



MANOR PARK
WALTON

 dandara

WELCOME TO

MANOR PARK

Located in the heart of south east Milton Keynes, the neighbourhood of Walton offers a peaceful setting with excellent amenities and green open spaces within easy reach. Manor Park is a superb new collection of contemporary homes designed to deliver the style, comfort and quality that you deserve – now and in the future.



Modern Living in a Connected, Convenient Location

Walton is a well-connected neighbourhood located in the south east of Milton Keynes. This welcoming community offers a blend of peaceful residential living and convenient access to everything the city has to offer.

Local amenities include shops, cafés, parks, a popular lakeside pub, and nearby retail centres such as Kingston Centre. The area is rich in green spaces, with Caldecotte Lake just moments away, a local favourite for walking, cycling, water sports, and nature watching.

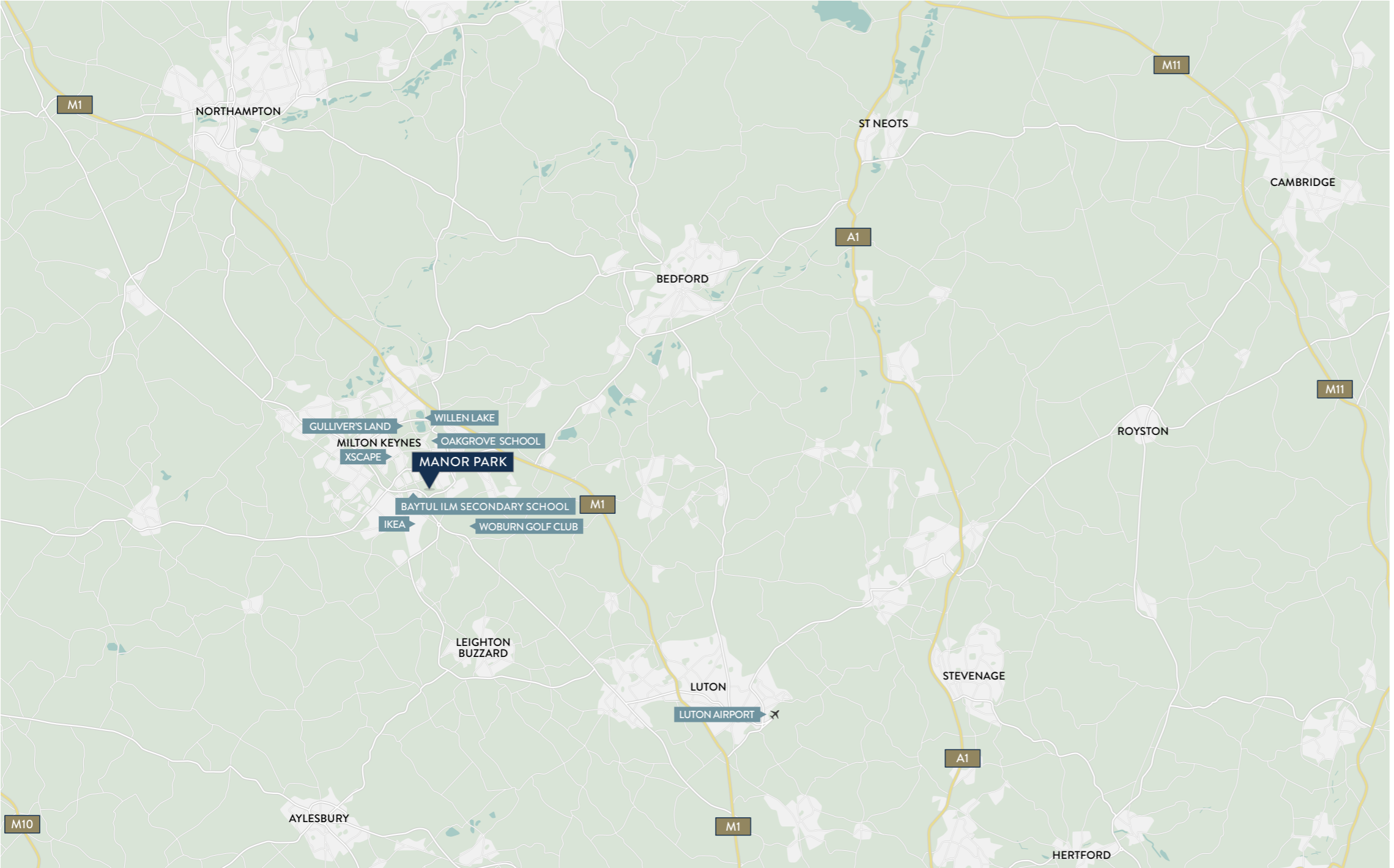
Families are well served with a range of highly regarded schools, while commuters benefit from excellent road links and easy access to Milton Keynes Central station, with fast trains to London.

Offering the benefits of a suburban setting alongside the convenience of city living, Walton is an easily accessible neighbourhood with a strong sense of community and access to a wide range of amenities making it the perfect place to call home.





THE PERFECT LOCATION



EDUCATION

Heronsgate School	0.6 miles
Kents Hill Secondary	1.0 miles
Charles Warren	1.4 miles
Oakgrove School	1.6 miles
Wavendon Gate School	1.8 miles
Walton High	1.9 miles
Baytul Ilm Secondary	1.9 miles
Middleton Primary	2.4 miles

LOCAL AMENITIES

The Open University	0.1 miles
Caldecotte Lake	1.8 miles
Kingston Centre Retail Park	2.1 miles
IKEA Milton Keynes	2.6 miles
Gulliver's Land	3.1 miles
Willen Lake	3.6 miles
Xscape Milton Keynes	3.7 miles
Centre:MK	3.7 miles
Nuffield Heath Gym	3.9 miles
Woburn Golf Club	4.0 miles
Woburn Safari Park	7.1 miles

TRAIN STATIONS

Milton Keynes Station	4.3 miles
Bedford Station	15.8 miles

BUS STATION

Milton Keynes Coachway	4.5 miles
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AIRPORTS

Luton Airport	22.7 miles
London Stansted	59.1 miles
London Heathrow	59.1 miles

ROADS

A421	1.4 miles
A5	2.0 miles
M1	4.0 miles





HIGH QUALITY SPECIFICATION

At Dandara, we believe the difference between simply building a house and creating a home is attention to detail. From the initial design stage, right through to the final finishing touches, quality is built-in as standard.

SPECIFICATION DETAILS

KITCHENS

Choice of high-quality fully fitted contemporary kitchens with stylish laminate worktops.* Equipped with appliances including: stainless steel and glass extractor hood, integrated single or double oven,** ceramic hob with glass splashback, integrated fridge freezer, dishwasher** and a stainless steel single bowl sink with chrome tap.

BATHROOMS

Quality white suite comprising bath,** basin, WC, heated towel rail. Porcelanosa floor and wall tiles to wet areas.

ENSUITES

The stylish ensuites feature a high quality contemporary white basin with polished chrome taps, enclosed thermostatically controlled shower with polished chrome fittings, WC and a heated towel rail. Porcelanosa floor and wall tiles to wet areas.

WC

All feature high quality white sanitaryware comprising WC, basin with tiled splash back and polished chrome taps.

INTERNAL JOINERY

High quality white panelled internal doors with glazed door to kitchen/dining room, with contemporary chrome door handles.

INTERNAL FINISH & DECORATION

Walls and ceilings painted with white emulsion. All woodwork is finished in white gloss/satin finish.

WARDROBES

Four and five bedroom homes include stylish fitted wardrobes with sliding doors in bedroom one.

RENEWABLE TECHNOLOGIES

Waste water recovery to selected homes.**

HEATING & HOT WATER

Provided by air source heat pump and domestic hot water storage cylinder. Steel panel radiators with thermostatic radiator valves.

ELECTRICAL

White sockets and switches throughout. Telephone and data sockets in the living room and study (where applicable). TV/Satellite outlets to the living room and bedroom one.**

LIGHTING

Recessed LED down lighting to kitchen/dining, bathrooms, ensuites and WC. Pendants to the living room, dining area, bedrooms, hallway, landing and study (where applicable). Under cabinet LED lighting to wall units in kitchen.

WINDOWS AND DOORS

Pre-finished front and back door set complete with multi-point locking mechanism and chrome door lever. Double-glazed uPVC casement windows.

EXTERNAL

Block pavior or tarmac to driveway,** paved slabs and gravel to paths and patios. External tap. Front gardens are turfed/landscaped. Rear gardens are fenced and rotavated. Pre-finished garage door (where applicable). Electric vehicle charging point.**

* Subject to build stage. ** Subject to house type and plot.



WHY BUY NEW?

'Old vs new' is a long-running debate. But with a Dandara home, you'll find all the benefits of new beats an older home every time. Because then you can look forward to less maintenance and lower running costs, improved safety and security and not having the hassle of being in a chain. And don't forget, you'll have an entire blank canvas to put your own stamp on.

EVERY NEW DANDARA HOME INCLUDES

A 10 year guarantee for your peace of mind, provided by a third party.



INCLUDED AS STANDARD IN EVERY DANDARA HOME

All Dandara homes come complete with quality fitted kitchens and stylish contemporary bathrooms.



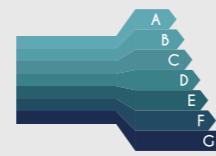
THEY CAN HELP YOU SAVE MONEY

Your energy bills could be up to 50% cheaper than an older equivalent which means you could save you hundreds per year on your household bills.*



THEY CAN HELP THE ENVIRONMENT

86% of new build homes are rated A-B for energy efficiency, while under 5% of existing properties reached the same standard.* The average new home generates 65% less carbon emissions than older properties of their type.*



IT'S LOWER MAINTENANCE

From higher building standards to improved energy efficiency, we invest in quality so you can enjoy lower maintenance living.



IT'S BRAND NEW AND READY FOR YOU

From the day you move in, everything in your new Dandara home is bright and brand new - ready for you just to add your own personality and style.



HERE TO HELP

It's an exciting time when you're buying a new home. It can, however, be a little stressful. But with Dandara, our dedicated sales consultants and customer care teams are with you every step of the way, from your initial enquiry to moving day to beyond. So when we say we're here to help, we really do mean it.



MOVING MADE EASY

We could take care of selling your current home for you. Leaving you to think about loving life in your brand new, thoughtfully-considered Dandara home. We could even pay your estate agent fees up to £5,000.*



DEPOSIT CONTRIBUTION

Ready to buy your new Dandara home but need a helping hand? We may be able to help towards your deposit.*



PART EXCHANGE

Want to buy a new Dandara home, but prefer a hassle-free and chain-free move. With Part Exchange, we could buy your current home when you buy one of ours.* Ask your sales consultant to tell you more.

*According to HBF figures published January 2025.

*Available on selected homes, Terms and Conditions apply. Please speak to your sales consultant for full details.

SUSTAINABILITY & SOCIAL RESPONSIBILITY

Our approach to Environmental, Social and Governance (ESG) means we consider the wider impact of how and where we build, from reducing our own carbon footprint to supporting local communities.

We believe that better homes help create a better future — for you, your neighbourhood, and the environment. That's why we're working to improve the energy-efficiency of our new homes and reduce their environmental impact compared to many older properties.

Many of our new homes have features designed to help improve comfort, reduce energy bills, lower carbon emissions and support a more sustainable way of living. They also help support our alignment with the UK's Future Homes Standard, and may include:



High-Performance Wall Insulation



LED Lighting



Solar panels (photovoltaics)*



Energy-Efficient Kitchen Appliances



Water-saving kitchen & bathroom fittings



Mechanical Ventilation Systems



Wastewater Heat Recovery Systems*



Electric Vehicle (EV) Charging Points*



Double-Glazed Windows



Access to Cycle Lanes & Local Amenities*



Air Source Heat Pump*

* Subject to the housing development. To find out which features are included in homes at this development, please speak with your Dandara sales consultant.

SUPPORTING LOCAL COMMUNITIES

As well as creating great places to live, our developments help support the wider community — from investing in schools and local facilities to working with nearby businesses.

Here are some of the ways we add Social and Local Value:



SUPPORTING LOCAL JOBS

Where possible, we employ locally and work with tradespeople who live in the local area.



WORKING WITH LOCAL BUSINESSES

We partner with suppliers and services based in the local area, where we can, to help boost the regional economy.



CREATING CAREER OPPORTUNITIES

We offer apprenticeships and training to help young people build careers in construction.



GIVING BACK

We support local charities, voluntary groups and social enterprises through donations and hands-on help.



FUNDING LOCAL INITIATIVES

From sports teams to community events, we provide sponsorships and support to projects that bring people together.

We're proud to support the communities around our developments, and we're always looking for ways to create lasting benefits for residents and neighbours alike.

To learn more about our approach to sustainability and community investment, visit dandara.com/about-us/sustainability

CUSTOMER SERVICE

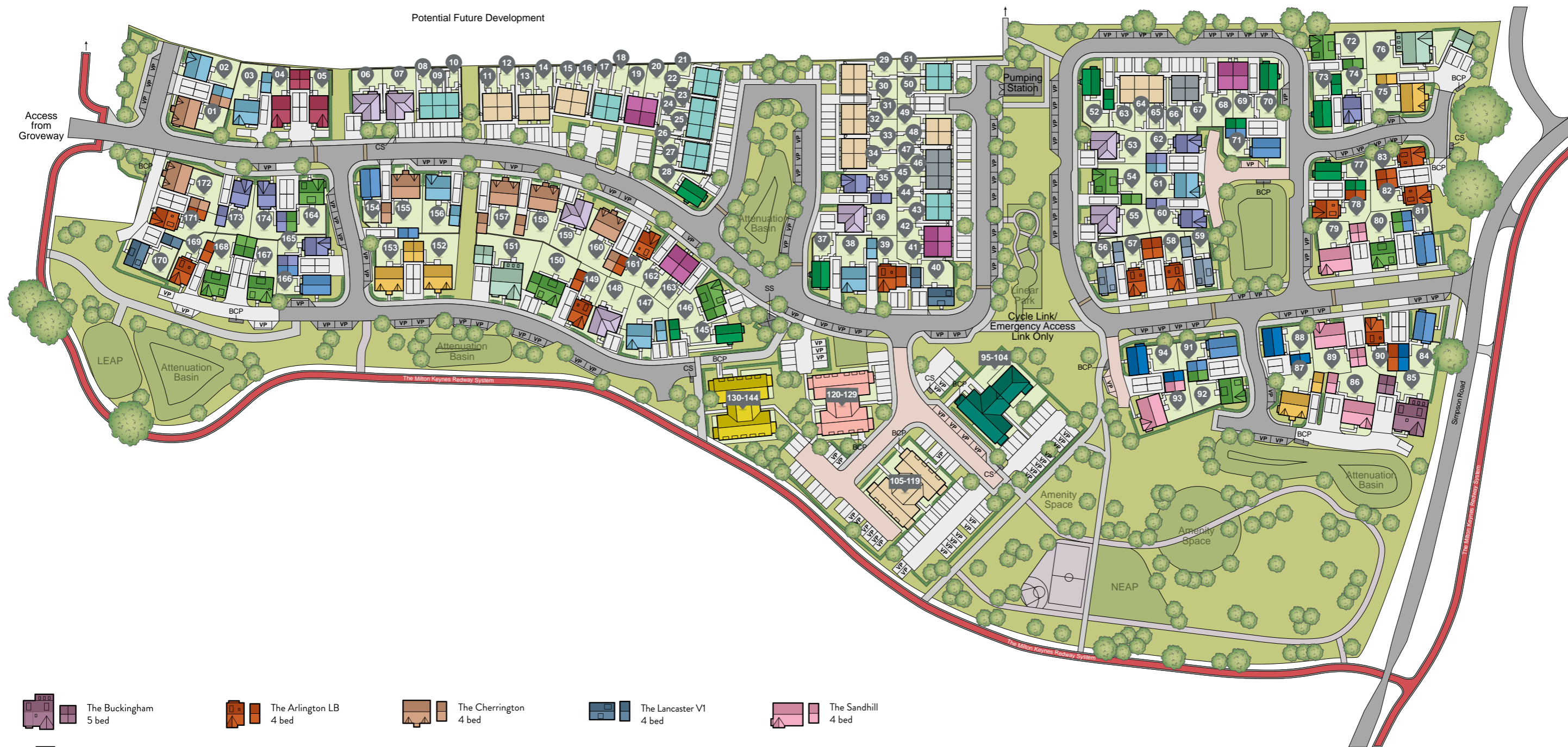
At Dandara we're committed to putting our customers first. From the first interaction with our sales team, to the day you move in, we're dedicated to providing the best possible service. But it doesn't end there, even after you've moved in, we will still be on hand to answer any questions you may have. In fact, over 90% of our customers would recommend us to friends and family which has earned us 5 stars for customer service from the Home Builders Federation's annual New Homes Survey. We will keep you updated with the progress of your property and invite you to visit and attend a home demonstration so our on-site team can explain how various aspects of your new home will work.

We will also ensure move in day runs as smoothly as possible and will provide you with a comprehensive information pack that details all the working aspects of your new home. Our Customer Care Teams will be in touch to see how you have settled in and answer any questions you may have. You can find out more in our Customer Charter which describes our commitment to our customers and outlines the warranties and guarantees we provide with every home we build. Please visit our website for further information.



DISCLAIMER: The information and images contained in this document are intended to convey the concept and vision for the 'Manor Park' development. They are for guidance only, may alter as work progresses and do not necessarily represent a true and accurate depiction of the finished product. This brochure does not form part of any contract nor does it form any representation or warranty in relation to the Developer, its Employees, Agents or to the 'Manor Park' development or any of their related developments. This brochure has been published before construction work has been finalised and is designed to be illustrative of the development. Whilst these particulars are believed to be correct, their accuracy cannot be guaranteed and during the course of construction there may be some variation to them. Purchasers are given notice that: 1. These particulars do not constitute any part of an offer or contract. 2. All statements made in these particulars are made without responsibility on the part of the agent or the developer. 3. None of the statements contained in these particulars are to be relied upon as a statement or representation of fact. 4. Any intended purchaser or tenant must satisfy him/herself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. 5. The developer does not make or give, nor any person in their employment has any authority to make or give any representation or warranty whatever in relation to Dandara Northern Home Counties or any part of it. 6. The selling agent does not make or give, nor any person in their employment has any authority to make or give any representation or warranty whatever in relation to Dandara Northern Home Counties or any part of it. 7. All photography and computer generated images are indicative only. 8. Bathroom and kitchen layouts are indicative only. 9. Floorplans and dimensions are taken from architectural drawings and are for guidance only and are subject to change. Dimensions stated are within a tolerance of plus or minus 100mm. 10. Homes are available for open market sale to purchasers, who could be private individuals or another type of purchaser (for example local authorities, housing associations or other commercial landlords), and, therefore, the mix of tenures on a development may change. Please ask a sales consultant for specific plot details. 11. Energy performance ratings may vary between homes and plots and may change during the course of construction. Please refer to the individual plot Energy Performance Certificate for confirmed details. V2APR26

Potential Future Development



- | | | | | | |
|-------------------------|---------------------------|--------------------------|---------------------------|-------------------------|------------------------|
| The Buckingham
5 bed | The Arlington LB
4 bed | The Cherrington
4 bed | The Lancaster V1
4 bed | The Sandhill
4 bed | |
| The Burghley
5 bed | The Ashton
4 bed | The Knole V1
4 bed | The Lancaster V2
4 bed | The Washington
4 bed | The Haddon
3 bed |
| The Hawthorn
5 bed | The Carrington
4 bed | The Knole V2
4 bed | The Middleton
4 bed | The Bromley
3 bed | The Kelmscott
3 bed |

- | | | |
|------------------|--------------------------|---|
| Block A
2 bed | Affordable Rent | BCP Bin Collection Point |
| Block D
2 bed | Affordable & Social Rent | CS Cycle Store |
| | Shared Ownership | VP Visitor Parking Space |
| | Social Rent | LEAP Local Equipped Area for Play |
| | | NEAP Neighbourhood Equipped Area for Play |
| | | SS Sub Station |



The Buckingham

FIVE BEDROOM DETACHED HOME WITH A DOUBLE GARAGE

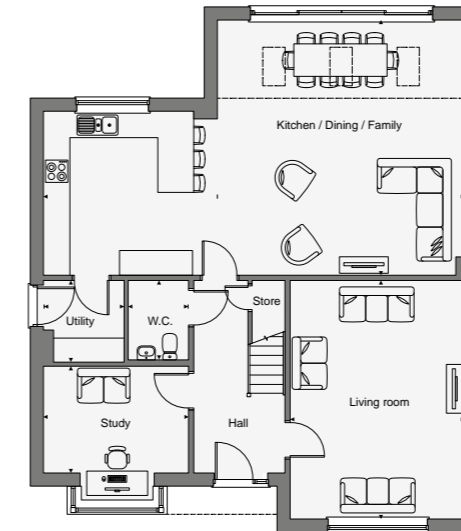


This Computer Generated Image is indicative only to give an impression of the house design, it is not plot specific.

This generous five bedroom detached home features a spacious living room at the front of the property, with a superb open-plan kitchen-dining-family room at the rear, with bi-fold doors to access the garden.

There is also a separate study, a utility room and a W.C. on the ground floor.

On the first floor there are four double bedrooms, and a stylish family bathroom. Bedrooms two and three both benefit from an ensuite shower room, and bedroom two includes a dressing area. Bedroom one occupies the second floor, along with an ensuite bathroom and dressing room with built-in wardrobes.



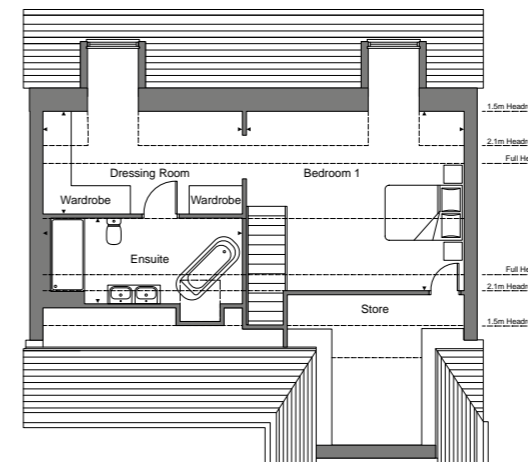
GROUND FLOOR

Kitchen / Dining / Family	10.36m x 6.27m	34'0" x 20'7"
Living Room	5.86m x 4.29m	19'2" x 14'1"
Study	3.54m x 2.61m	11'7" x 8'7"
Utility	2.03m x 1.98m	6'8" x 6'6"
W.C.	1.97m x 1.45m	6'6" x 4'9"



FIRST FLOOR

Bedroom 2	4.29m x 3.30m	14'1" x 10'10"
Ensuite 2	3.06m x 1.73m	10'1" x 5'8"
Dressing	3.06m x 1.23m	10'1" x 4'0"
Bedroom 3	3.96m x 3.81m	13'0" x 12'6"
Ensuite 3	2.51m x 1.73m	8'3" x 5'8"
Bedroom 4	3.55m x 3.19m	11'8" x 10'5"
Bedroom 5	3.51m x 3.06m	11'6" x 10'1"
Bathroom	3.13m x 2.39m	10'3" x 7'10"



SECOND FLOOR

Bedroom 1	5.36m x 4.43m	17'7" x 14'6"
Ensuite 1	4.69m x 2.11m	15'4" x 6'11"
Dressing Room	4.91m x 2.54m	16'1" x 8'4"

W - suggested space for wardrobe

Energy Band Rating - B

The Burghley

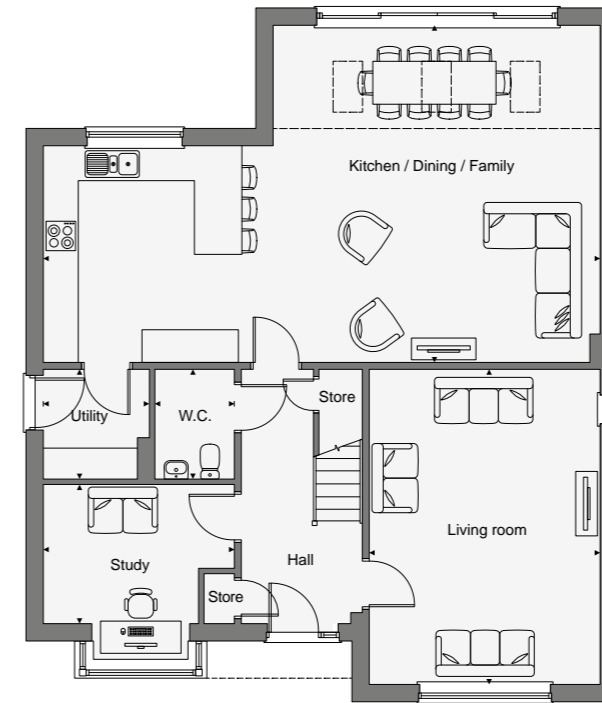
FIVE BEDROOM DETACHED HOME WITH A DOUBLE GARAGE



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This spacious five bedroom detached home features a generous living room and a study at the front of the property, with a superb open-plan kitchen-dining-family room at the rear with bi-fold doors to access the garden. There is also a utility room, W.C. and an under stairs storage cupboard.

Upstairs, bedroom one includes a dressing area with fitted wardrobes and an ensuite shower room. There are three further double bedrooms, a single bedroom and a stylish family bathroom. Bedroom two benefits from an ensuite shower room.



GROUND FLOOR

Kitchen / Dining / Family	10.36m x 6.27m	34'0" x 20'7"
Living Room	5.86m x 4.29m	19'2" x 14'1"
Study	3.54m x 2.61m	11'7" x 8'7"
Utility	2.03m x 1.98m	6'8" x 6'6"
W.C.	2.01m x 1.45m	6'7" x 4'9"



FIRST FLOOR

Bedroom 1	4.29m x 3.30m	14'1" x 10'10"
Ensuite 1	3.06m x 1.73m	10'1" x 5'8"
Dressing	3.06m x 1.23m	10'1" x 4'0"
Bedroom 2	3.81m x 3.55m	12'6" x 11'8"
Ensuite 2	2.51m x 1.73m	8'3" x 5'8"
Bedroom 3	3.51m x 3.06m	11'6" x 10'1"
Bedroom 4	3.19m x 2.84m	10'5" x 9'4"
Bedroom 5	3.56m x 2.39m	11'8" x 7'10"
Bathroom	3.02m x 1.97m	9'11" x 6'5"

W - suggested space for wardrobe

Energy Band Rating - B

The Hawthorn

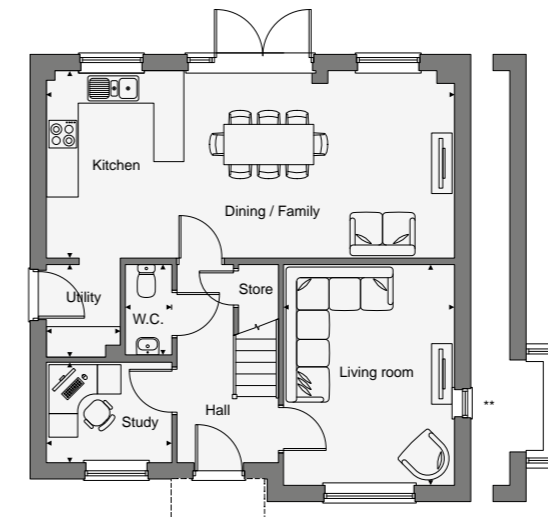
FIVE BEDROOM DETACHED HOME WITH A GARAGE



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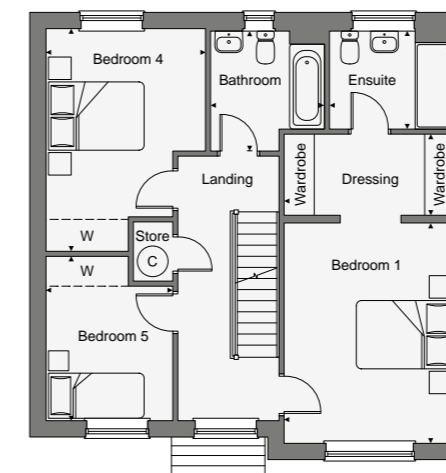
With living accommodation over three floors, this contemporary home features a living room at the front of the property, with an open plan kitchen-dining-family room to the rear from which French doors provide access to the garden. There is also a study, utility area and downstairs W.C.

On the first floor, bedroom one benefits from an ensuite shower room, dressing area and fitted wardrobes. There is a further double bedroom, single bedroom and a stylish family bathroom. On the second floor, there are two further double bedrooms and a shower room.



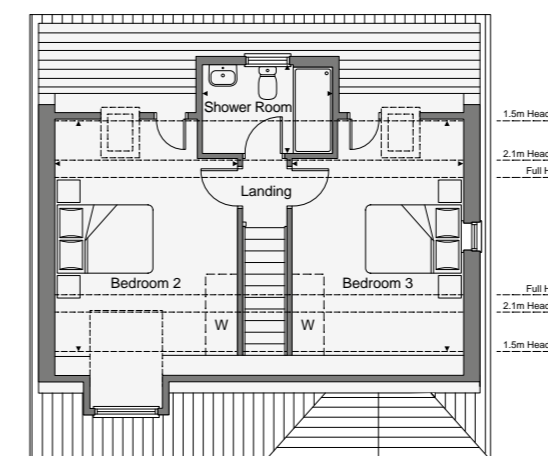
GROUND FLOOR

Kitchen /Dining / Family	8.12m x 3.71m	26'7" x 12'2"
Living Room	4.37m x 3.39m	14'4" x 11'1"
Study	2.52m x 2.00m	8'3" x 6'7"
Utility	1.83m x 1.49m	6'0" x 4'10"
W.C.	1.77m x 0.95m	5'9" x 3'1"



FIRST FLOOR

Bedroom 1	4.37m x 3.39m	14'4" x 11'1"
Ensuite	2.51m x 2.01m	8'3" x 6'7"
Dressing	3.39m x 1.61m	11'1" x 5'3"
Bedroom 4	4.43m x 3.17m	14'6" x 10'5"
Bedroom 5	3.26m x 2.54m	10'8" x 8'4"
Bathroom	2.41m x 2.26m	7'11" x 7'5"



SECOND FLOOR

Bedroom 2	4.57m x 3.62m	15'0" x 11'11"
Bedroom 3	4.57m x 3.39m	15'0" x 11'1"
Shower room	2.60m x 1.82m	8'6" x 5'11"

W - suggested space for wardrobe

Floorplans shown for plots 146, 150 & 167. Plots 54, 72, 80, 92, 164 & 168 are handed. *Bay window to plot 164 only.

**Window to plot 92 only. Please ask your sales consultant for full details.

Energy Band Rating - B

The Arlington

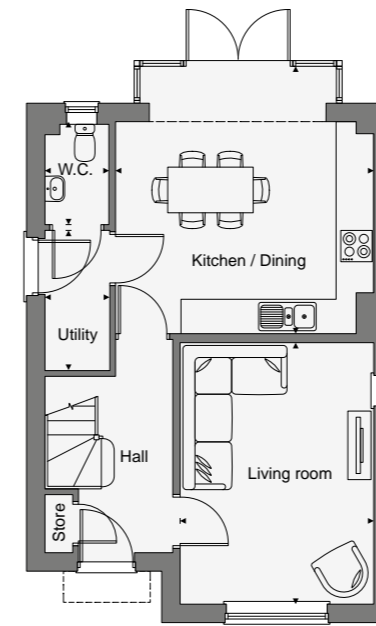
FOUR BEDROOM DETACHED HOME WITH A GARAGE



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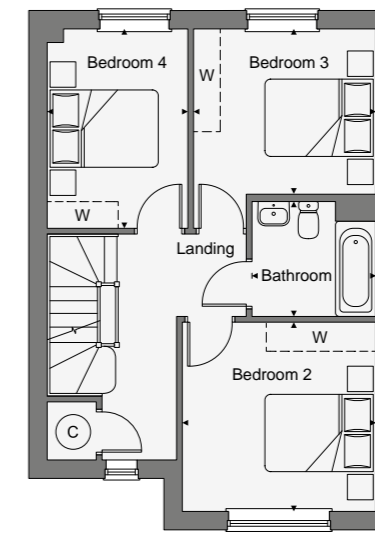
This modern, three floor home features a living room at the front of the property with an open-plan kitchen-dining room at the rear from which French doors provide access to the garden. There is also a utility room and downstairs W.C.

Upstairs on the first floor, there are three double bedrooms and a stylish family bathroom. Bedroom one is on the second floor and benefits from an ensuite shower room and fitted wardrobes.



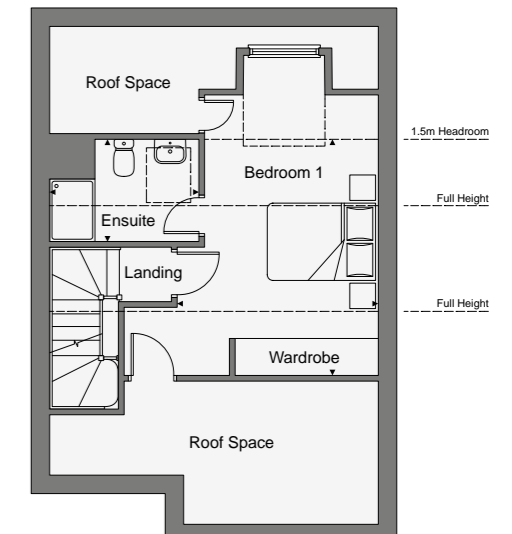
GROUND FLOOR

Kitchen/Dining	4.70m x 4.53m	15'5" x 14'10"
Living room	4.58m x 3.39m	15'0" x 11'1"
Utility	2.46m x 1.14m	8'1" x 3'9"
W.C.	1.81m x 1.09m	5'11" x 3'7"



FIRST FLOOR

Bedroom 2	3.39m x 3.31m	11'1" x 10'10"
Bedroom 3	3.21m x 2.93m	10'6" x 9'7"
Bedroom 4	3.50m x 2.45m	11'6" x 8'1"
Bathroom	2.18m x 2.04m	7'2" x 6'8"



SECOND FLOOR

Bedroom 1	4.16m x 3.53m	13'8" x 11'7"
Ensuite	2.60m x 1.75m	8'6" x 5'9"

W - suggested space for wardrobe

Floorplans shown for plots 58, 78, 83, 90, 149 & 171. Plots 39, 57, 82, 161 & 169 are handed. *Window to plot 83 only.

Please ask your sales consultant for full details.

Energy Band Rating - B

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The Ashton

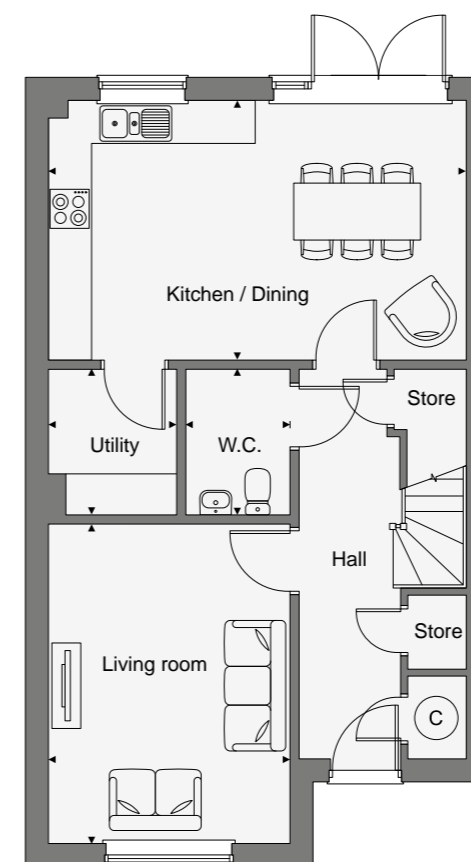
FOUR BEDROOM DETACHED HOME WITH A GARAGE



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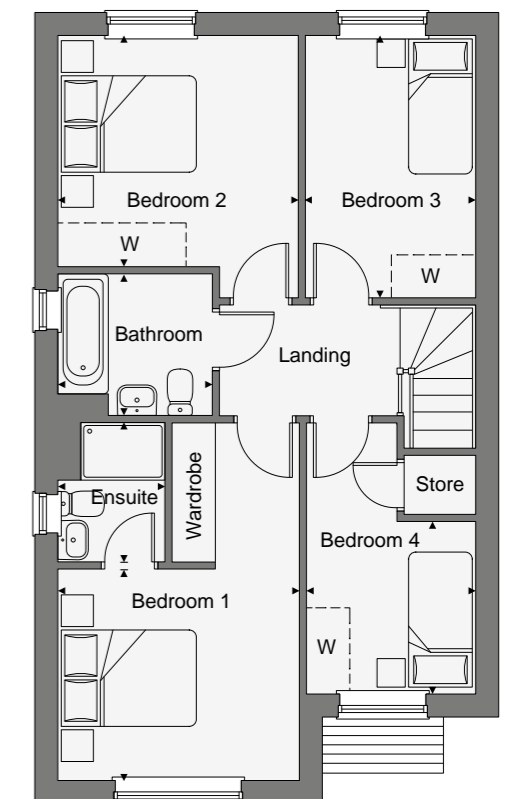
This contemporary home features a living room at the front of the property with an open-plan kitchen-dining room at the back from which French doors provide access to the garden. There is also a utility room and downstairs W.C.

Upstairs, there are two double bedrooms, two single bedrooms and a stylish family bathroom. Bedroom one benefits from an ensuite shower room and fitted wardrobes.



GROUND FLOOR

Kitchen/Dining	5.87m x 3.62m	19'3" x 11'11"
Living Room	4.51m x 3.39m	14'10" x 11'1"
Utility	2.07m x 1.79m	6'9" x 5'11"
W.C.	2.05m x 1.49m	6'9" x 4'11"



FIRST FLOOR

Bedroom 1	3.39m x 2.96m	11'1" x 9'9"
Ensuite	1.98m x 1.52m	6'6" x 5'0"
Bedroom 2	3.39m x 3.24m	11'1" x 10'8"
Bedroom 3	3.69m x 2.39m	12'1" x 7'10"
Bedroom 4	2.42m x 2.39m	7'11" x 7'10"
Bathroom	2.17m x 1.96m	7'1" x 6'5"

- suggested space for wardrobe

Floorplans shown for plot 4. Plot 5 is handed.

Energy Band Rating - B

The Carrington

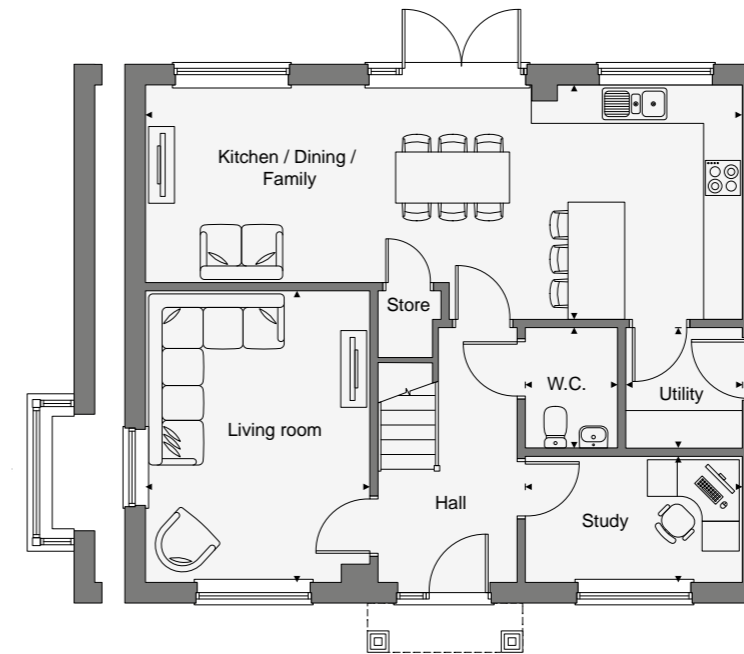
FOUR BEDROOM DETACHED HOME WITH A GARAGE



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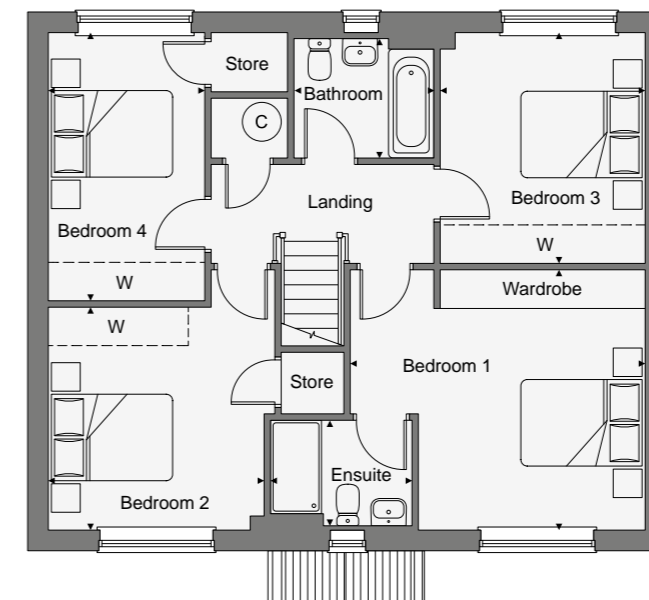
This spacious home features a living room and study at the front of the property with an open-plan kitchen-dining-family room at the rear from which French doors provide access to the garden. There is also a utility room and downstairs W.C.

Upstairs, there are four double bedrooms and a stylish family bathroom. Bedroom one benefits from an ensuite shower room and fitted wardrobes.



GROUND FLOOR

Kitchen/Dining/Family	9.35m x 3.65m	30'8" x 11'11"
Living Room	4.55m x 3.51m	14'11" x 11'6"
Study	3.39m x 1.98m	11'1" x 6'6"
Utility	1.92m x 1.84m	6'3" x 6'1"
W.C.	1.89m x 1.44m	6'3" x 4'9"



FIRST FLOOR

Bedroom 1	4.64m x 4.10m	15'3" x 13'5"
Ensuite	2.17m x 1.66m	7'1" x 5'5"
Bedroom 2	3.51m x 3.41m	11'6" x 11'2"
Bedroom 3	3.59m x 3.23m	11'9" x 10'7"
Bedroom 4	4.18m x 2.48m	13'9" x 8'1"
Bathroom	2.17m x 1.94m	7'1" x 6'5"

W - suggested space for wardrobe

Floorplans shown for plots 75, 87 & 153. Plot 152 is handed. *Bay window to plot 87 only.

Please ask your sales consultant for full details.

Energy Band Rating - B

The Knole V1

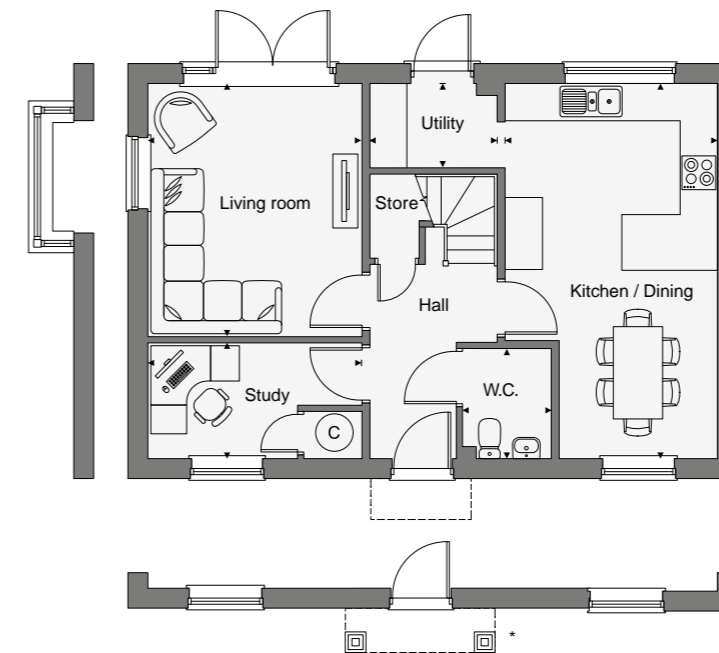
FOUR BEDROOM DETACHED HOME WITH A GARAGE



This Computer Generated Image is indicative only to give an impression of the house design, it is not plot specific.

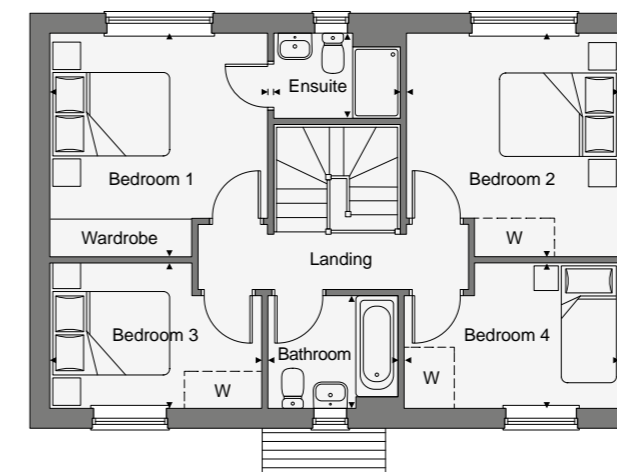
This double fronted home features a living room and study on one side of the property and an open-plan kitchen-dining room on the other. There is also a utility and downstairs W.C.

Upstairs, there are three double bedrooms, a single bedroom, and a stylish family bathroom. Bedroom one benefits from an ensuite shower room and fitted wardrobes.



GROUND FLOOR

Kitchen/Dining	6.32m x 3.54m	20'8" x 11'7"
Living Room	4.26m x 3.58m	14'0" x 11'9"
Study	3.58m x 1.96m	11'9" x 6'5"
Utility	2.12m x 1.44m	6'11" x 4'9"
W.C.	1.82m x 1.47m	6'0" x 4'10"



FIRST FLOOR

Bedroom 1	3.75m x 3.64m	12'4" x 11'11"
Ensuite	2.12m x 1.44m	6'11" x 4'9"
Bedroom 2	3.75m x 3.60m	12'4" x 11'10"
Bedroom 3	3.52m x 2.48m	11'7" x 8'1"
Bedroom 4	3.62m x 2.48m	11'10" x 8'1"
Bathroom	2.19m x 1.91m	7'2" x 6'3"

W - suggested space for wardrobe

Floorplans shown for plots 88 & 94. *Window and porch variation to plot 94 only. Please ask your sales consultant for full details.
Energy Band Rating - B

The Knole V2

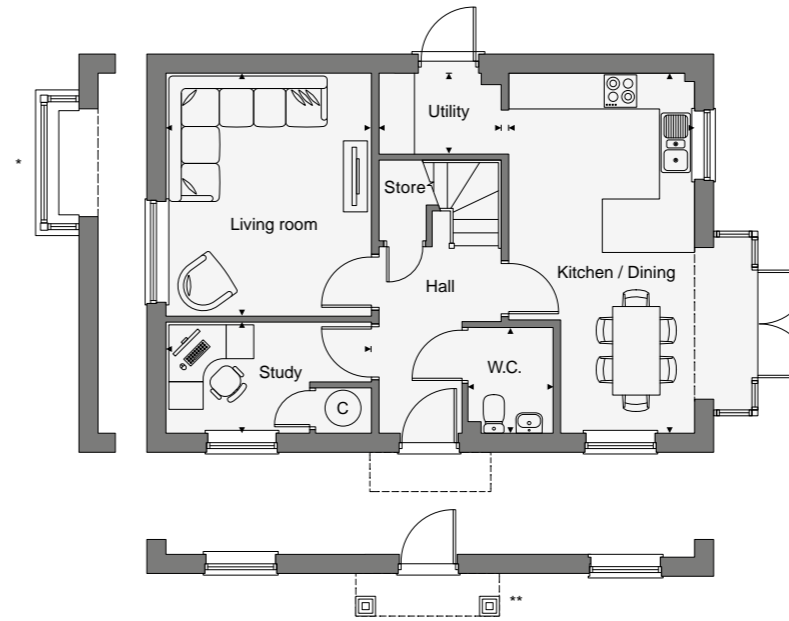
FOUR BEDROOM DETACHED HOME WITH A GARAGE



This Computer Generated Image is indicative only to give an impression of the house design, it is not plot specific.

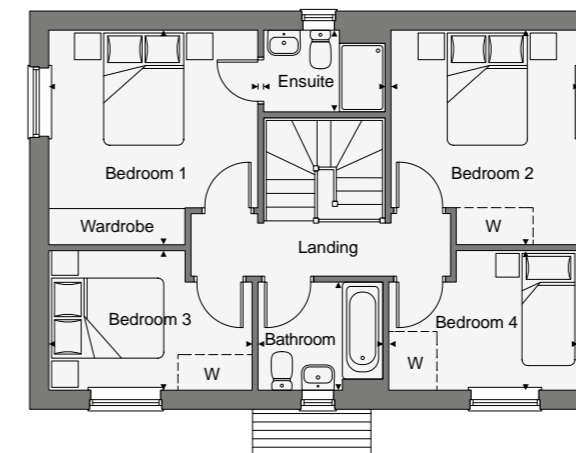
This double fronted home features a living room and study on one side of the property and an open-plan kitchen-dining room on the other, with French doors to access the garden. There is also a utility and downstairs W.C.

Upstairs, there are three double bedrooms, a single bedroom, and a stylish family bathroom. Bedroom one benefits from an ensuite shower room and fitted wardrobes.



GROUND FLOOR

Kitchen/Dining	6.32m x 3.24m	20'8" x 10'7"
Living Room	4.26m x 3.58m	14'0" x 11'9"
Study	3.58m x 1.96m	11'9" x 6'5"
Utility	2.12m x 1.44m	6'11" x 4'9"
W.C.	1.82m x 1.47m	6'0" x 4'10"



FIRST FLOOR

Bedroom 1	3.75m x 3.64m	12'4" x 11'11"
Ensuite	2.12m x 1.44m	6'11" x 4'9"
Bedroom 2	3.75m x 3.30m	12'4" x 10'10"
Bedroom 3	3.52m x 2.48m	11'7" x 8'1"
Bedroom 4	3.32m x 2.48m	10'11" x 8'1"
Bathroom	2.19m x 1.91m	7'2" x 6'3"

W - suggested space for wardrobe

Floorplans shown for plots 81, 91 & 154. Plots 71, 84 & 166 are handed. *Window to plots 81 & 84 only.

**Canopy variation to plots 71, 81, 84, 154 & 166 only. Please ask your sales consultant for full details.

Energy Band Rating - B

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The Lancaster V1

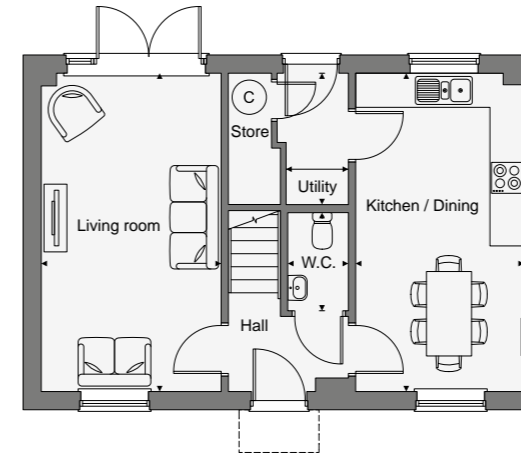
FOUR BEDROOM DETACHED HOME WITH A GARAGE



This Computer Generated Image is indicative only to give an impression of the house design, it is not plot specific.

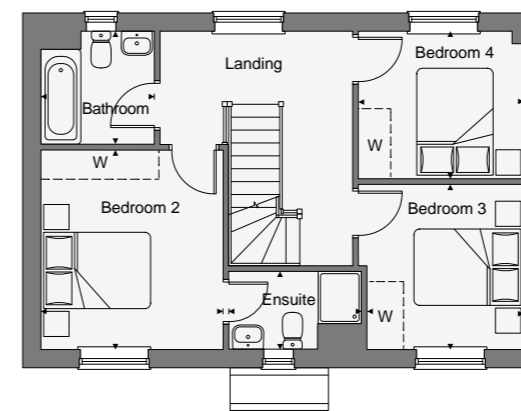
With living accommodation over three floors, this contemporary home features a living room along one side of the property from which French doors provide access to the garden. The dual-aspect open-plan kitchen-dining room runs along the other side and there is also a utility and a downstairs W.C.

On the first floor, there are three double bedrooms and a stylish family bathroom. Bedroom two benefits from an ensuite shower room. Bedroom one is on the second floor, along with a dressing room with fitted wardrobes leading through to an ensuite shower room.



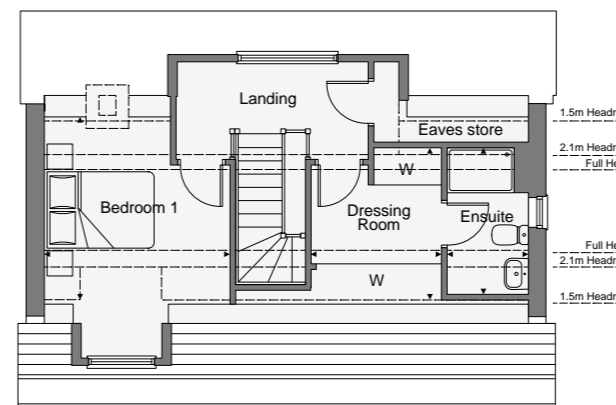
GROUND FLOOR

Kitchen/Dining	5.64m x 2.98m	18'6" x 9'9"
Living Room	5.64m x 3.18m	18'6" x 10'5"
Utility	2.31m x 1.10m	7'7" x 3'7"
W.C.	1.78m x 1.06m	5'10" x 3'6"



FIRST FLOOR

Bedroom 2	3.54m x 3.24m	11'7" x 10'8"
Ensuite 2	2.38m x 1.40m	7'9" x 4'7"
Bedroom 3	2.94m x 2.77m	9'8" x 9'1"
Bedroom 4	2.91m x 2.61m	9'7" x 8'7"
Bathroom	2.01m x 2.01m	6'7" x 6'7"



SECOND FLOOR

Bedroom 1	3.24m x 3.18m	10'8" x 10'5"
Ensuite 1	2.63m x 1.46m	8'7" x 4'10"
Dressing Room	2.71m x 2.34m	8'11" x 7'8"

W - suggested space for wardrobe

Energy Band Rating - B

The Lancaster V2

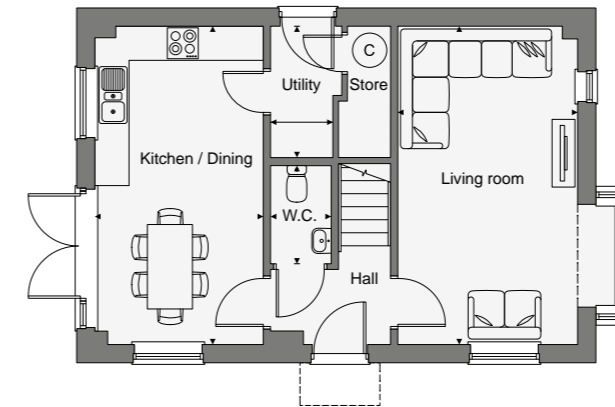
FOUR BEDROOM DETACHED HOME WITH A GARAGE



This Computer Generated Image is indicative only to give an impression of the house design, it is not plot specific.

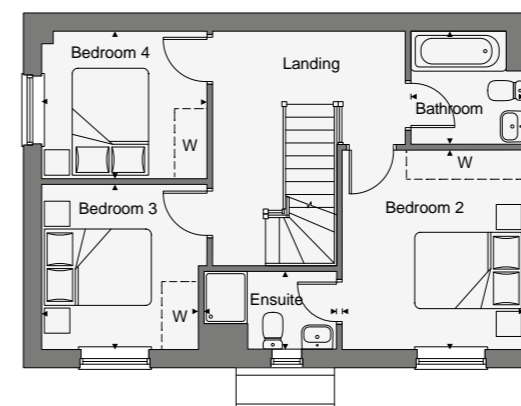
With living accommodation over three floors, this contemporary home features an open-plan kitchen-dining room along one side of the property with French doors to access the garden. The living room with a side-bay window runs along the other side of the property, and there is also a utility and a downstairs W.C.

On the first floor, there are three double bedrooms and a stylish family bathroom. Bedroom two benefits from an ensuite shower room. Bedroom one is on the second floor, along with a dressing room with fitted wardrobes leading through to an ensuite shower room.



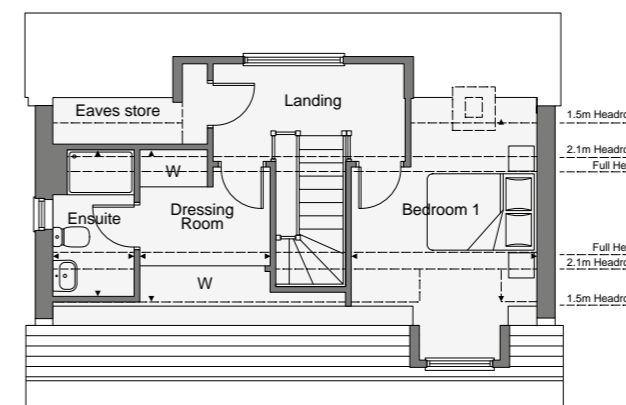
GROUND FLOOR

Kitchen / Dining	5.64m x 2.98m	18'6" x 9'9"
Living Room	5.64m x 3.18m	18'6" x 10'5"
Utility	2.31m x 1.11m	7'7" x 3'7"
W.C.	1.78m x 1.06m	5'10" x 3'6"



FIRST FLOOR

Bedroom 2	3.54m x 3.24m	11'7" x 10'8"
Ensuite 2	2.38m x 1.40m	7'9" x 4'7"
Bedroom 3	2.94m x 2.77m	9'8" x 9'1"
Bedroom 4	2.91m x 2.61m	9'7" x 8'7"
Bathroom	2.01m x 2.01m	6'7" x 6'7"



SECOND FLOOR

Bedroom 1	3.24m x 3.18m	10'8" x 10'5"
Ensuite 1	2.63m x 1.46m	8'7" x 4'10"
Dressing Room	2.71m x 2.34m	8'11" x 7'8"

W - suggested space for wardrobe

Floorplans shown for plot 56. Plot 59 is handed.

Energy Band Rating - B

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The Middleton

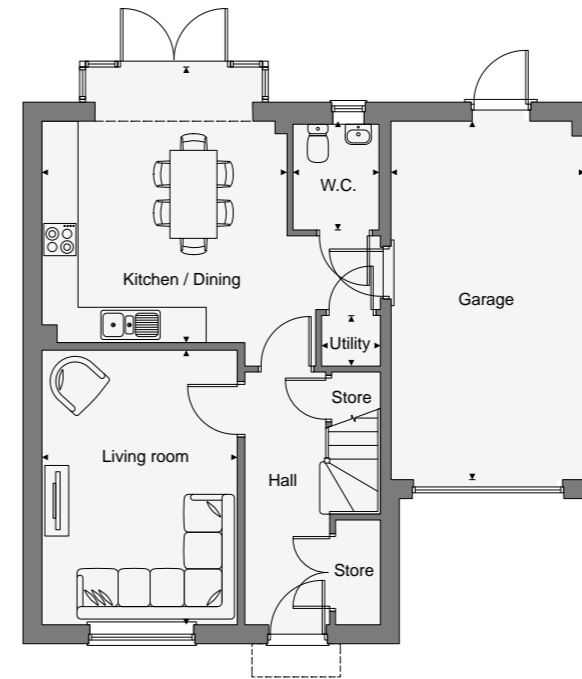
FOUR BEDROOM DETACHED HOME WITH AN INTEGRAL GARAGE



This Computer Generated Image is indicative only to give an impression of the house design, it is not plot specific.

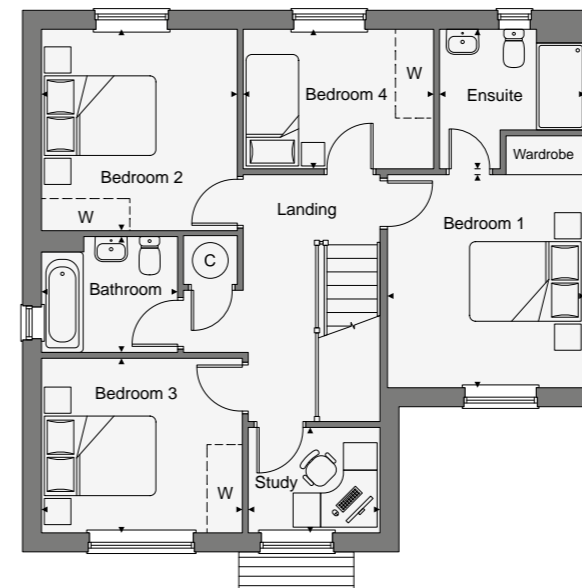
This contemporary home features a living room at the front of the property and an open-plan kitchen-dining room to the rear from which French doors access the garden. There is also a utility and downstairs W.C.

Upstairs, there are three double bedrooms, a single bedroom, a study, and a stylish family bathroom. Bedroom one benefits from an ensuite shower room and fitted wardrobes.



GROUND FLOOR

Kitchen/Dining	4.73m x 4.17m	15'6" x 13'8"
Living Room	4.67m x 3.31m	15'4" x 10'10"
Utility	0.99m x 0.88m	3'3" x 2'10"
W.C.	1.84m x 1.48m	6'1" x 4'10"
Garage	6.14m x 3.32m	20'2" x 10'11"



FIRST FLOOR

Bedroom 1	3.64m x 3.40m	11'11" x 11'2"
Ensuite	2.46m x 2.36m	8'1" x 7'9"
Bedroom 2	3.36m x 3.43m	11'0" x 11'3"
Bedroom 3	3.44m x 2.94m	11'3" x 9'8"
Bedroom 4	3.24m x 2.36m	10'7" x 7'9"
Study	2.23m x 1.83m	7'4" x 6'0"
Bathroom	2.31m x 1.98m	7'7" x 6'6"

W - suggested space for wardrobe

Floorplans shown for plots 7, 36, 53, 55, 148 & 159. Plot 6 is handed.

Energy Band Rating - B

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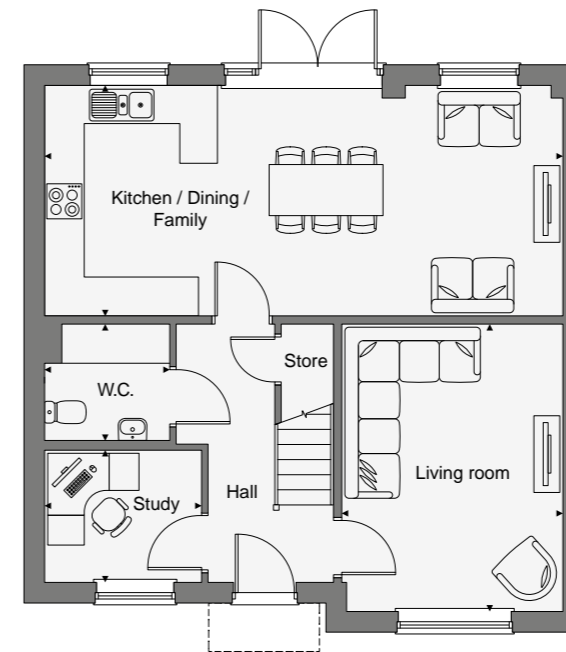
The Washington

FOUR BEDROOM DETACHED HOME WITH A GARAGE



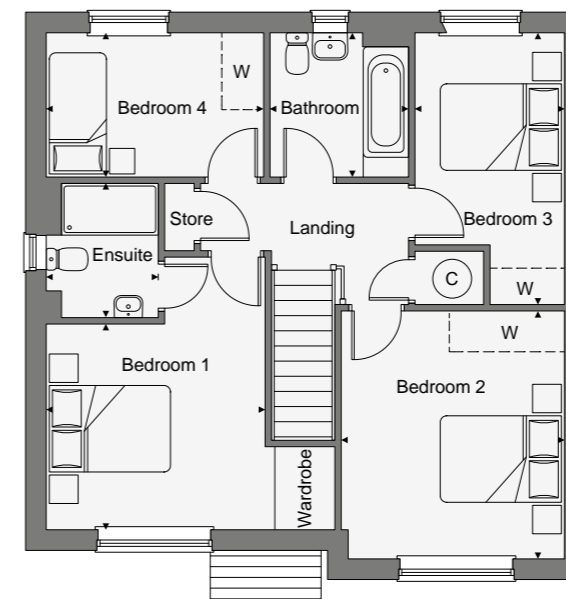
This double fronted home features a living room and study at the front of the property and an open-plan kitchen-dining-family room to the rear from which French doors provide access to the garden. There is also a downstairs W.C.

Upstairs, there are three double bedrooms, a single bedroom, and a stylish family bathroom. Bedroom one benefits from an ensuite shower room and fitted wardrobes.



GROUND FLOOR

Kitchen / Dining / Family	8.12m x 3.71m	26'8" x 12'2"
Living Room	4.47m x 3.49m	14'8" x 11'5"
Study	2.46m x 2.06m	8'1" x 6'9"
W.C.	1.94m x 1.81m	6'5" x 5'11"



FIRST FLOOR

Bedroom 1	3.47m x 3.21m	11'5" x 10'6"
Ensuite	2.13m x 1.76m	7'0" x 5'9"
Bedroom 2	3.86m x 3.49m	12'8" x 11'5"
Bedroom 3	4.28m x 2.33m	14'0" x 7'8"
Bedroom 4	3.41m x 2.26m	11'2" x 7'5"
Bathroom	2.24m x 2.16m	7'4" x 7'1"

W - suggested space for wardrobe

Floorplans shown for plot 156. Plots 2, 3, 38, 61 & 147 are handed.

Energy Band Rating - B

The Bromley

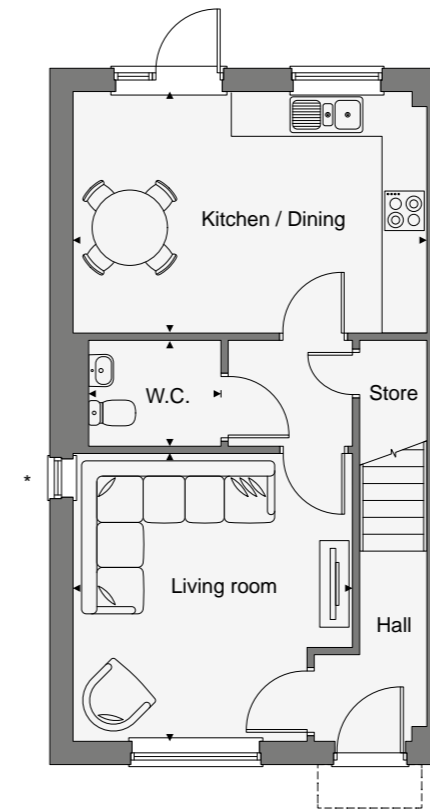
THREE BEDROOM SEMI-DETACHED HOME WITH PARKING



This Computer Generated Image is indicative only to give an impression of the house design, it is not plot specific.

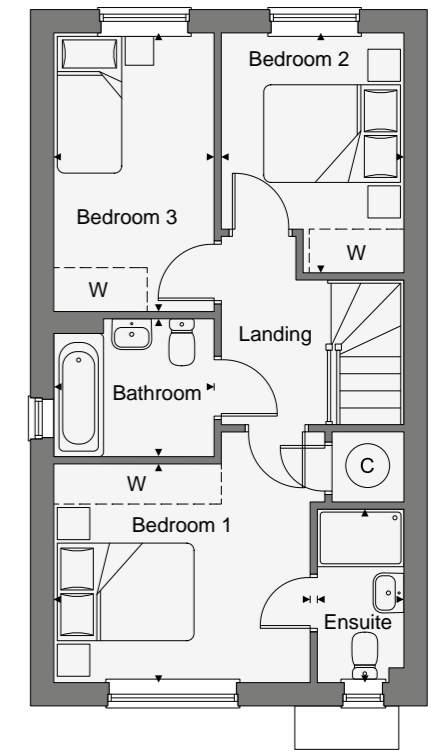
This modern three bedroom home features a living room at the front of the property and an open-plan kitchen-dining room at the rear with access to the garden. There is also a downstairs W.C.

Upstairs there are two double bedrooms, a single bedroom and stylish family bathroom. Bedroom one benefits from an ensuite shower room.



GROUND FLOOR

Kitchen/Dining	4.90m x 3.35m	16'1" x 11'0"
Living Room	4.00m x 3.88m	13'2" x 12'9"
W.C.	1.80m x 1.45m	5'11" x 4'9"



FIRST FLOOR

Bedroom 1	3.58m x 3.04m	11'9" x 10'0"
Ensuite	2.42m x 1.20m	7'11" x 3'11"
Bedroom 2	3.35m x 2.54m	11'0" x 8'4"
Bedroom 3	3.86m x 2.26m	12'8" x 7'5"
Bathroom	2.24m x 1.90m	7'4" x 6'3"

- suggested space for wardrobe

Floorplans shown for plots 19, 41, 69 & 163. Plots 20, 42, 68 & 162 are handed. *Window to plots 68, 69, 162 & 163 only.

Please ask your sales consultant for full details.

Energy Band Rating - B

The Haddon

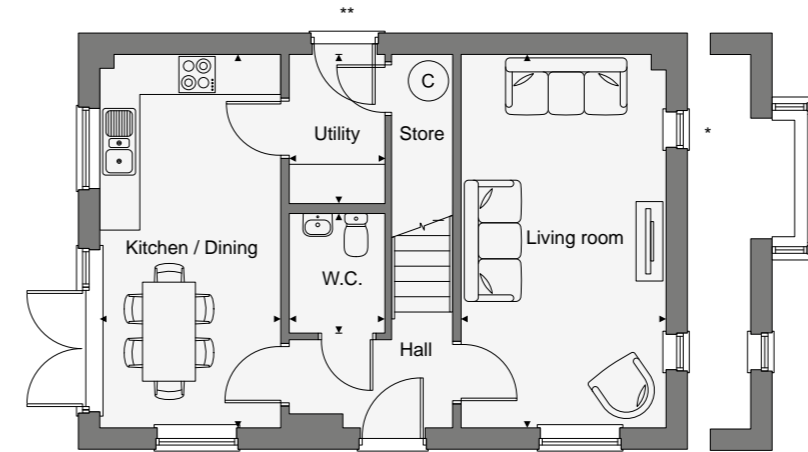
THREE BEDROOM DETACHED HOME WITH A GARAGE



This Computer Generated Image is indicative only to give an impression of the house design, it is not plot specific.

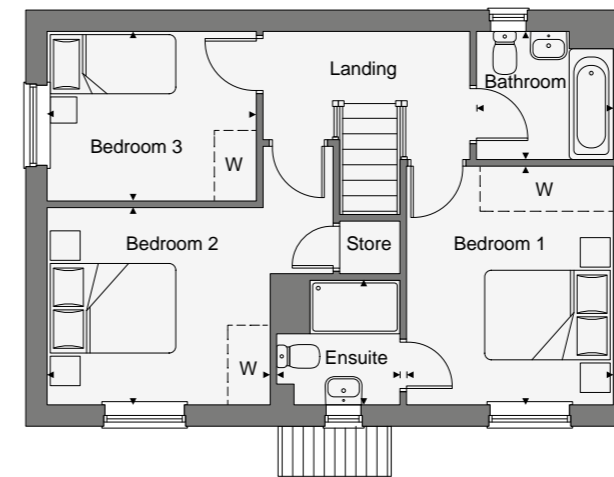
This double fronted three bedroom home features a dual-aspect living room along one side of the property, and the open-plan kitchen-dining room along the other side, with French doors to access the garden. There is also a utility and a downstairs W.C.

Upstairs there are two double bedrooms, a single bedroom and stylish family bathroom. Bedroom one benefits from an ensuite shower room.



GROUND FLOOR

Kitchen/Dining	5.75m x 2.80m	18'10" x 9'2"
Living Room	5.75m x 3.18m	18'10" x 10'5"
Utility	2.30m x 1.50m	7'6" x 4'11"
W.C.	1.80m x 1.48m	5'11" x 4'10"



FIRST FLOOR

Bedroom 1	3.68m x 3.24m	12'1" x 10'8"
Ensuite	1.91m x 1.89m	6'3" x 6'2"
Bedroom 2	3.46m x 3.05m	11'4" x 10'0"
Bedroom 3	3.24m x 2.61m	10'8" x 8'7"
Bathroom	2.15m x 1.96m	7'1" x 6'5"

W - suggested space for wardrobe

Floorplans shown for plots 28, 37, 70, 73, 77 & 145. Plot 52 is handed. *Window to plot 73 only.

**Door to plots 28, 37, 52, 73, 77 & 145 only. Please ask your sales consultant for full details.

Energy Band Rating - B

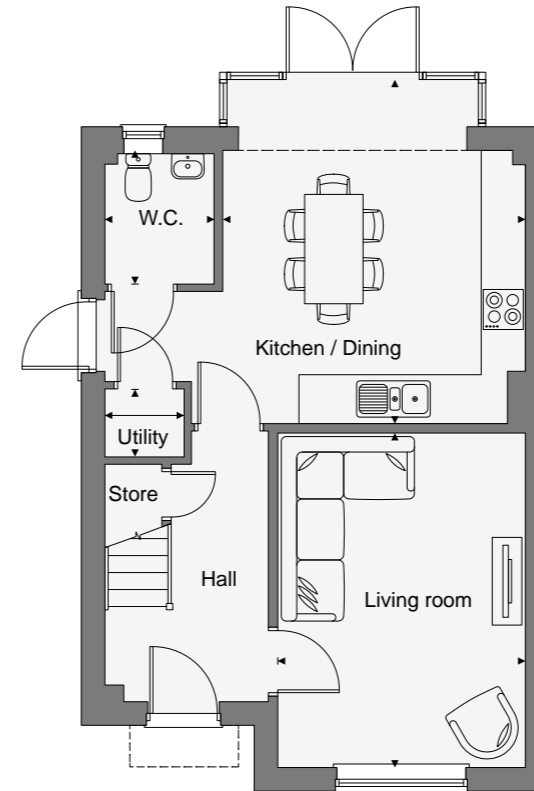
The Kelmscott

THREE BEDROOM DETACHED HOME WITH PARKING



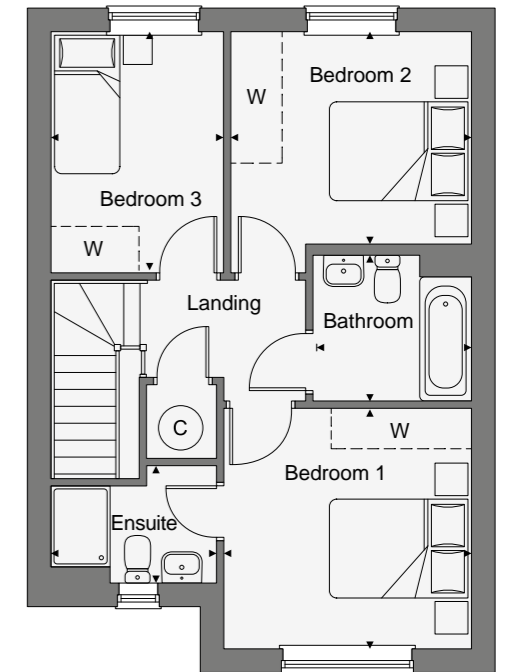
This contemporary three bedroom home features a living room at the front of the property, and an open-plan kitchen-dining room to the rear, from which French doors provide access to the garden. There is also a utility and downstairs W.C.

Upstairs there are two double bedrooms, a single bedroom and stylish family bathroom. Bedroom one benefits from an ensuite shower room.



GROUND FLOOR

Kitchen/Dining	4.70m x 4.16m	15'5" x 13'7"
Living Room	4.58m x 3.39m	15'0" x 11'1"
Utility	1.11m x 0.95m	3'8" x 3'2"
W.C.	1.80m x 1.49m	5'11" x 4'11"



FIRST FLOOR

Bedroom 1	3.39m x 3.31m	11'1" x 10'10"
Ensuite	2.28m x 1.65m	7'6" x 5'5"
Bedroom 2	3.30m x 2.93m	10'10" x 9'7"
Bedroom 3	3.29m x 2.36m	10'9" x 7'9"
Bathroom	2.17m x 2.00m	7'1" x 6'7"

W - suggested space for wardrobe

Floorplans shown for plots 62, 165 & 174. Plots 35, 60, 74 & 173 are handed.
Energy Band Rating - B

The Cherrington

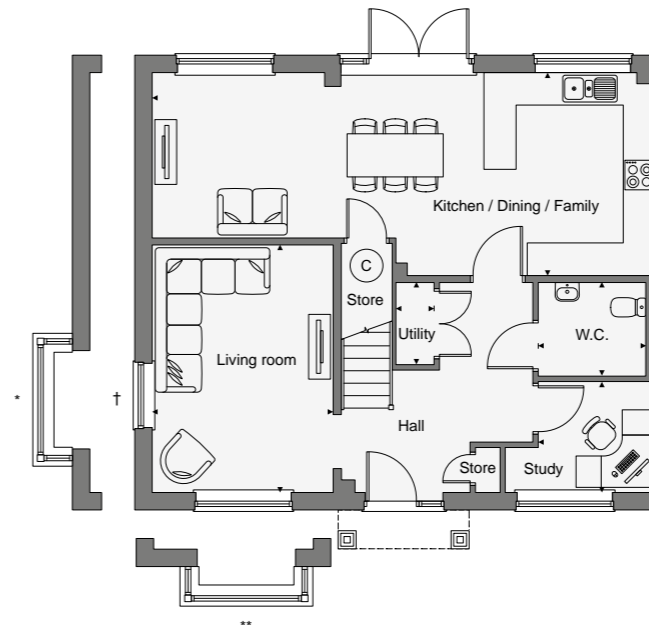
FOUR BEDROOM DETACHED HOME WITH A GARAGE



This Computer Generated Image is indicative only to give an impression of the house design, it is not plot specific.

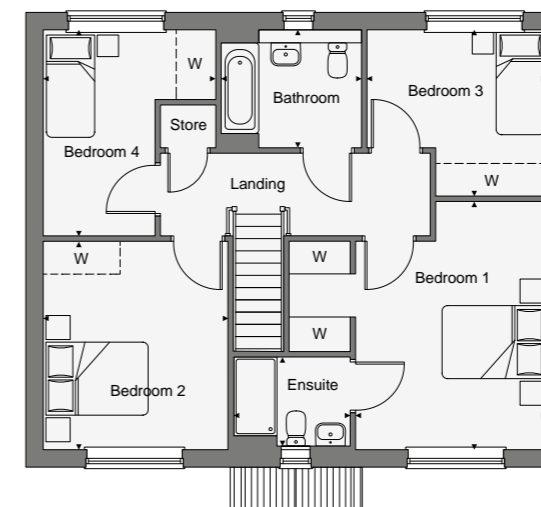
This double fronted four bedroom home features a living room and study at the front of the property, with an open-plan kitchen-dining-family room at the rear, from which French doors provide access to the garden. There is also a utility and downstairs W.C.

Upstairs there are two double bedrooms, two single bedrooms and a stylish family bathroom. Bedroom one benefits from an ensuite shower room and fitted wardrobes.



GROUND FLOOR

Kitchen/Dining/Family	9.35m x 3.77m	30'8" x 12'4"
Living Room	4.55m x 3.35m	14'11" x 11'0"
Study	2.20m x 2.05m	7'3" x 6'9"
W.C.	2.20m x 1.70m	7'3" x 5'7"
Utility	1.51m x 0.72m	4'11" x 2'4"



FIRST FLOOR

Bedroom 1	4.58m x 3.59m	15'0" x 11'9"
Ensuite	2.14m x 1.72m	7'0" x 5'8"
Bedroom 2	3.85m x 3.41m	12'8" x 11'2"
Bedroom 3	3.36m x 3.11m	11'0" x 10'2"
Bedroom 4	3.84m x 3.18m	12'7" x 10'5"
Bathroom	2.60m x 2.20m	8'6" x 7'3"

W - suggested space for wardrobe

Floorplans shown for plots 155, 157, 158 & 172. Plots 1 & 160 are handed. *Side bay window to plot 1 only. **Front bay window to plots 158, 160 & 172 only. †Side window to plots 157 & 172 only. Please ask your sales consultant for full details.
Energy Band Rating - B

The Sandhill

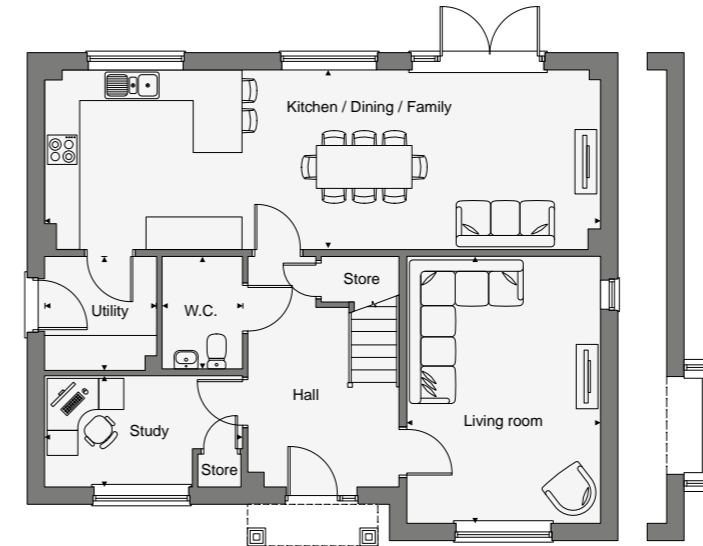
FOUR BEDROOM DETACHED HOME WITH A GARAGE



This Computer Generated Image is indicative only to give an impression of the house design, it is not plot specific.

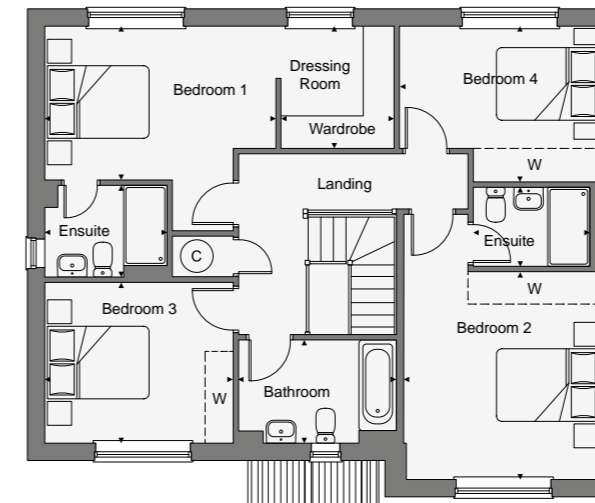
This spacious four bedroom home features a living room and study at the front of the property, with an open-plan kitchen-dining-family room at the rear, from which French doors provide access to the garden. There is also a utility and downstairs W.C.

Upstairs there are four double bedrooms and a stylish family bathroom. Bedroom one includes an ensuite shower room and a dressing room with fitted wardrobes. Bedroom two also benefits from an ensuite shower room.



GROUND FLOOR

Kitchen/Dining/Family	10.37m x 3.38m	34'0" x 11'1"
Living Room	4.95m x 3.64m	16'3" x 11'11"
Study	3.66m x 2.10m	12'0" x 6'11"
Utility	2.08m x 2.06m	6'10" x 6'9"
W.C.	2.07m x 1.47m	6'9" x 4'10"



FIRST FLOOR

Bedroom 1	4.31m x 2.89m	14'2" x 9'6"
Ensuite 1	2.26m x 1.73m	7'5" x 5'8"
Dressing Room	2.30m x 2.11m	7'6" x 6'11"
Bedroom 2	3.88m x 3.70m	12'9" x 12'2"
Ensuite 2	2.16m x 1.50m	7'1" x 4'11"
Bedroom 3	3.51m x 3.01m	11'6" x 9'11"
Bedroom 4	3.76m x 2.92m	12'4" x 9'7"
Bathroom	2.94m x 1.94m	9'8" x 6'4"

W - suggested space for wardrobe

Floorplans shown for plots 86, 89 & 93. Plot 79 is handed. *Window to plots 79 & 93 only.

Please ask your sales consultant for full details.

Energy Band Rating - B

Block A

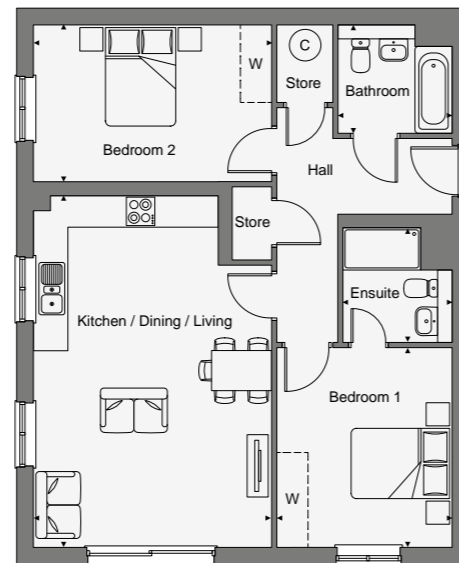
2 BEDROOM APARTMENT - TYPE 2



This Computer Generated Image is indicative only.

Ground Floor Plot 95

Kitchen / Dining / Living	6.77m x 4.53m	22'3" x 14'10"
Bedroom 1	3.83m x 3.39m	12'7" x 11'1"
Ensuite	2.20m x 2.10m	7'3" x 6'11"
Bedroom 2	4.53m x 3.03m	14'10" x 9'11"
Bathroom	2.20m x 2.10m	7'3" x 6'11"



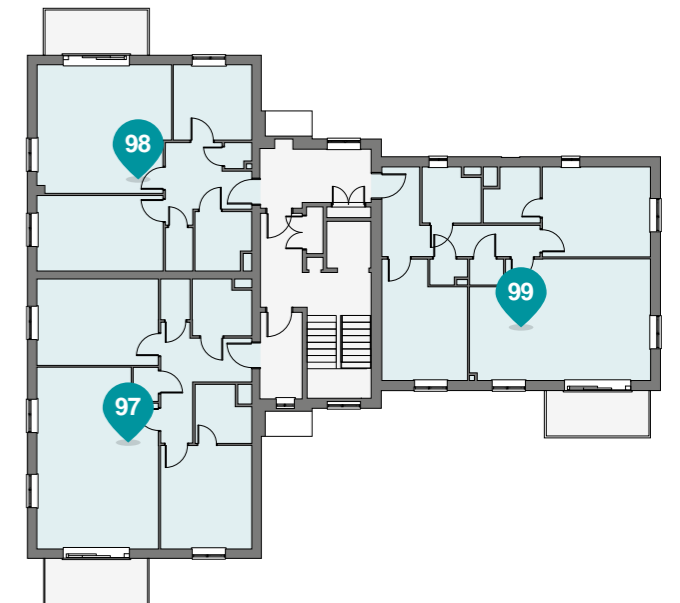
Floorplans shown for plot 95.
Energy Band Rating - B

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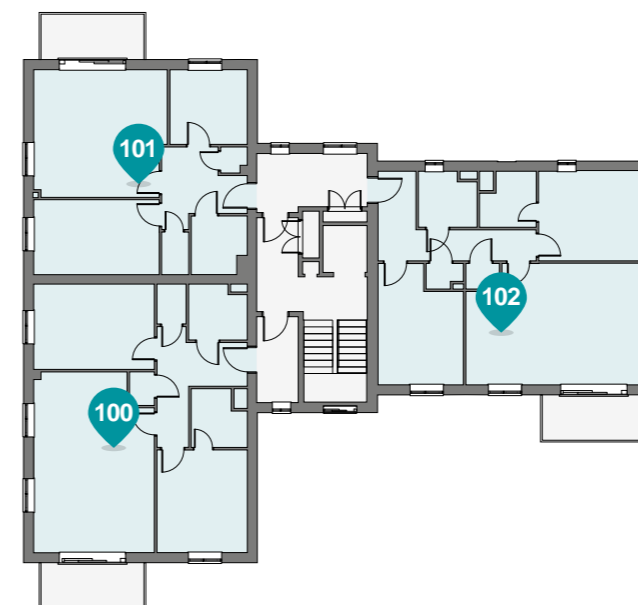
Block A



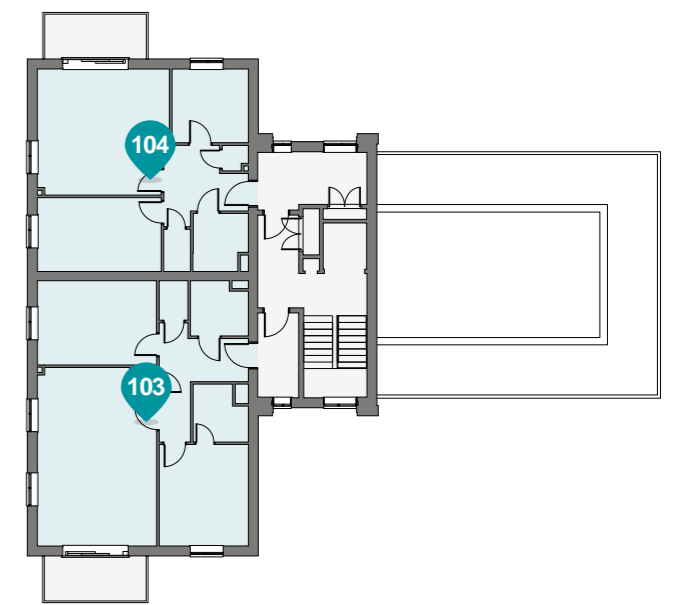
GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



THIRD FLOOR

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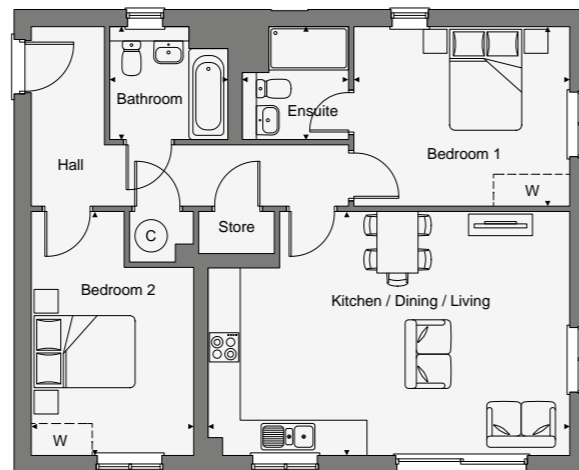
2 BEDROOM APARTMENT - TYPE 3



This Computer Generated Image is indicative only.

Ground Floor Plot 96

Kitchen / Dining / Living	6.77m x 4.55m	22'3" x 14'11"
Bedroom 1	4.03m x 3.36m	13'3" x 11'0"
Ensuite	2.10m x 2.00m	6'11" x 6'7"
Bedroom 2	4.55m x 3.03m	14'11" x 9'11"
Bathroom	2.20m x 2.10m	7'3" x 6'11"



Floorplans shown for plot 96.

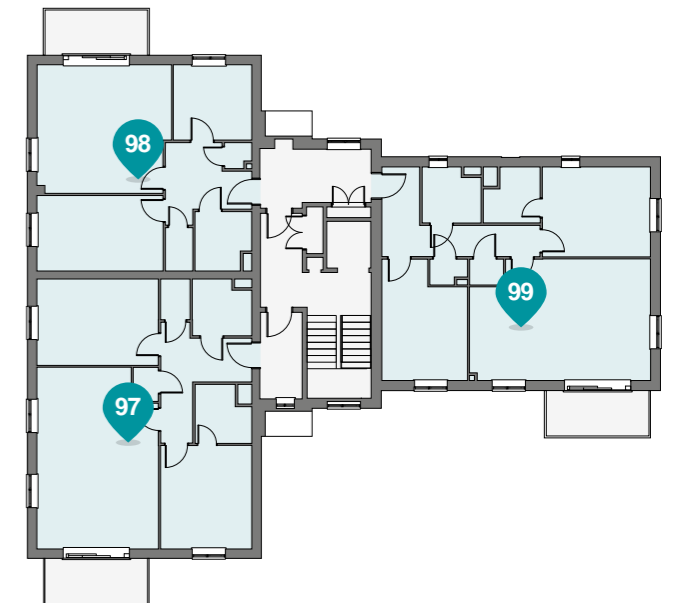
Energy Band Rating - B

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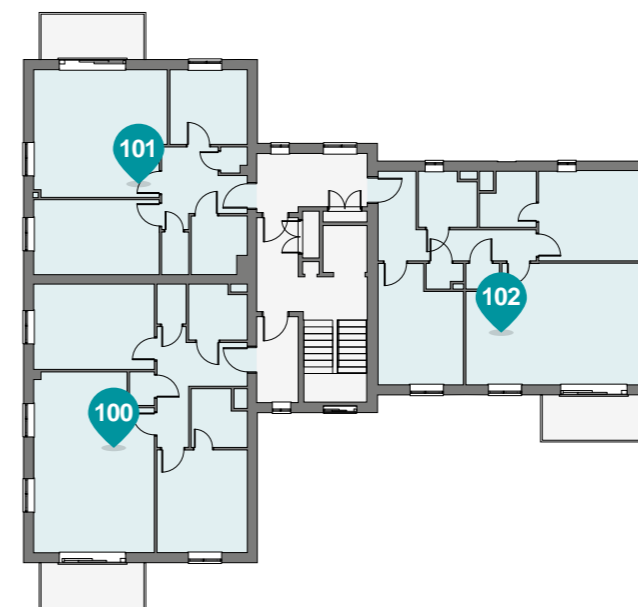
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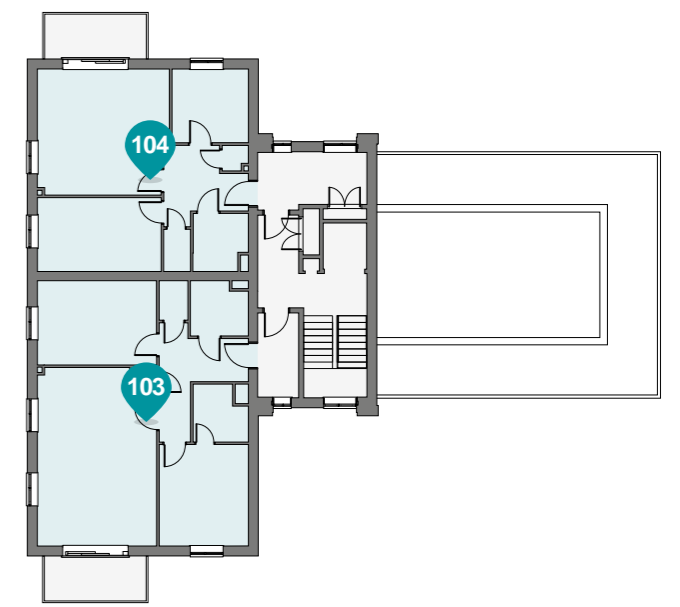
GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



THIRD FLOOR

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Block A

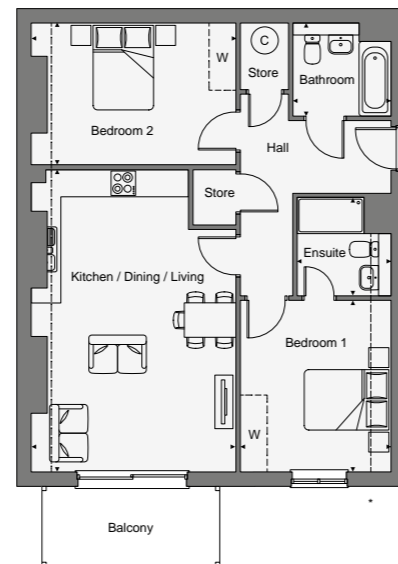
2 BEDROOM APARTMENT - TYPE 2.1



This Computer Generated Image is indicative only.

First Floor Plot 97
Second Floor Plot 100
Third Floor Plot 103

Kitchen / Dining / Living	6.77m x 4.53m	22'3" x 14'10"
Bedroom 1	3.85m x 3.39m	12'8" x 11'1"
Ensuite	2.20m x 2.10m	7'3" x 6'11"
Bedroom 2	4.53m x 3.20m	14'10" x 10'6"
Bathroom	2.20m x 2.10m	7'3" x 6'11"



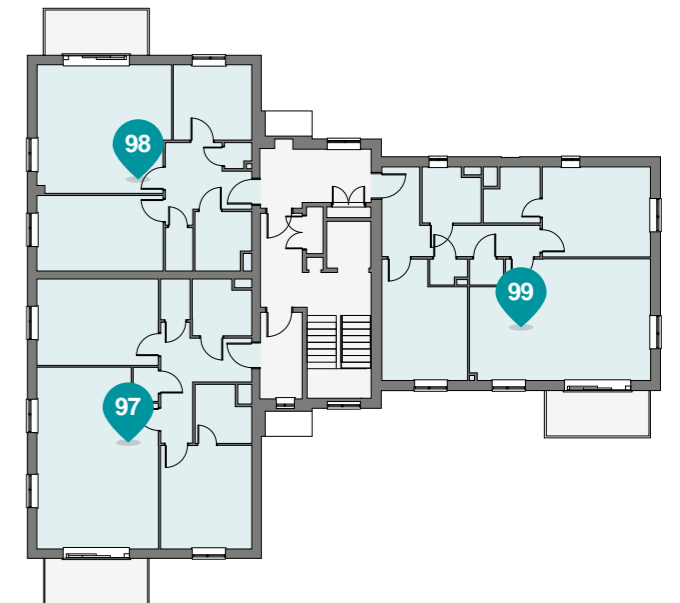
Floorplans shown for plots 97, 100 & 103.
*2300mm full height ceiling line for plot 103 only. Please ask your sales consultant for full details.
Energy Band Rating - B

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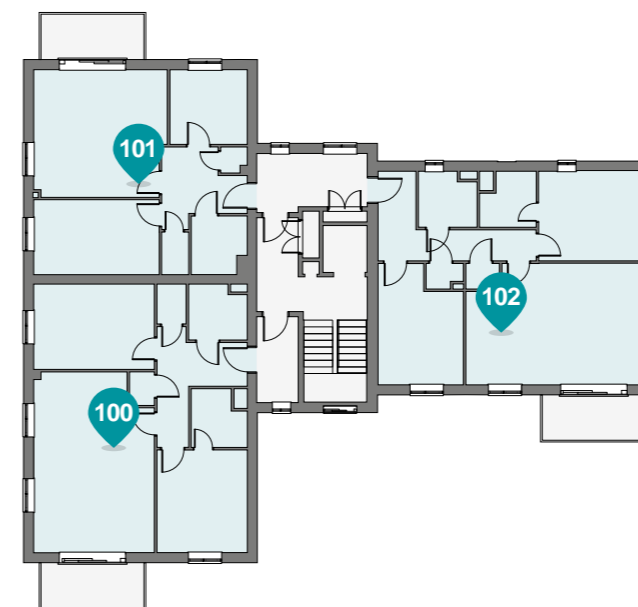
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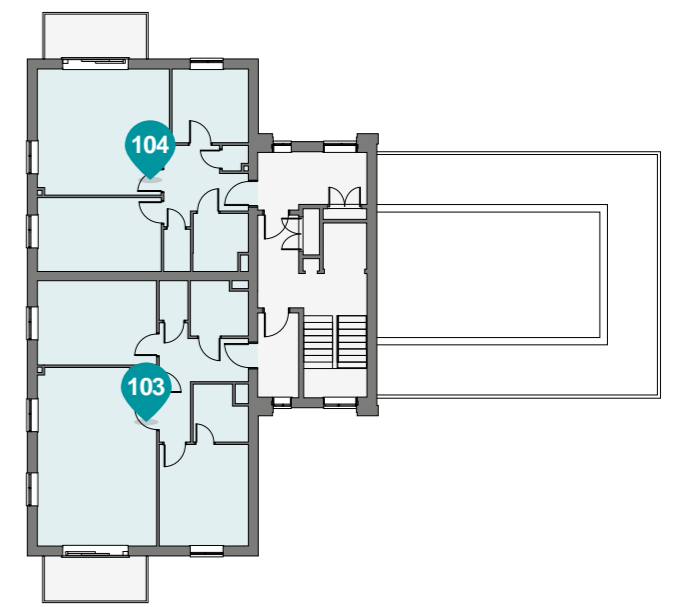
GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



THIRD FLOOR

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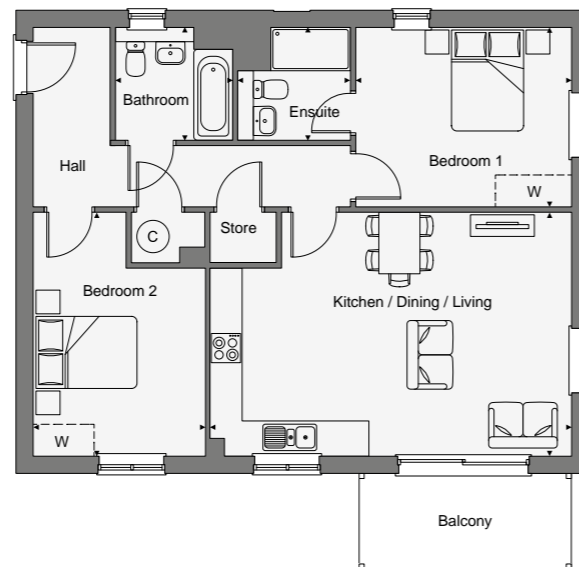
2 BEDROOM APARTMENT - TYPE 3.1



This Computer Generated Image is indicative only.

First Floor Plot 99
Second Floor Plot 102

Kitchen / Dining / Living	6.77m x 4.55m	22'3" x 14'11"
Bedroom 1	4.05m x 3.36m	13'3" x 11'0"
Ensuite	2.10m x 2.12m	6'11" x 6'11"
Bedroom 2	4.55m x 3.20m	14'11" x 10'6"
Bathroom	2.20m x 2.10m	7'3" x 6'11"

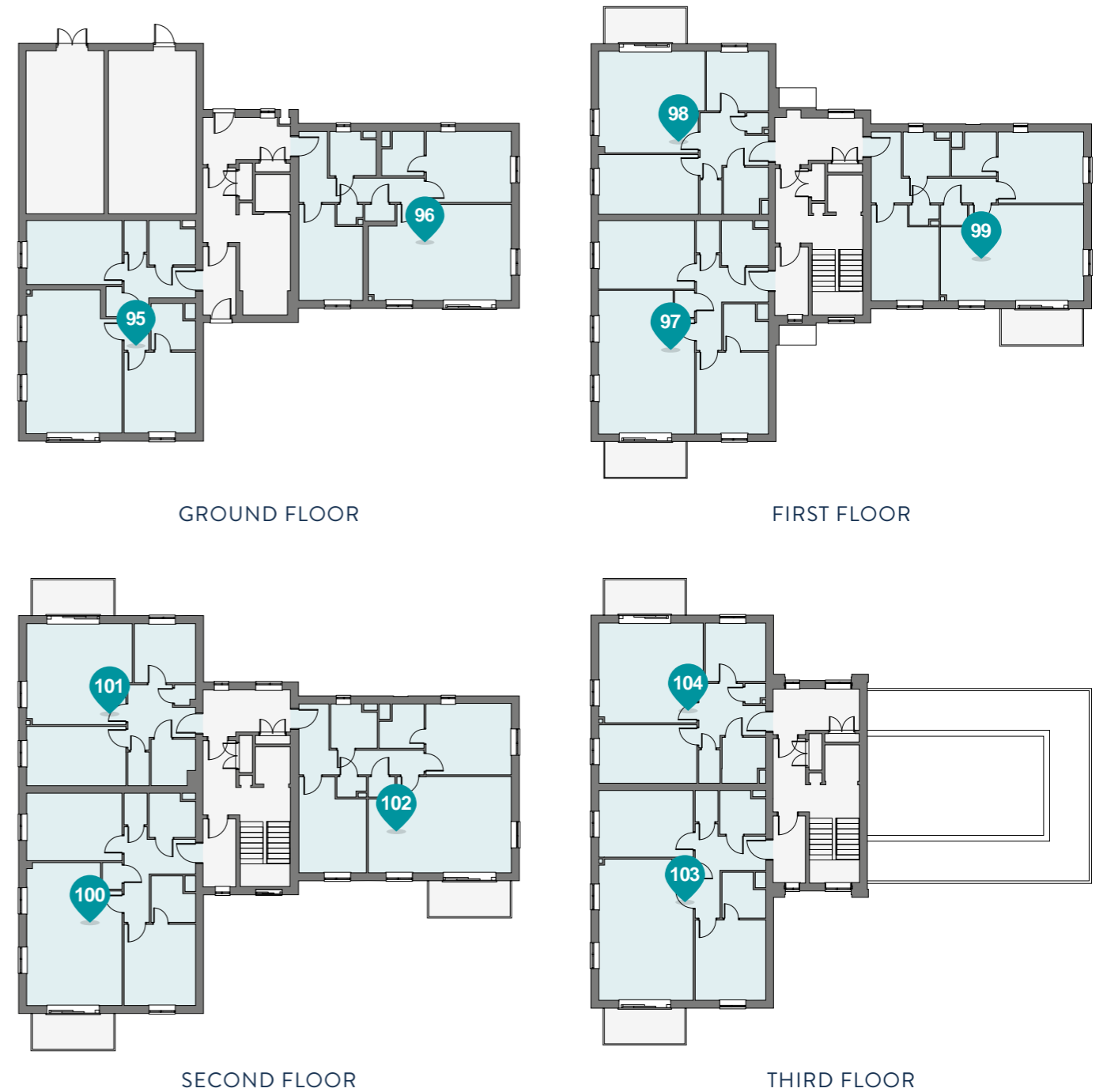


Floorplans shown for plots 99 & 102.

Energy Band Rating - B

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Block A



GROUND FLOOR

FIRST FLOOR

SECOND FLOOR

THIRD FLOOR

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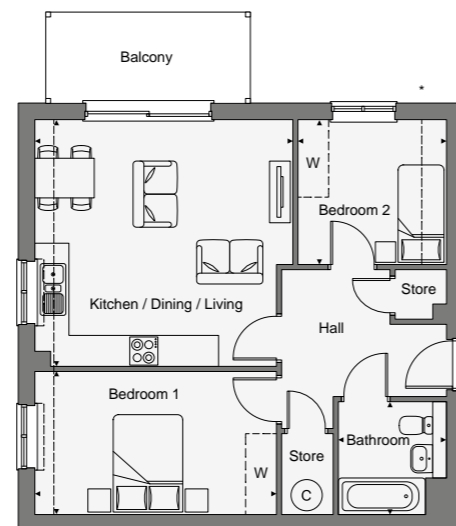
2 BEDROOM APARTMENT - TYPE 7



This Computer Generated Image is indicative only.

First Floor Plot 98
Second Floor Plot 101
Third Floor Plot 104

Kitchen / Dining / Living	5.01m x 4.79m	16'5" x 15'8"
Bedroom 1	4.70m x 2.80m	15'5" x 9'2"
Bedroom 2	2.90m x 2.80m	9'6" x 9'2"
Bathroom	2.20m x 2.10m	7'3" x 6'11"



Floorplans shown for plots 98, 101 & 104. *2300mm full height ceiling line for plot 104 only.

Please ask your sales consultant for full details.

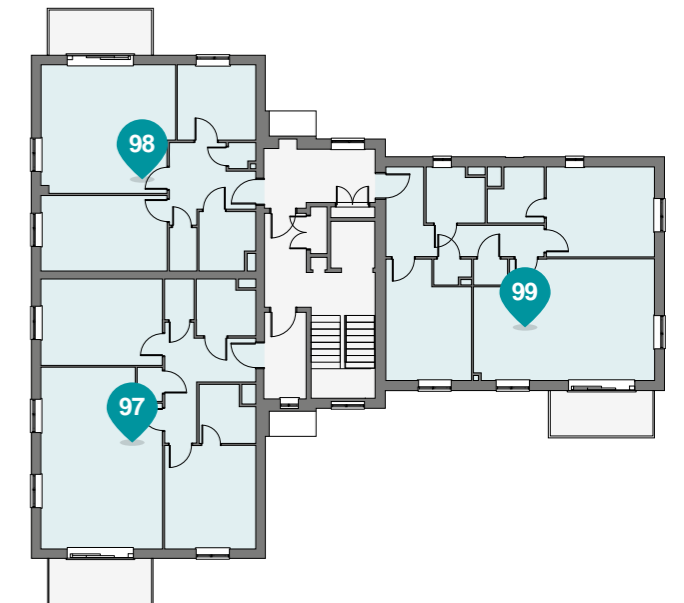
Energy Band Rating - B

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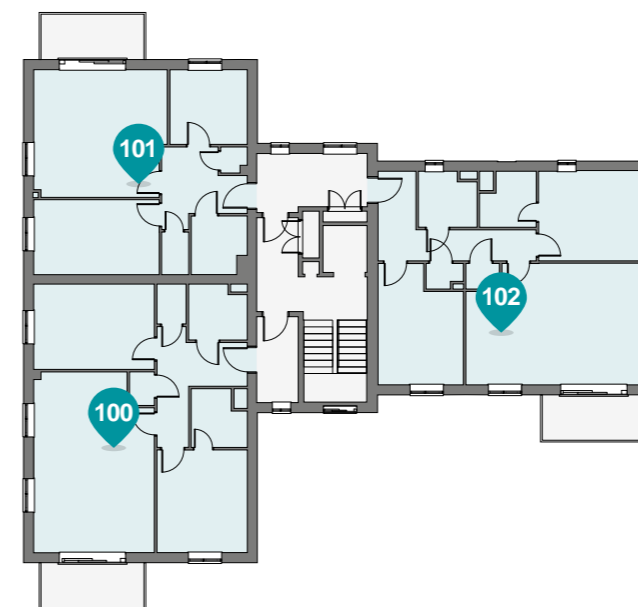
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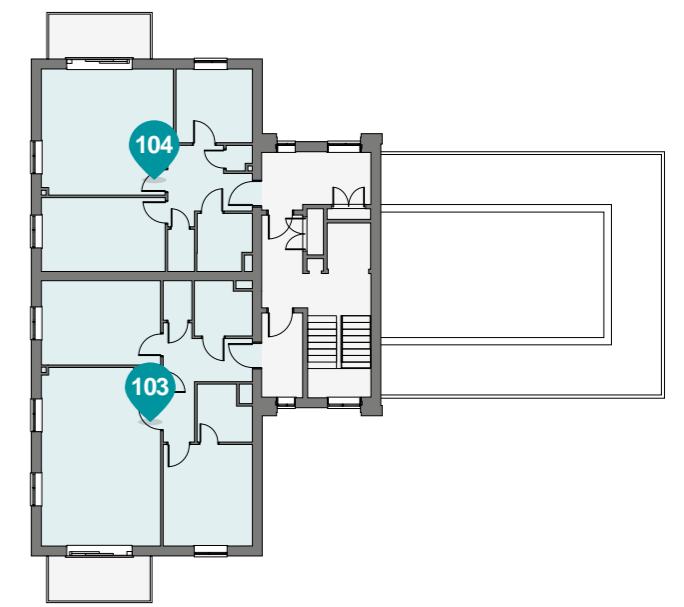
GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



THIRD FLOOR

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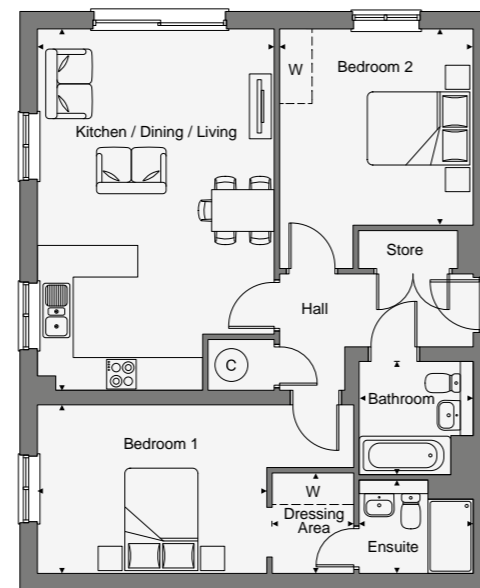
2 BEDROOM APARTMENT - TYPE 5



This Computer Generated Image is indicative only.

Ground Floor Plot 131

Kitchen / Dining / Living	6.67m x 4.34m	21'10" x 14'3"
Bedroom 1	4.20m x 3.14m	13'9" x 10'4"
Ensuite	2.10m x 1.74m	6'11" x 5'9"
Dressing area	1.89m x 1.50m	6'2" x 4'11"
Bedroom 2	3.60m x 3.58m	11'10" x 11'9"
Bathroom	2.10m x 2.10m	6'11" x 6'11"



Floorplans shown for plot 131.

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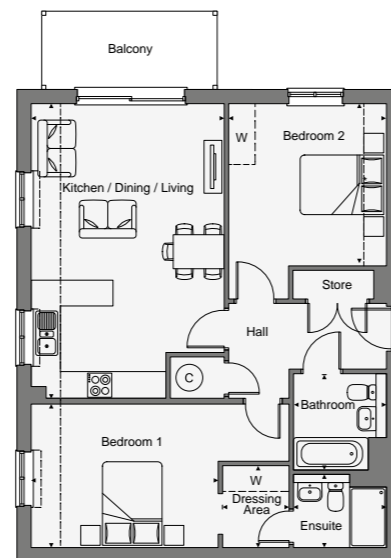
2 BEDROOM APARTMENT - TYPE 5.1



This Computer Generated Image is indicative only.

First Floor Plot 135 & 133**
Second Floor Plot 139 & 137**
Third Floor Plot 143 & 141**

Kitchen / Dining / Living	6.68m x 4.34m	21'11" x 14'3"
Bedroom 1	4.20m x 3.30m	13'9" x 10'10"
Ensuite	2.10m x 1.68m	6'11" x 5'6"
Dressing area	1.89m x 1.54m	6'2" x 5'1"
Bedroom 2	3.65m x 3.58m	12'0" x 11'9"
Bathroom	2.20m x 2.10m	7'3" x 6'11"



Floorplans shown for plots 135, 139 & 143. **Plots 133, 137 & 141 are handed.
*2300mm full height ceiling line for plots 141 & 143 only. Please ask your sales consultant for full details.
Energy Band Rating - B

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2 BEDROOM APARTMENT - TYPE 6



This Computer Generated Image is indicative only.

First Floor Plot 134 & 136**
Second Floor Plot 138 & 140**
Third Floor Plot 142 & 144**

Kitchen / Dining / Living	4.79m x 5.01m	15'05" x 16'5"
Bedroom 1	4.03m x 3.36m	13'3" x 11'0"
Bedroom 2	4.55m x 3.03m	14'11" x 9'11"
Bathroom	2.20m x 2.10m	7'3" x 6'11"



Floorplans shown for plots 134, 138 & 142. **Plots 136, 140 & 144 are handed.
 *2300mm full height ceiling line for plots 142 & 144 only. Please ask our sales consultant for full details.
 Energy Band Rating - B

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2 BEDROOM APARTMENT - TYPE 6.1



This Computer Generated Image is indicative only.

Ground Floor Plot 130 & 132**

Kitchen / Dining / Living	4.74m x 5.01m	15'05" x 16'5"
Bedroom 1	4.03m x 3.36m	13'3" x 11'0"
Bedroom 2	4.55m x 3.03m	14'11" x 9'11"
Bathroom	2.20m x 2.10m	7'3" x 6'11"



Floorplans shown for plot 130. **Plot 132 is handed.

Energy Band Rating - B

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