Thermostatic Shower †††	•	•	•	•
		MIRA MINIMAL Dual Thermostatic Shower	•	•	•	•
		1/2 Height Tiling (Band 2) to Wet Walls with Flat Edged White Trim *** †††	•	•	•	•
		1/2 Height Tiling (Band 3) to Wet Walls with Flat Edged Chrome Trim †††	•	•	•	•
		Waste Water Heat Recovery System ^	•	•	•	•
		Ideal LOGIC Combination Boiler (CB) **	•	•	•	•
		Ideal LOGIC Boiler & ThermoQ Evocyl HW Cylinder (HCB) **	•	•	•	•
MECHANICAL	Boiler	Google Nest 3RD Gen Dual Zone Learning Thermostat	•	•	•	•
	Controls	Selad Compact Steel Panel Radiators with Grilles	•	•	•	•
	Radiators	Flat Chrome to Bathroom	•	•	•	•
	Towel Warmers	Flat Chrome to Bathroom & En-Suite 1	•	•	•	•
	Ventilation	Window Trickle Ventilators with Mechanical Extract Fans (system 3) dMEV	•	•	•	•
	PV Generation Optimiser	Maxtec Solar Boost ^	•	•	•	•
	Safety - Heat	Heat Detector DET ##	•	•	•	•
	Safety - Fire	Optical Smoke Detectors LD2 D2 DET	•	•	•	•
	Safety - Carbon	Firebitz FHCO-BH Carbon Monoxide Detector	•	•	•	•
	Consumer Unit	Wylex Consumer Unit	•	•	•	•
	Sockets & Switches	Becrumb CASA White Fittings	•	•	•	•
	Lighting	Pendant Fitting to Habitable Rooms	•	•	•	•
	Lighting - Kitchen	White Recessed Spot Lights	•	•	•	•
	Lighting - Kitchen Under Unit	Polished Chrome Recessed Spot Lights	•	•	•	•
	Lighting - Bathroom & En-Suites	High Output Tri Light	•	•	•	•
ELECTRICS	Lighting - External	White Recessed Spot Lights	•	•	•	•
	Communications - TV	Polished Chrome Recessed Spot Lights	•	•	•	•
	Communications - Data	External Light Clifton Brushed Steel Up/Down (Front & Rear)	•	•	•	•
	Broadband	TV Point to Living Room & Bedroom 1	•	•	•	•
		Cat 6 Network Point to Living Room & Study	•	•	•	•
		Ultrafast Fibre Connectivity (Openreach, Virgin Media, Hyperoptic) ††	•	•	•	•
	Build Method	Masonry ---	•	•	•	•
	Ecological	Hedgehog Highway fencing adaption	•	•	•	•
	Garages Electrics	Light & Power Point to incurlage Garages ---	•	•	•	•
	Maintenance	External Tap	•	•	•	•
	Number Plaque	Ashberry Number Plaque	•	•	•	•
	Footpath & Patio	Grey PCC Flags 450x450x32's	•	•	•	•
	Garages	Steel Panel Up & Over Canopy Garage Door ---	•	•	•	•
	Drives	Bitmac Black --	•	•	•	•
	Landscaping - Front	Medallion Turf & Landscape Planting ---	•	•	•	•
EXTERNALS & MISC	Landscaping - Rear	Rotovated Topsoil ---	•	•	•	•
	Renewables	Photovoltaic Array ---	•	•	•	•
	EV Charging Terminal	Universal Socket 7kW ^ †	•	•	•	•
			•	•	•	•
			•	•	•	•
			•	•	•	•
			•	•	•	•
			•	•	•	•
			•	•	•	•
			•	•	•	•
			•	•	•	•
			•	•	•	•
			•	•	•	•
			•	•	•	•
			•	•	•	•

\* refer site layout

\*\* fire rated as necessary

\*\*\* full height around bath where shower provided as standard

† electrical infrastructure upgrade may be required

†† where layout allows

††† full height to shower enclosure

# inc soft close mechanism seat on 4 & 5 Bedroom Homes ONLY

## kitchen only

### over bath ONLY incorporating MIRA bath screen 11863.004 where no shower elsewhere in dwelling

~ plot dependent

--- plot specific, refer site layout

--- refer site landscape layout

& semi recessed basin if AD M4(ii) applicable

&& soft close mechanism to doors & drawers

&&& where provision of shower tray allows

‡ at build stage

‡† consult with sales executive for specific development details

‡‡‡ flow regulator fitted to bath mixer if serving single thermostatic shower & fed via combination boiler

^ house type dependent - liaise with sales executive

^^ house type dependent on particular 4 bed house types - liaise with Sales Advisor

^^^ inc soft close mechanism seat





# It's the start of something new

Welcome to Ashberry Homes, a developer of homes built to exceptional standards in carefully chosen locations, where we place individuality and excellence at the heart of house-building.

At Ashberry Homes, we believe that in order to create homes that are loved, they must be built with expertise, confidence and the utmost care.

Our team of skilled craftsmen work to the highest of standards, making sure that your needs are always the inspiration behind our designs.

What's more, our Personal Touch selection of optional finishes and upgrades allows you to make your new home as unique as you are. This pride in our workmanship extends to the environment, with sustainable features built into every Ashberry home - helping to preserve precious natural resources and ensuring lower energy running costs for you.



“The staff at Ashberry Homes have been so helpful throughout my journey. Moving home can be a stressful time, and they really helped to keep me informed. They are exceptional.

**Jonathan**  
Cherry Fields



“I would recommend buying with Ashberry Homes, as they went above and beyond to ensure the quality of build and service beat our expectations.

**Matt and Katya**  
The Limes

From the moment you visit our sales centre to the second you step into your new Ashberry home, we will be there to offer our guidance and expertise.

Our friendly and professional team will help ensure that your home-buying journey is as straightforward as possible, supporting you through each decision you make. Plus, once you move in, we will still be there if you need us, providing a comprehensive programme of aftercare that you can rely on.

Ashberry Homes abides by The Consumer Code, which is an independent industry code developed to make the home-buying process fairer and more transparent for purchasers.







## Here for you at every step

At Ashberry Homes, we know that buying and selling a home is a time when you need support and guidance, which is why we're here to help.

We strive to give all our customers an enjoyable home-buying experience and help make your dream home a reality by being here for you every step of the way.

Our expert team will be by your side to advise and guide you from the moment you first visit us right through to the completion of your purchase. We'll also be available on moving day to welcome you into your new home, helping to ensure your move goes smoothly. We don't just stop when you have the keys either. Should you need us, our customer care team will be on hand to help with any queries, no matter how small.



## Love your home, not somebody else's

All of our homes are equipped with superior fixtures and fittings, which perfectly complements our focus on design and attention to detail.

Expertly crafted using state-of-the-art materials, your brand new home is finished to a high standard so you can start enjoying it the moment you get your keys.

“ We would recommend Ashberry Homes to others as they build a strong standard of homes. The aftercare was very good to make sure we had settled in.

**Amber and Darren**  
Elizabeth Gardens



## It's the little things that make a house your home

Our Personal Touch selection of optional finishes and fittings puts all the decisions in your hands.

From upgrading our standard fittings to adding additional items, you can make your new home as individual as you are.

Most importantly, we will ensure that your chosen features are expertly fitted and finished, ready for your move-in day.



“ We fell in love with our home the moment we saw it. It was our dream home, right down to the white picket fence outside our front garden.

**Wyon and Tasnova**  
Victoria Gardens





# How to find us

---



Ashberry Homes abides by the New Homes Quality Code (NHQC), an independent industry code established to champion quality new homes and deliver better outcomes for customers.

Ashberry  
Homes

