














# Fernleigh Park

## The development

- **The Marston**  
5 bedroom detached home
- **The Solville**  
5 bedroom detached home
- **The Tilhurst**  
5 bedroom detached home
- **The Bampton**  
4 bedroom detached home
- **The Jayfield**  
4 bedroom detached home
- **The Lenham**  
4 bedroom detached home
- **The Nenhurst**  
4 bedroom detached home
- **The Oatvale**  
4 bedroom detached home
- **The Osmore**  
4 bedroom detached home
- **The Kinfield**  
4 bedroom detached home
- **The Madeley**  
4 bedroom semi-detached home
- **The Hunsley**  
3 bedroom detached home
- **The Hurwick**  
3 bedroom detached home

- **The Gosfield**  
3 bedroom semi-detached home
- **The Belford**  
2 bedroom terraced and semi-detached home
- **The Dinfield**  
2 bedroom terraced and semi-detached home
- **Affordable Housing**



The above development layout is not drawn to scale and is for general guidance only. Road layouts, pathways and external treatments may differ. Landscaping is indicative only. Please confirm the most up-to-date details with our Sales Consultant prior to reservation. BCP: Bin Collection Point. CS: Cycle Store.

IMPORTANT NOTICE TO CUSTOMERS: The Consumer Protection from Unfair Trading Regulations 2008. Cala Homes (Midlands) Limited operates a policy of continual product development and the site layout shown in this brochure insert is indicative only. Information contained is accurate at time of going to press on **XX**. See the main brochure for the full Consumer Protection statement.

View our interactive siteplan for our latest availability





# The Bampton

4 bedroom detached home

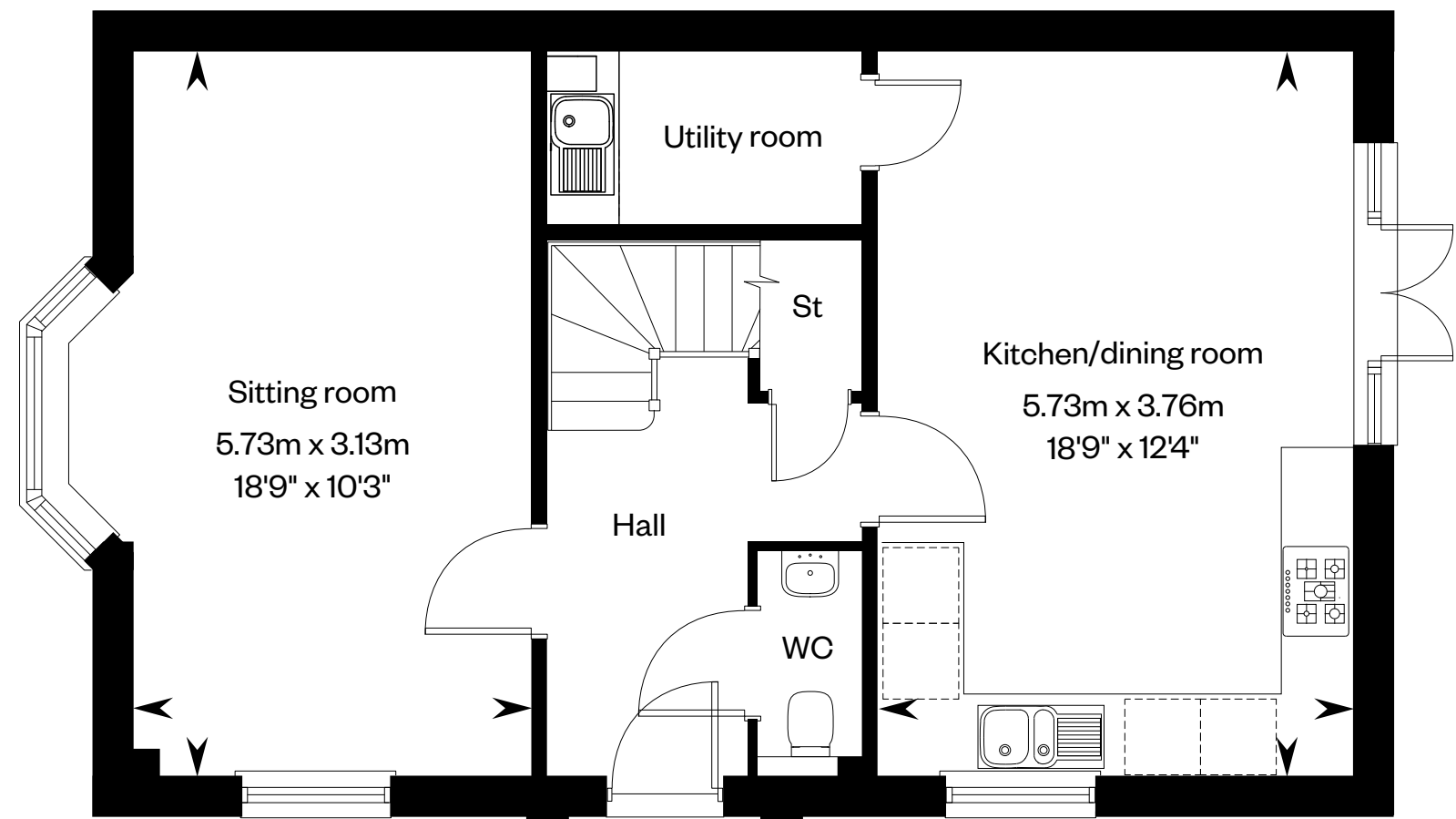




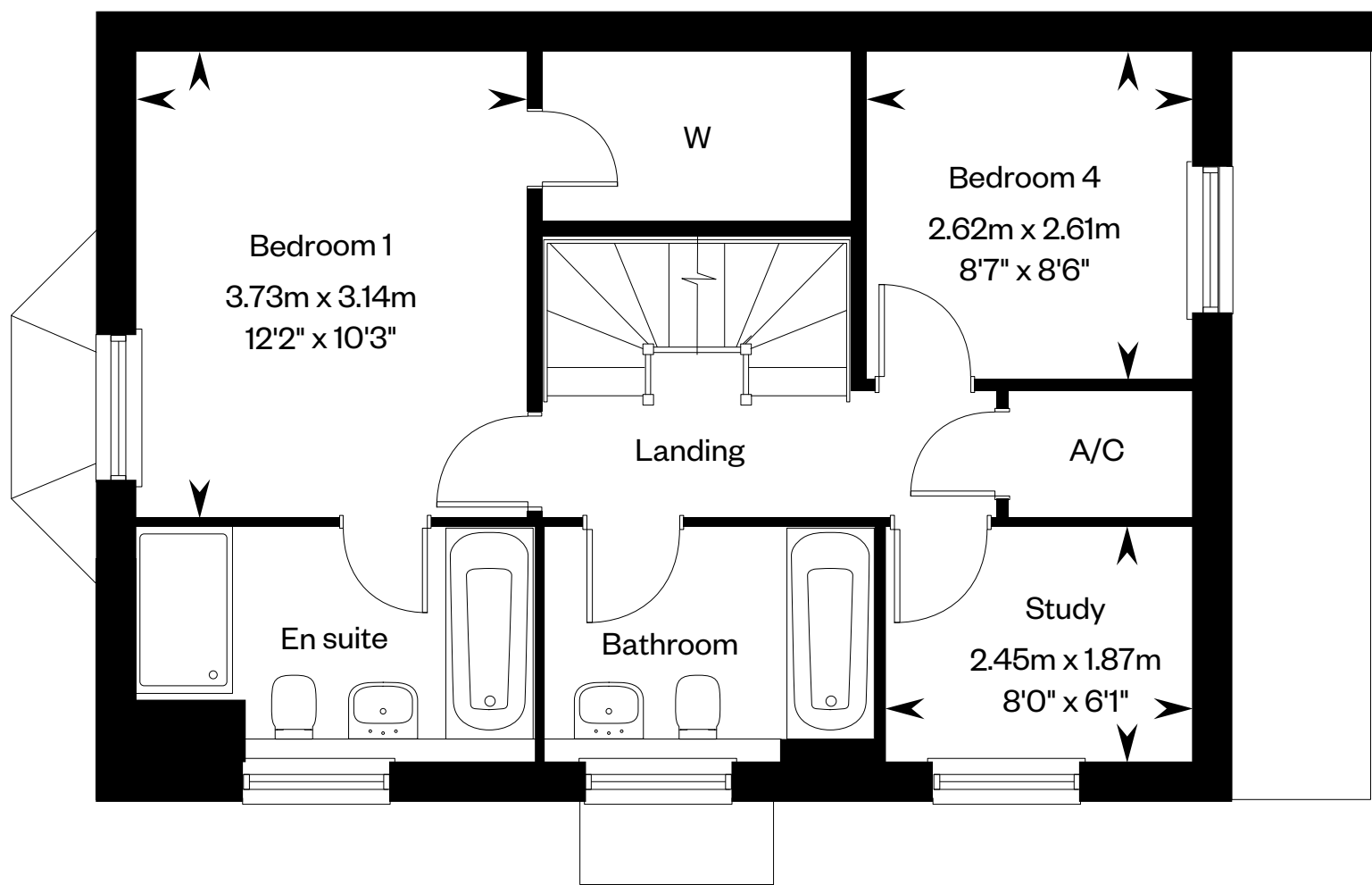
# The Bampton

Plot 216 – as shown

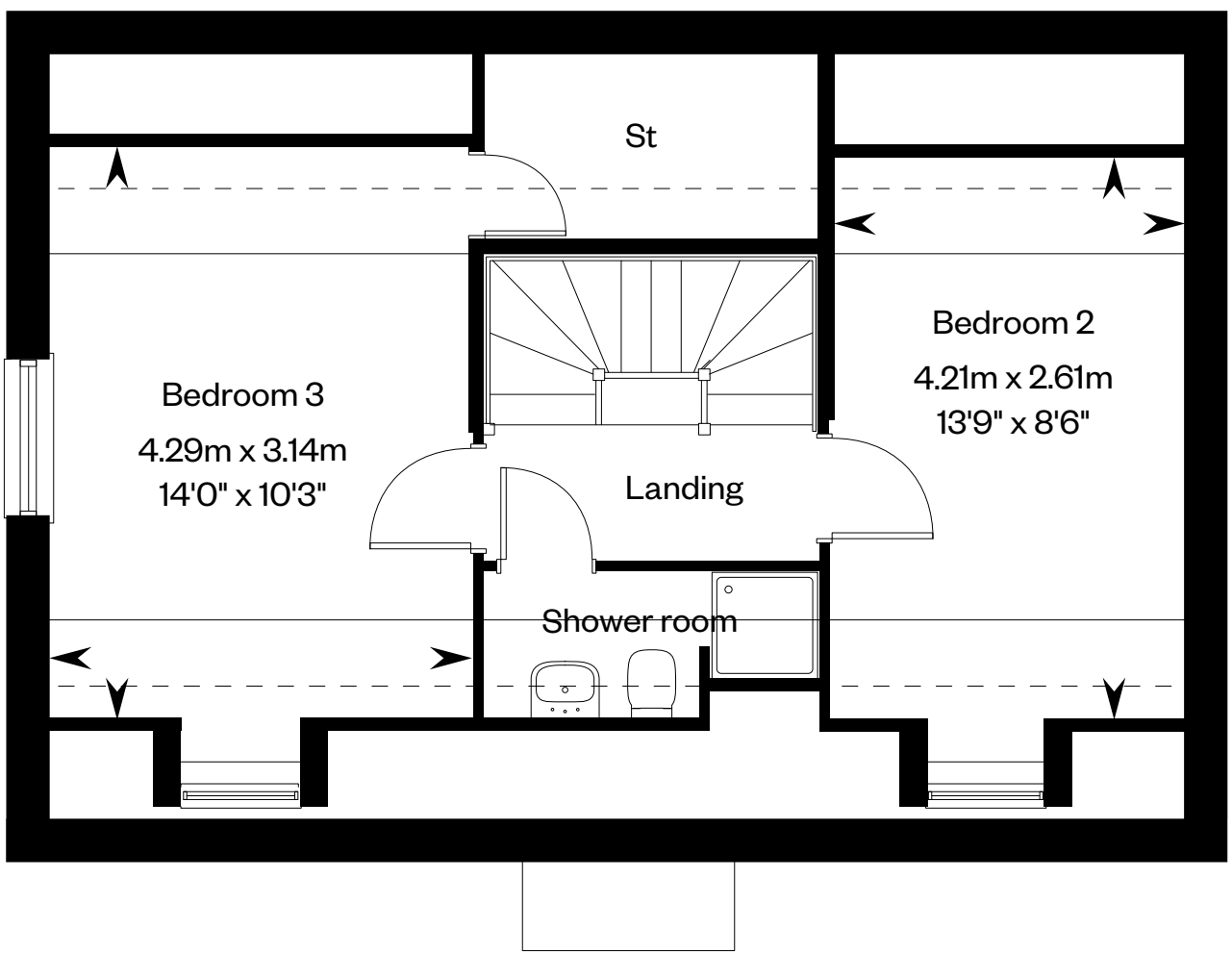
Plots 167 & 176 – handed



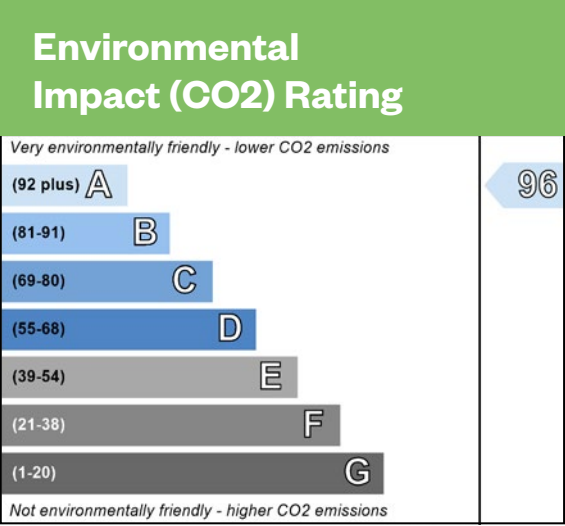
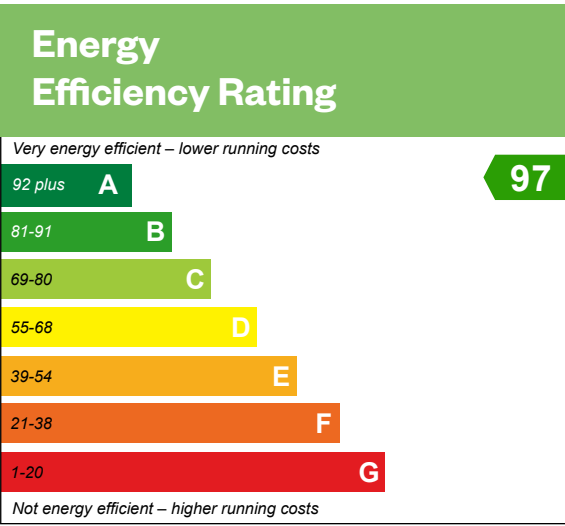
Ground floor



First floor



Second floor



This is a Predicted Energy Assessment for properties that are incomplete. Once the property is completed, this rating will be updated and an official Energy Performance Certificate will be created for the property.

Dotted lines denote reduced head height or structure above and approximate position of 1800mm ceiling height. Solid thin line denotes extent of full height ceiling. Please ask your Sales Consultant for further details. A/C: Airing cupboard. St: Store cupboard. W: Wardrobe.

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Scan to view our virtual tour





# The Belford

2 bedroom terraced and semi-detached home

CALA



Photography of The Belford







# The Dinfield

2 bedroom semi-detached and terraced home

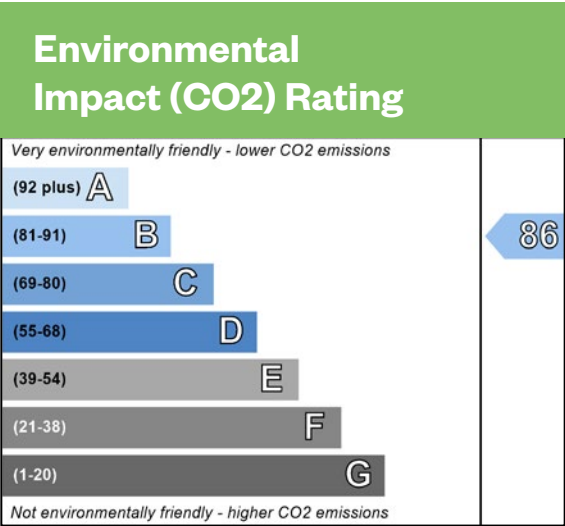
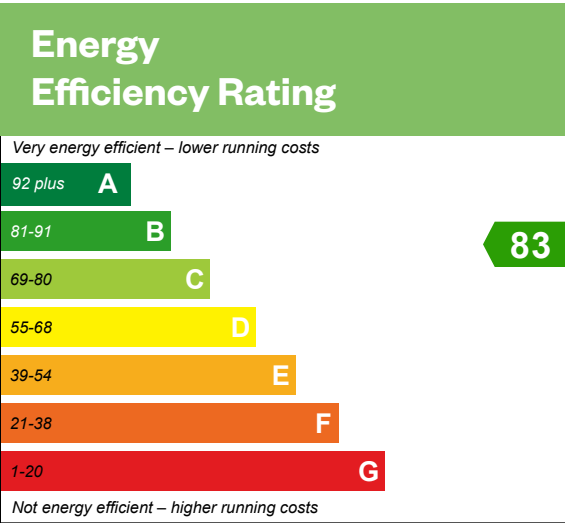


Computer generated image of The Dinfield is for illustration purposes only, plot specific elevations and finishes may vary.

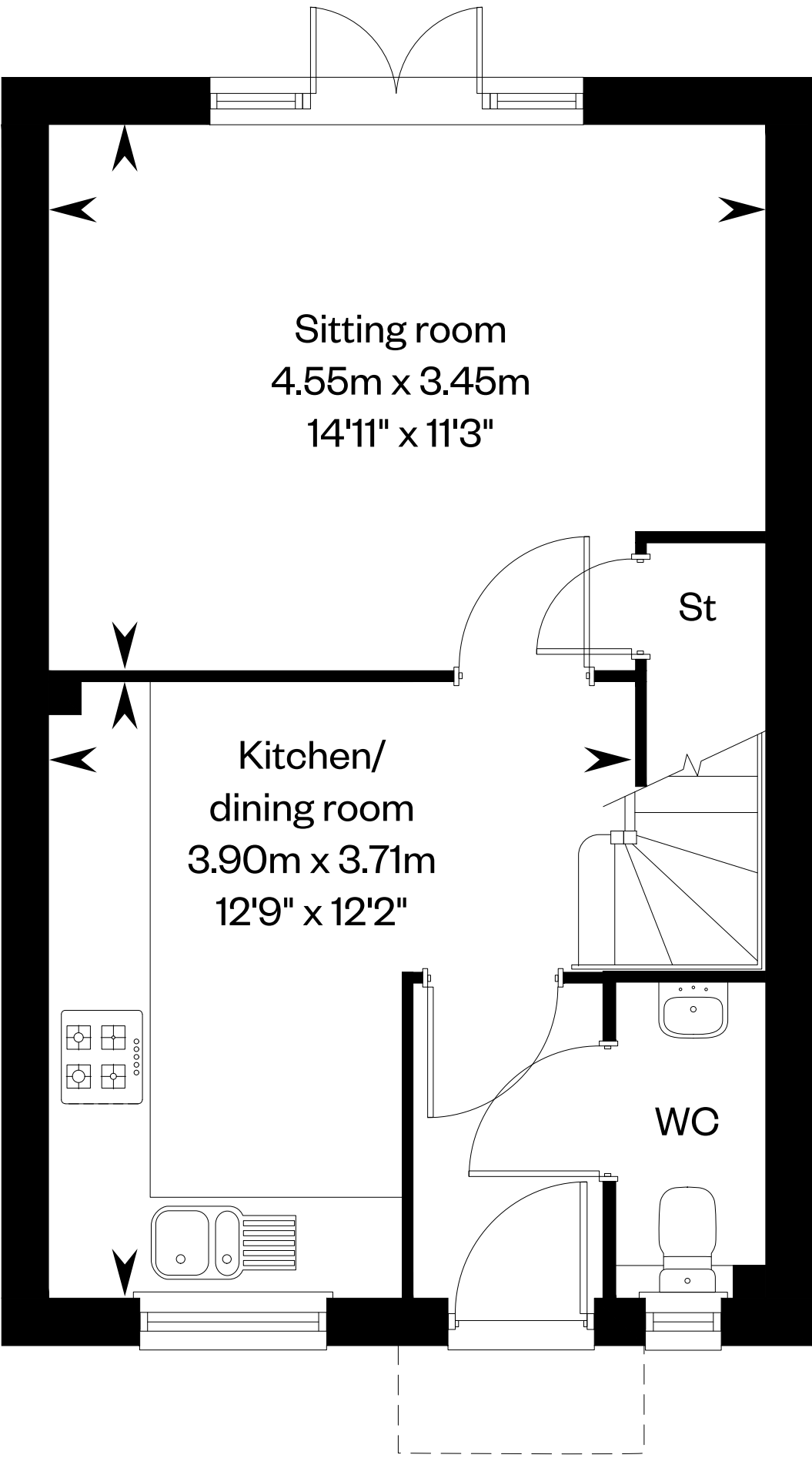


# The Dinfield

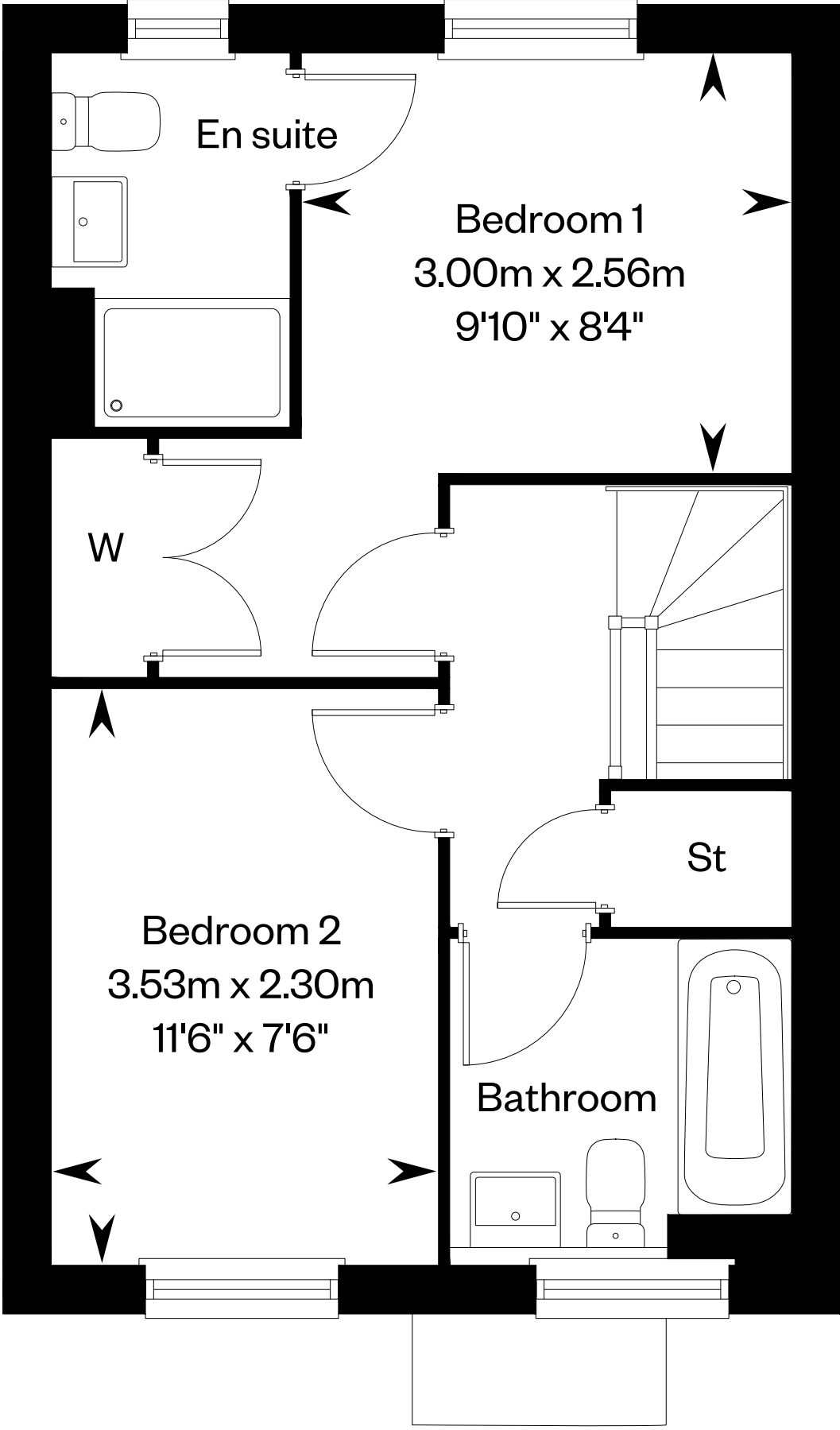
Plots 157, 230, 304, 306, 316, 356,  
360, 374 & 380 – as shown  
Plots 158, 159 & 231, 303, 305,  
317, 355, 359, 375 & 381 – handed



This is a Predicted Energy Assessment for properties that are incomplete. Once the property is completed, this rating will be updated and an official Energy Performance Certificate will be created for the property.



Ground floor



First floor

Please ask your Sales Consultant for further details. St: Store cupboard. W: Wardrobe.

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# The Gosfield

3 bedroom semi-detached home



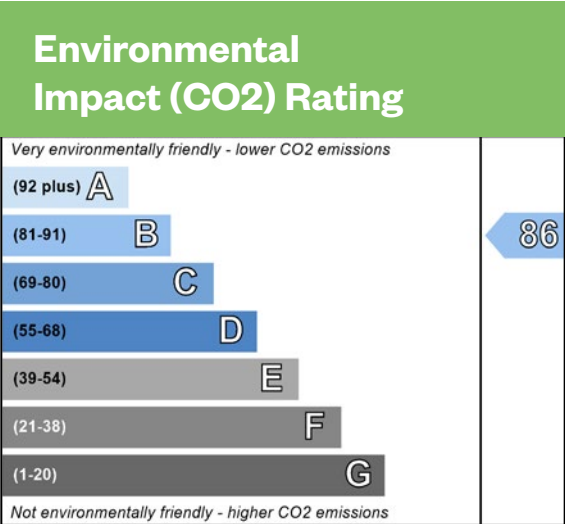
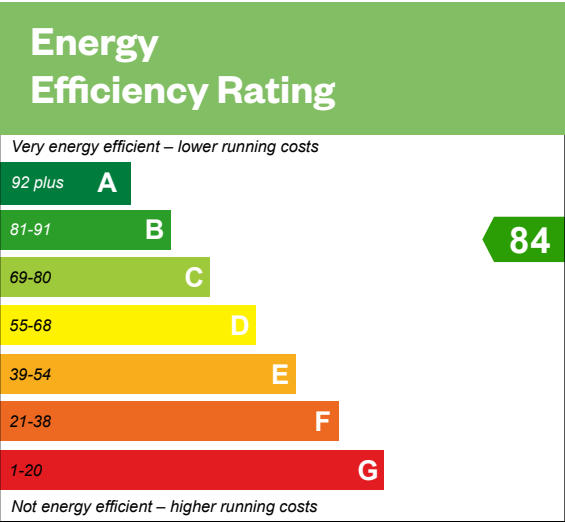
Computer generated image of The Gosfield



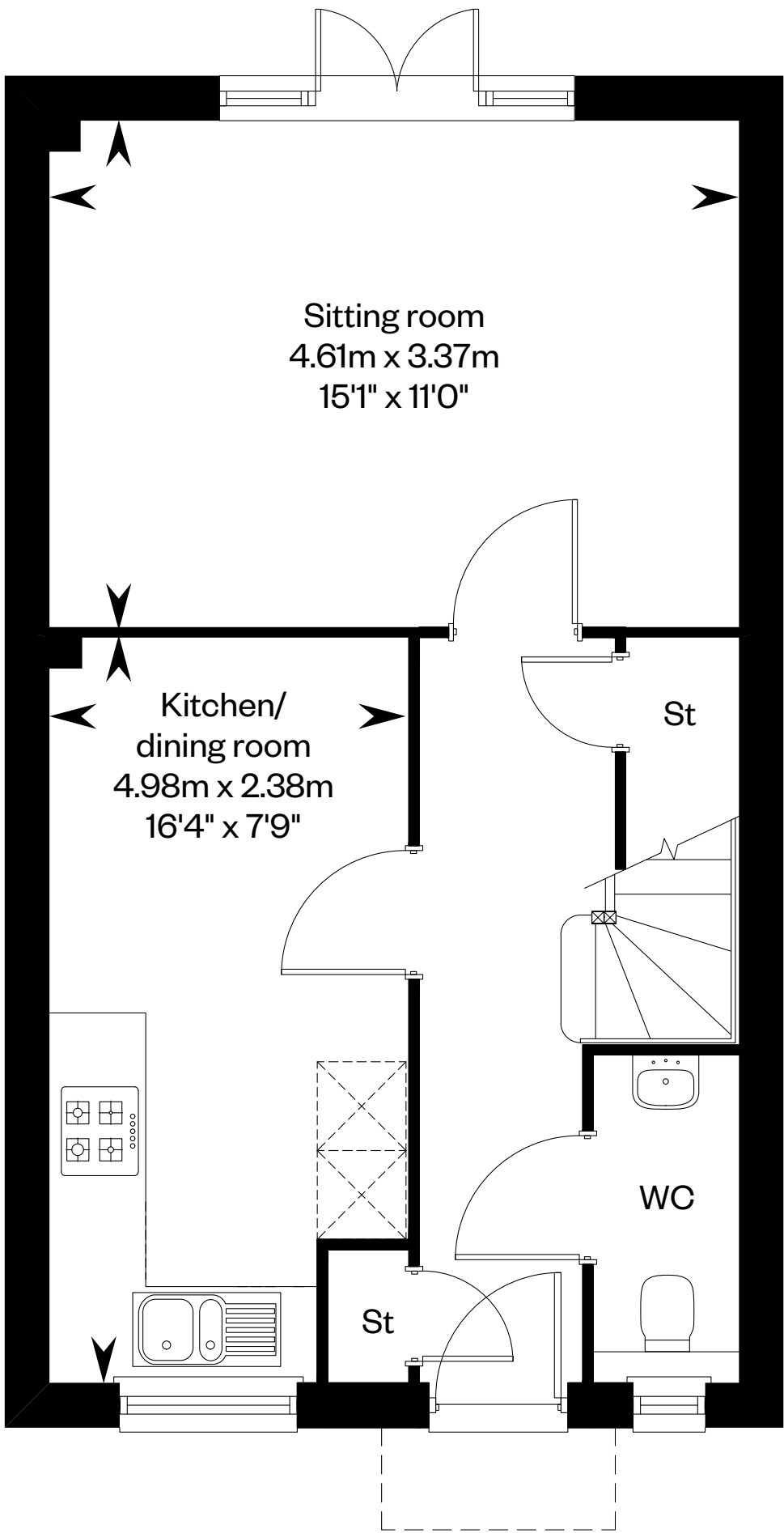
# The Gosfield

Plots 164, 238, 377 & 382 – as shown

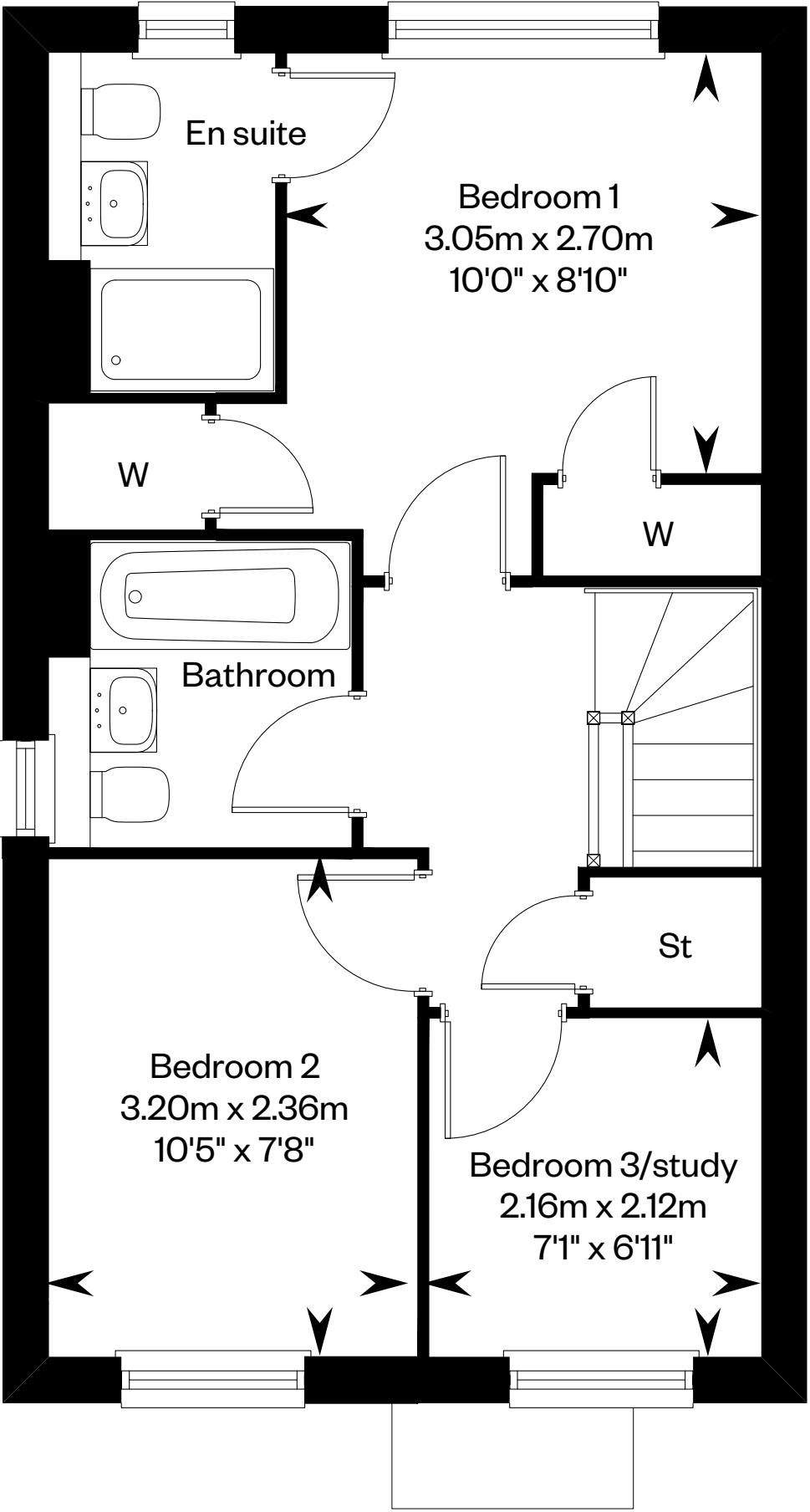
Plots 165, 239, 376 & 383 – handed



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Ground floor



First floor

Please ask your Sales Consultant for further details. St: Store cupboard. W: Wardrobe.

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# The Himscot

3 bedroom semi-detached home

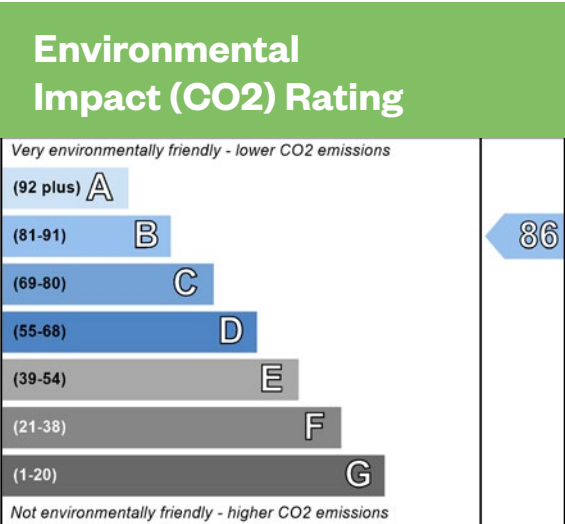
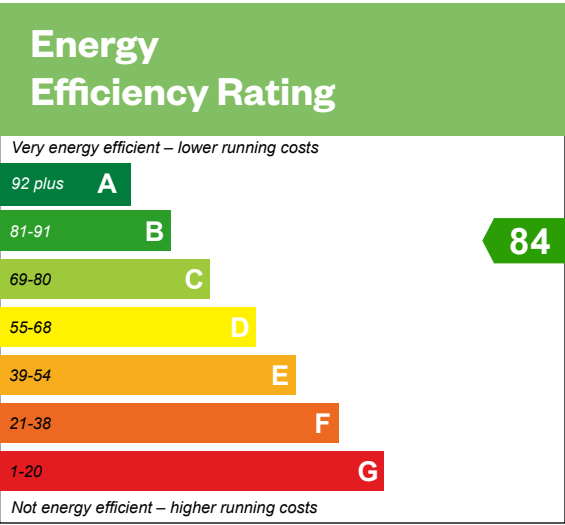


Computer generated image of The Himscot

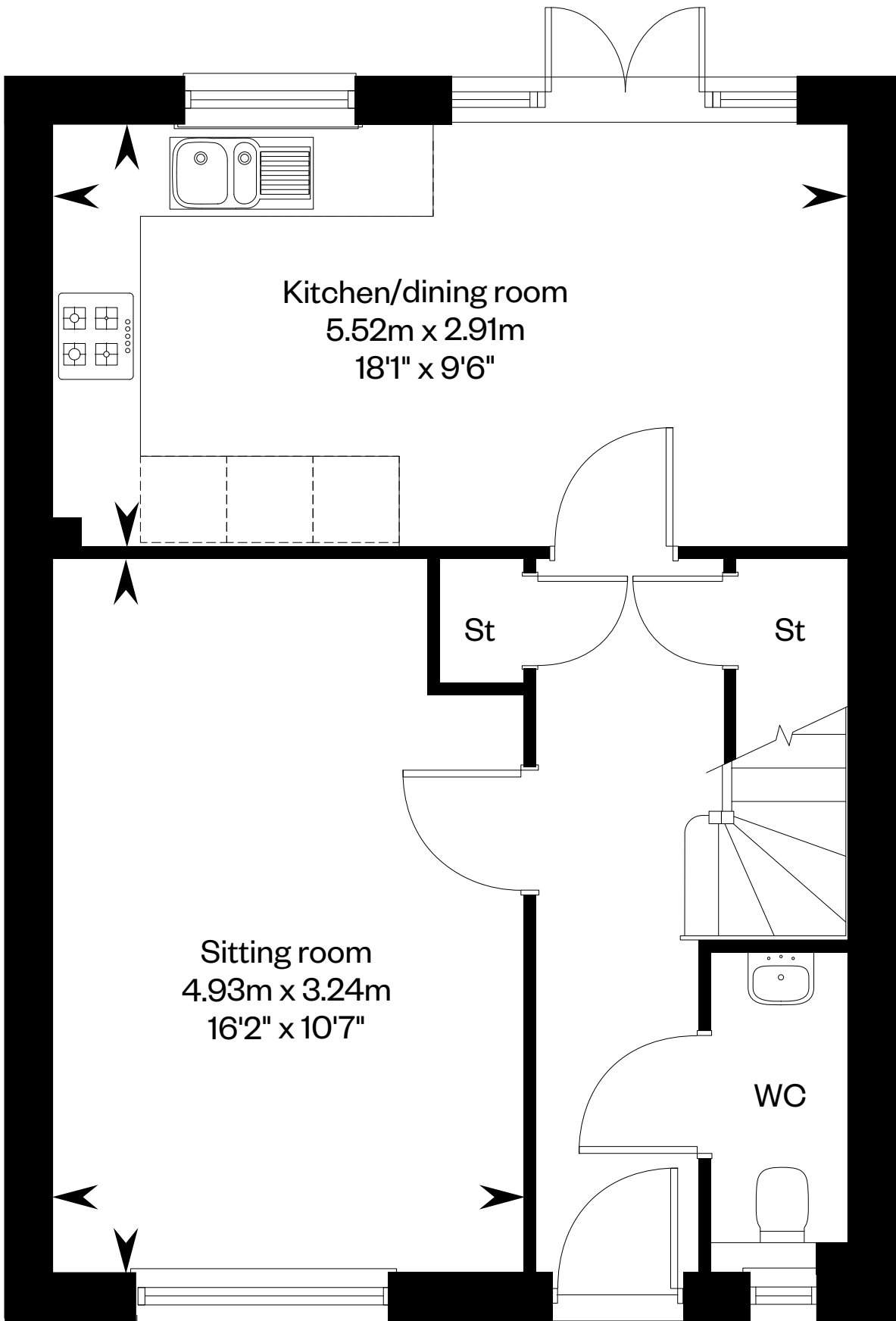


# The Himscot

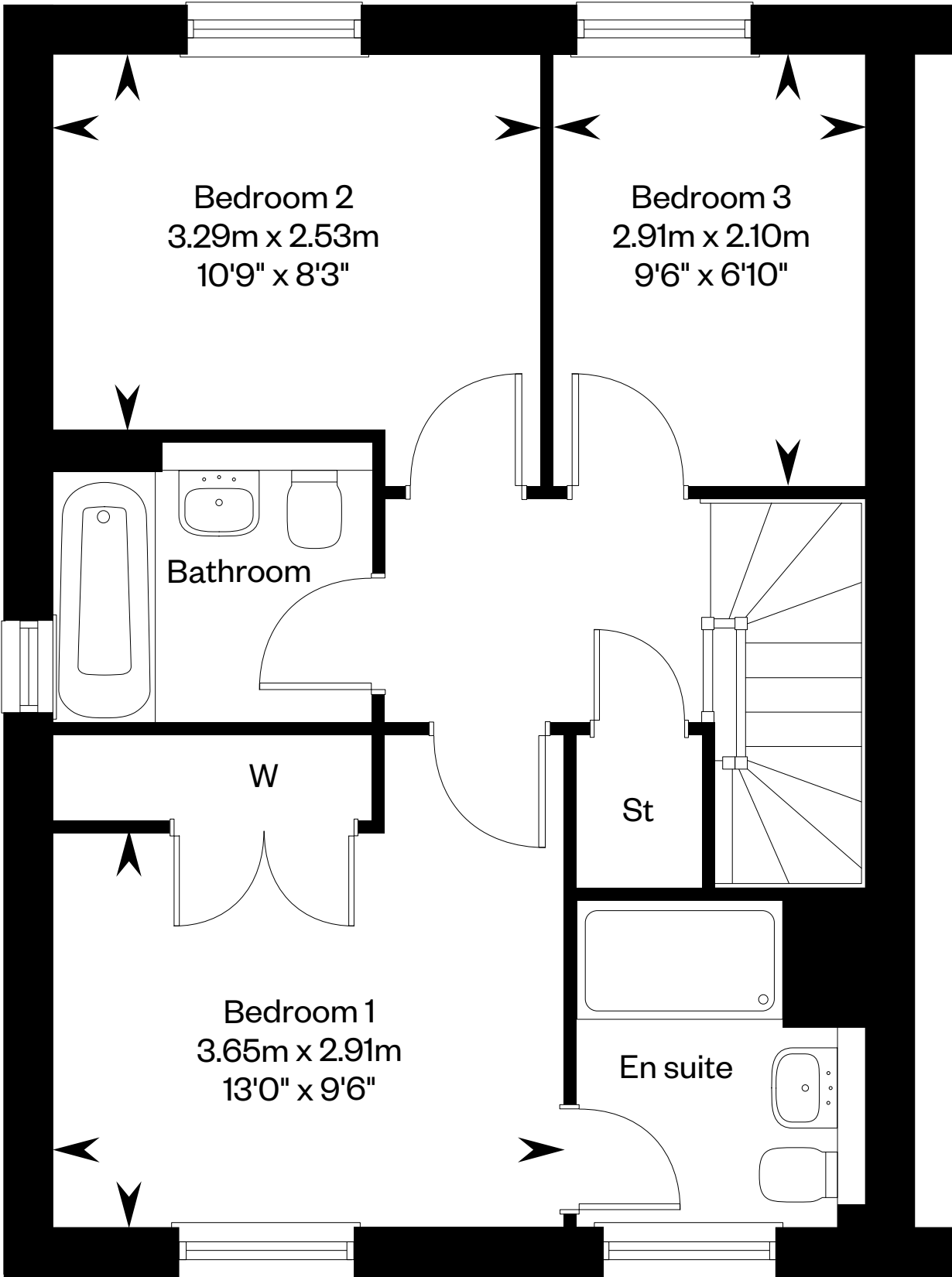
Plot 174, 321, 323, 238, 335 & 353 – as shown  
Plot 175, 320, 322, 336, 237 & 354 – handed



This is a Predicted Energy Assessment for properties that are incomplete. Once the property is completed, this rating will be updated and an official Energy Performance Certificate will be created for the property.



Ground floor



First floor

Please ask your Sales Consultant for further details. St: Store cupboard. W: Wardrobe.

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# The Hunsley

3 bedroom detached home



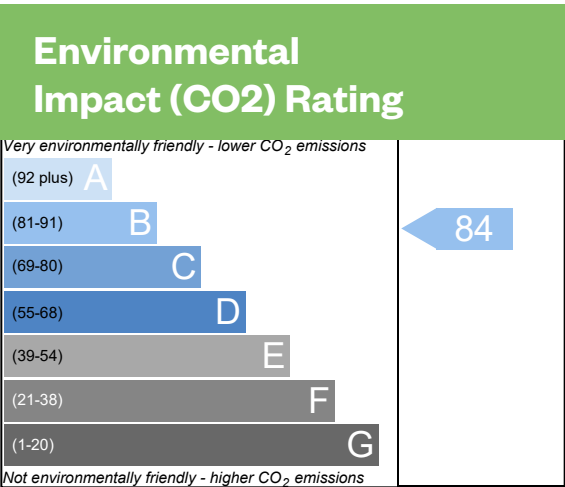
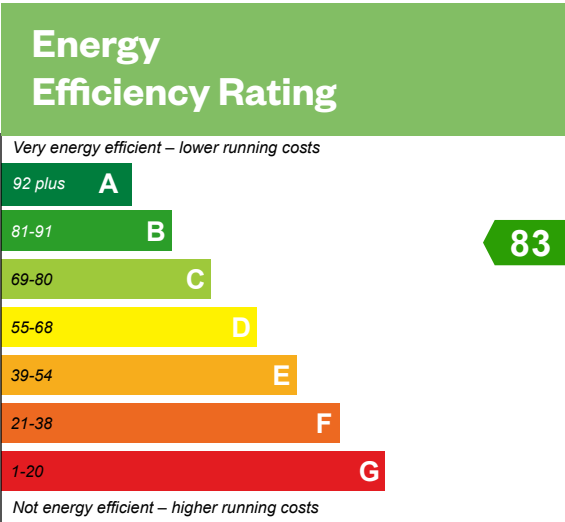
Computer generated image of The Hunsley.



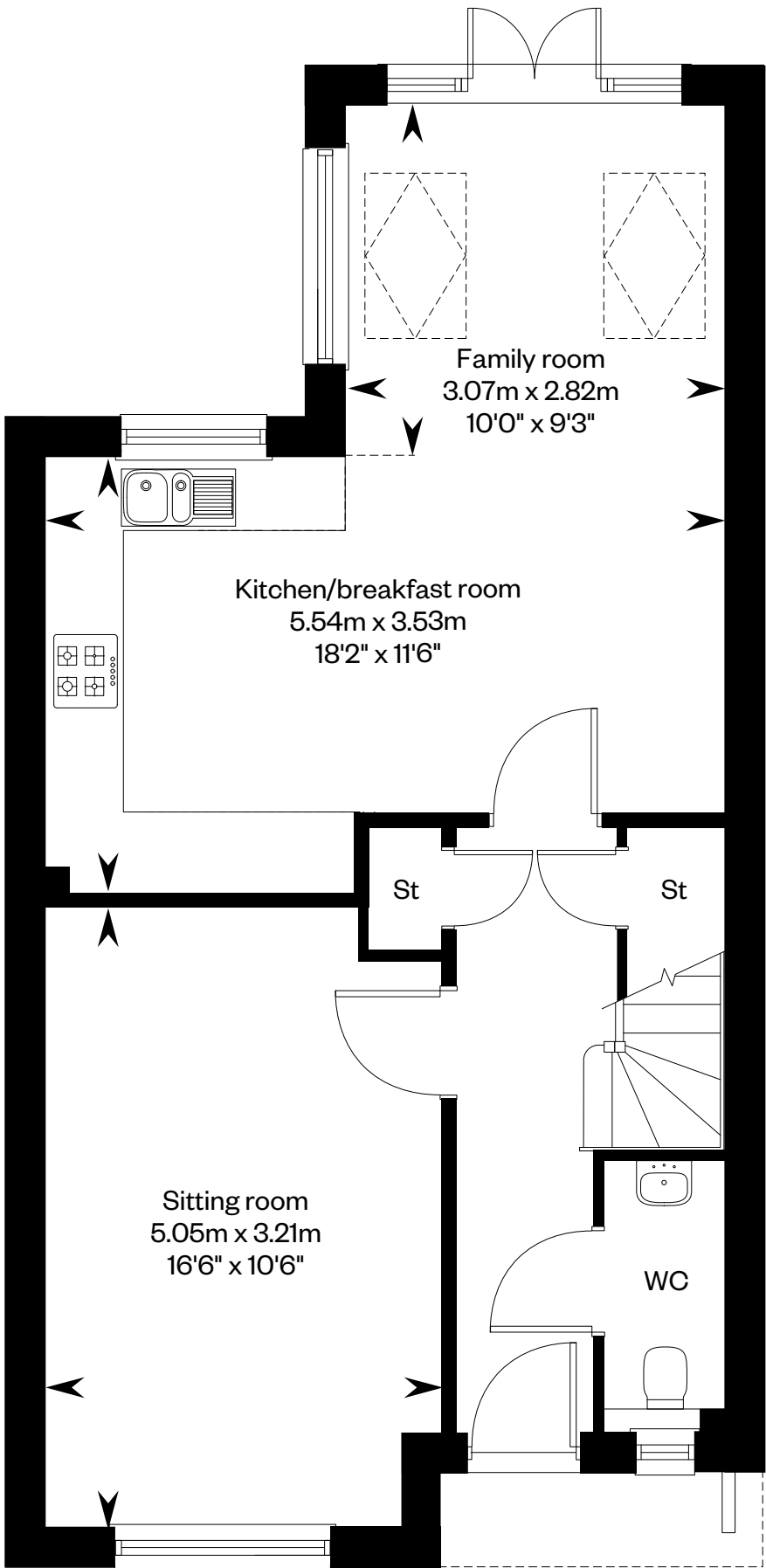
# The Hunsley

Plots 194, 222 & 265 – as shown

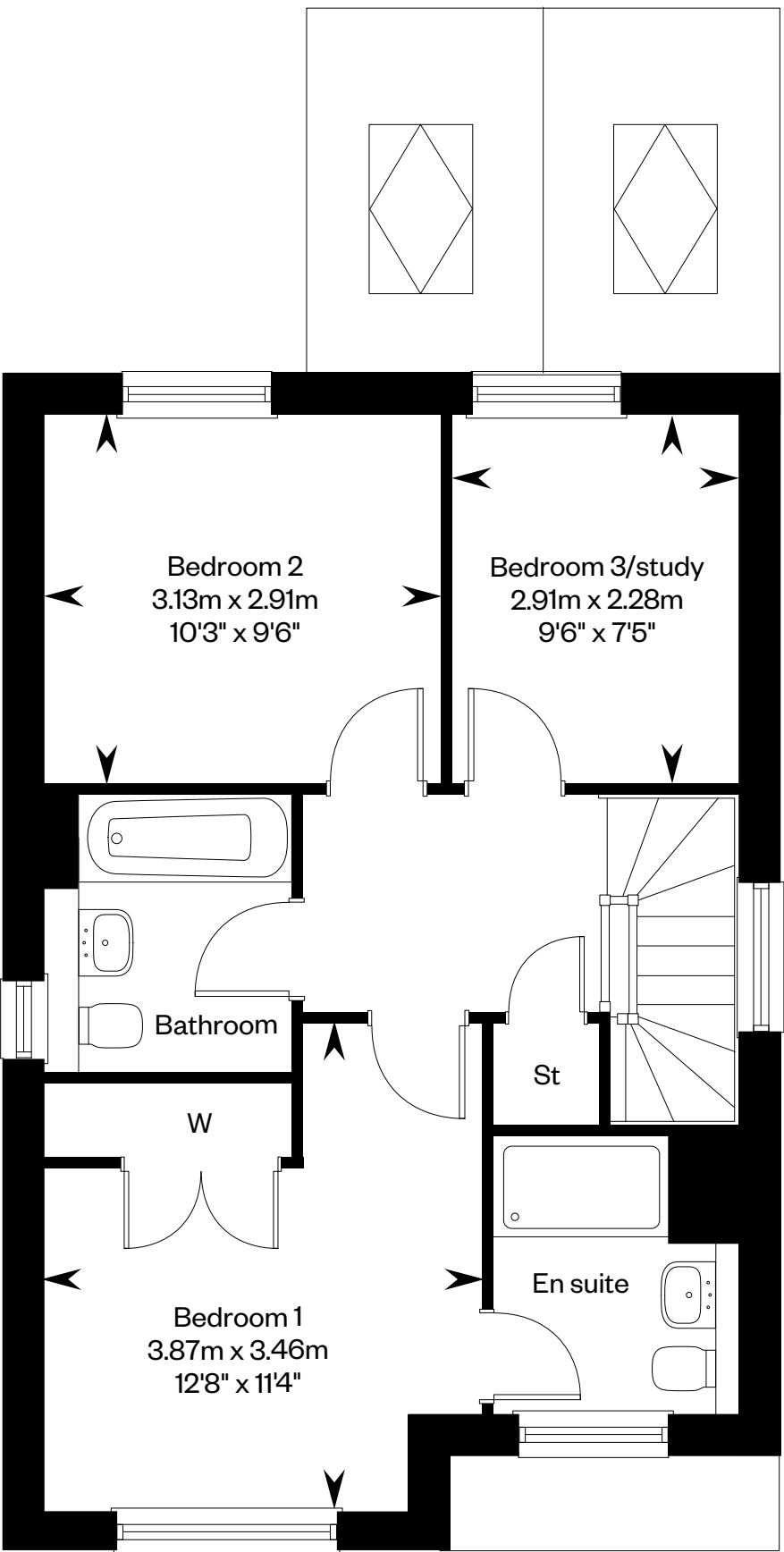
Plots 193, 197, 275, 325 & 341 – handed



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Ground floor



First floor

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our virtual tour



Please ask your Sales Consultant for further details. ST: Store cupboard. W: Wardrobe. ☒ Roof light.

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# The Hurwick

3 bedroom detached home



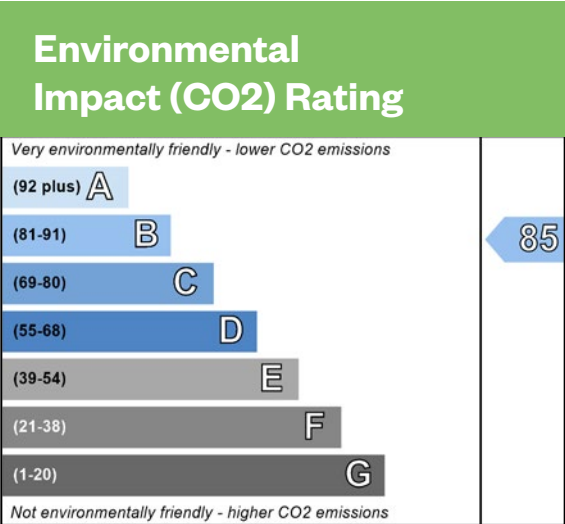
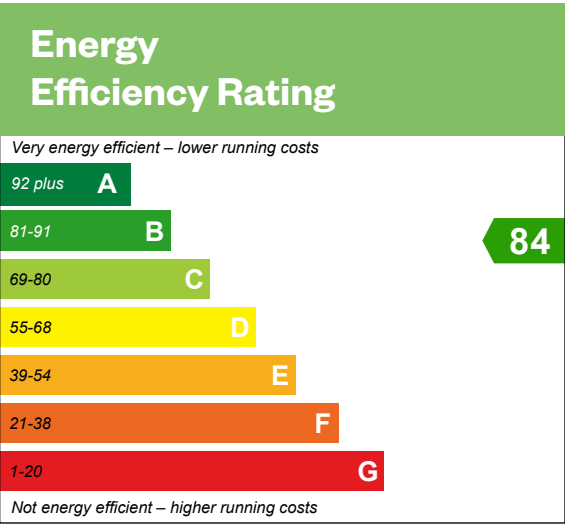
Photography of The Hurwick



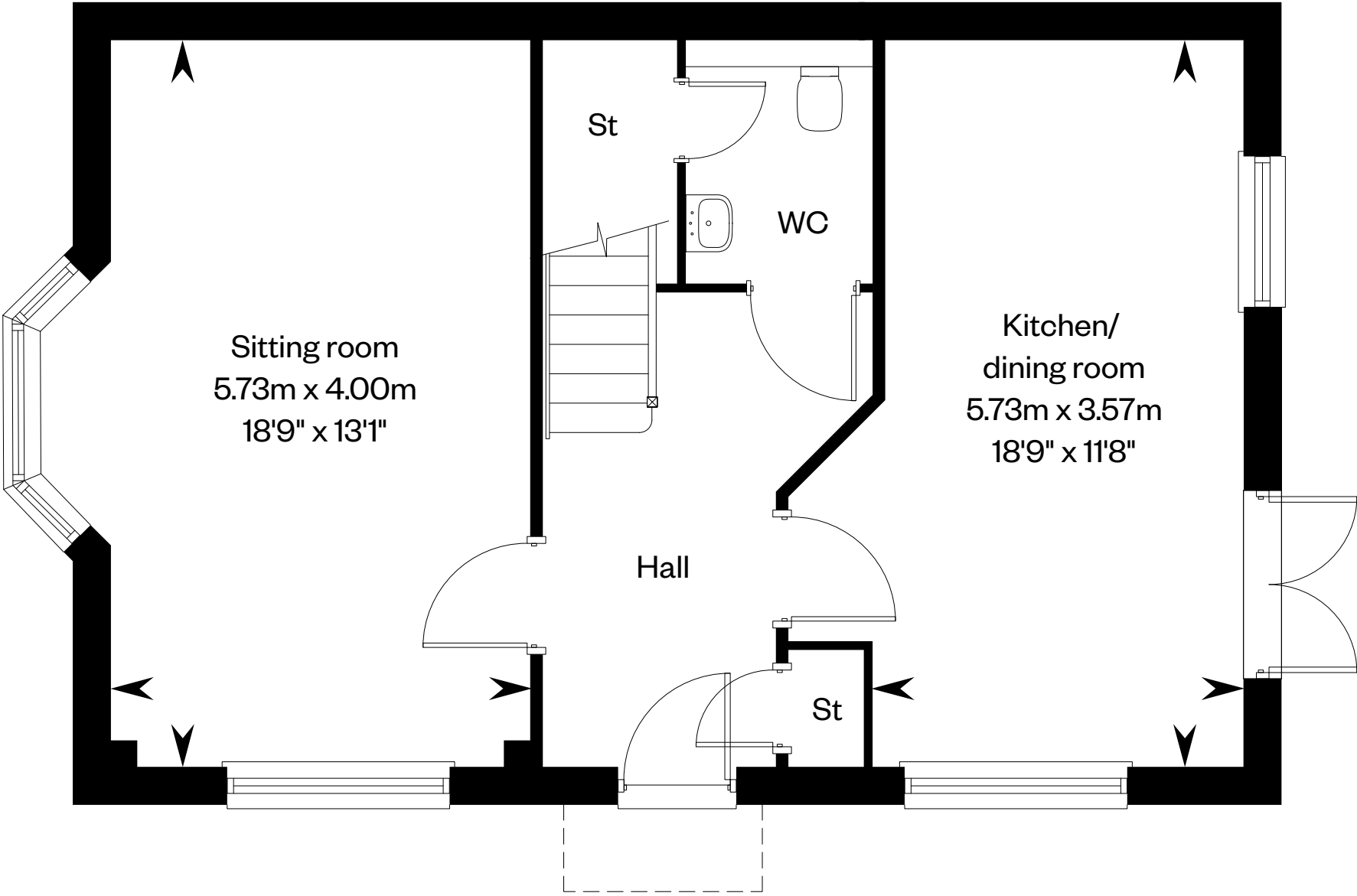
# The Hurwick

Plots 162, 170, 187, 191, 235, 247, 302, 307, 318, 324, 326, 337 & 358 – as shown

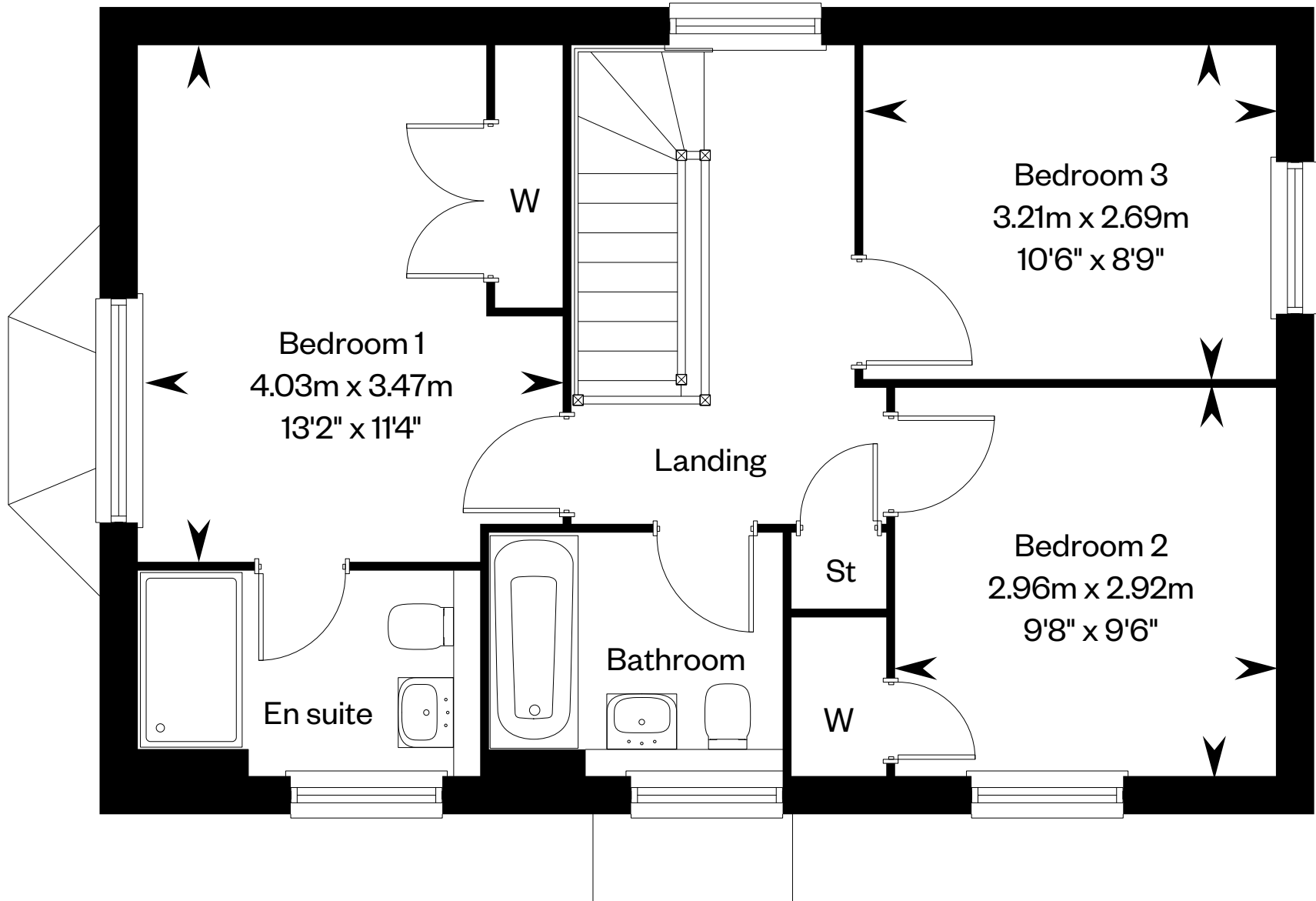
Plots 232, 250, 262, 271, 277, 333, 334, 357, 371, 378, 379 & 385 – handed



This is a Predicted Energy Assessment for properties that are incomplete. Once the property is completed, this rating will be updated and an official Energy Performance Certificate will be created for the property.



Ground floor



First floor

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our virtual tour



Plots 247, 250, 271 & 371 have a stone exterior. Please ask your Sales Consultant for further details. St: Store cupboard. W: Wardrobe.

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# The Jayfield

4 bedroom detached home

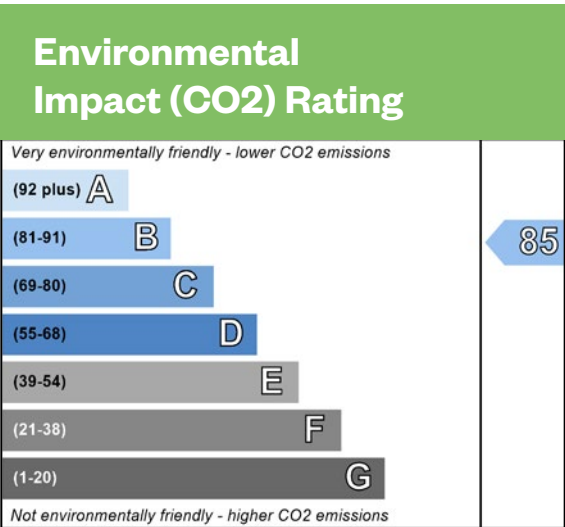
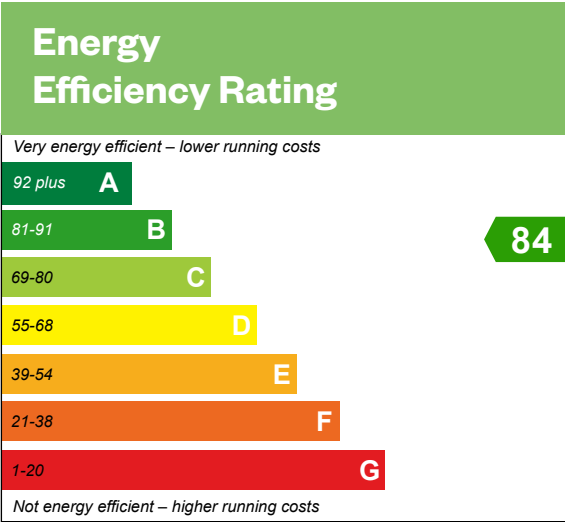


Computer generated image of The Jayfield is for illustration purposes only, plot specific elevations and finishes may vary.

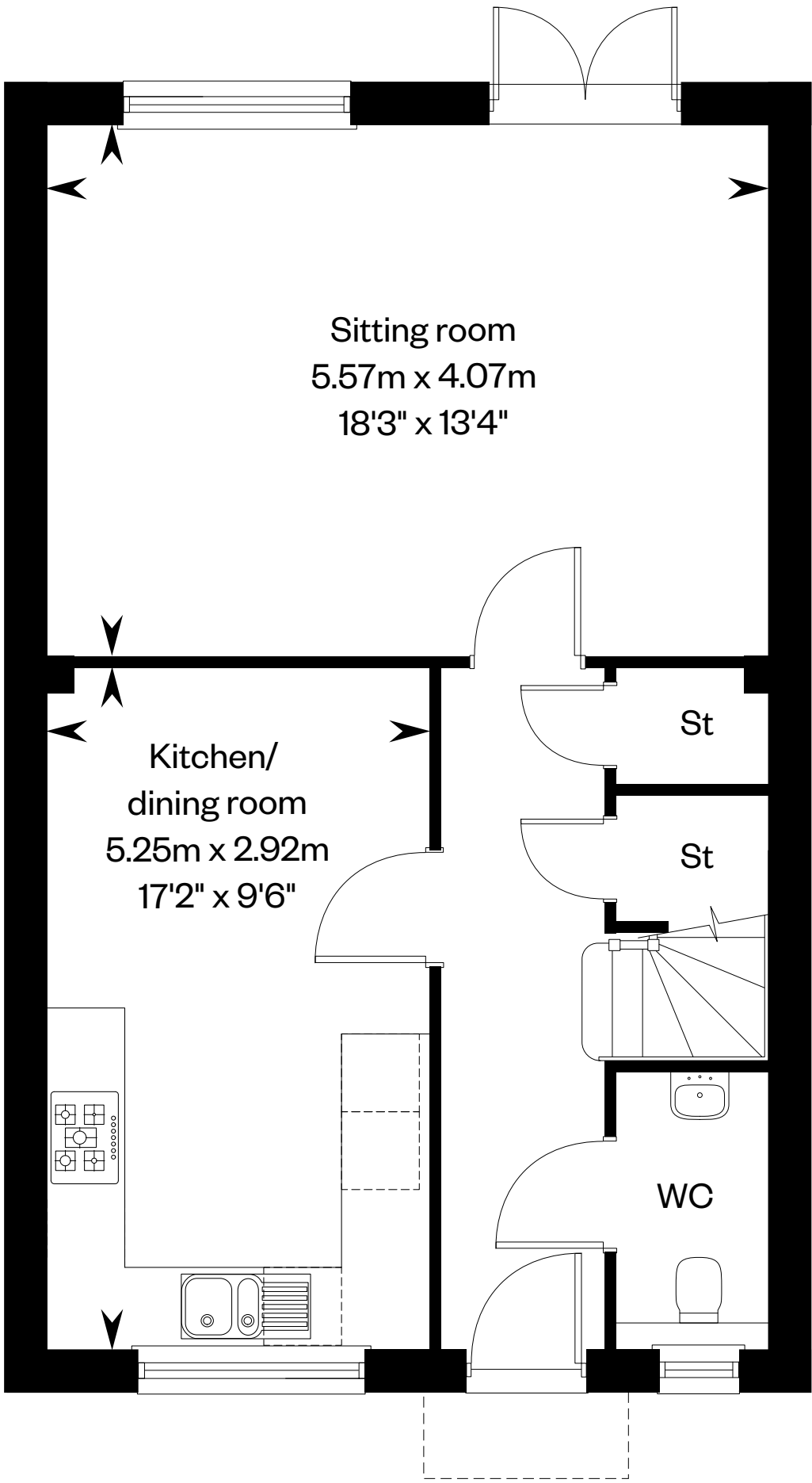


# The Jayfield

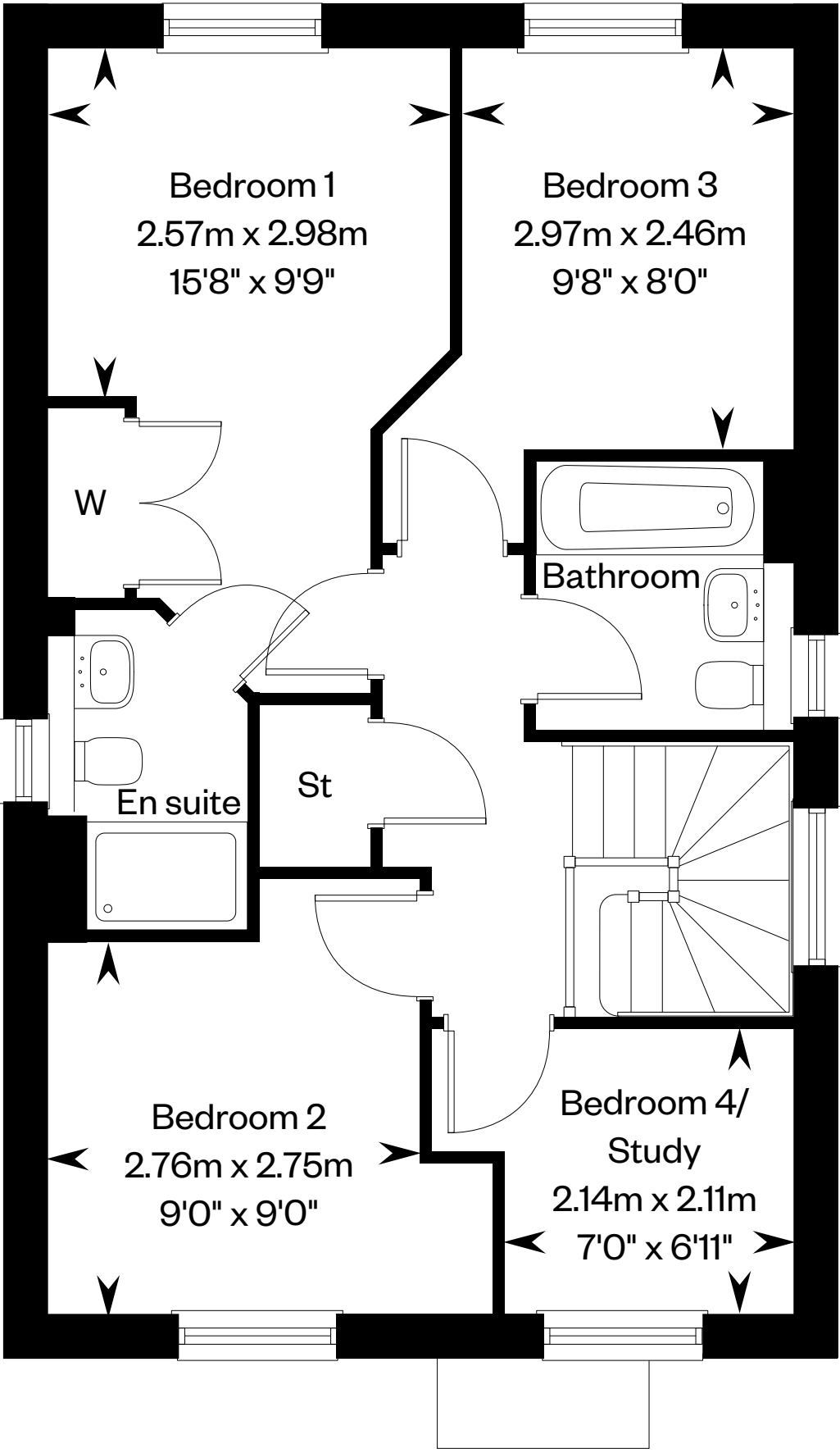
Plots 163, 166, 272, 274, 276 & 340 – as shown  
Plot 195 – handed



This is a Predicted Energy Assessment for properties that are incomplete. Once the property is completed, this rating will be updated and an official Energy Performance Certificate will be created for the property.



Ground floor



First floor

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our virtual tour



Please ask your Sales Consultant for further details. St: Store cupboard. W: Wardrobe.

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# The Kinfield

4 bedroom semi-detached and detached home

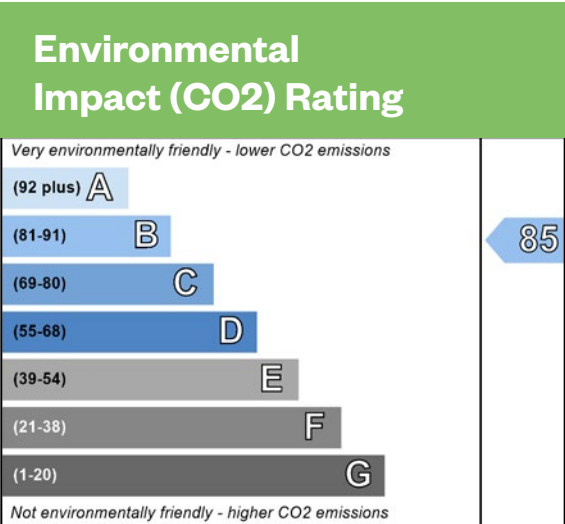
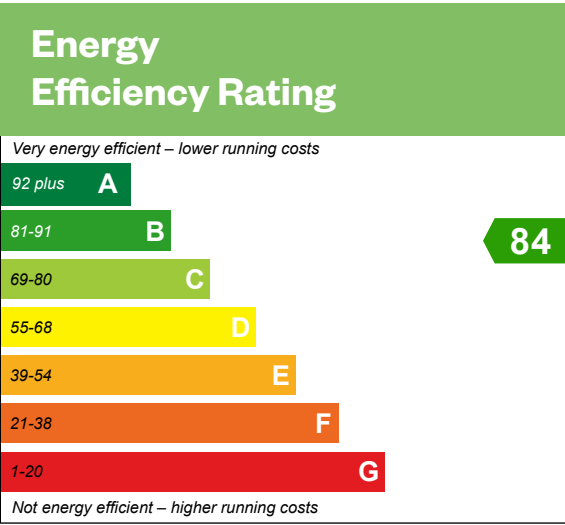


Computer generated image of The Kinfield

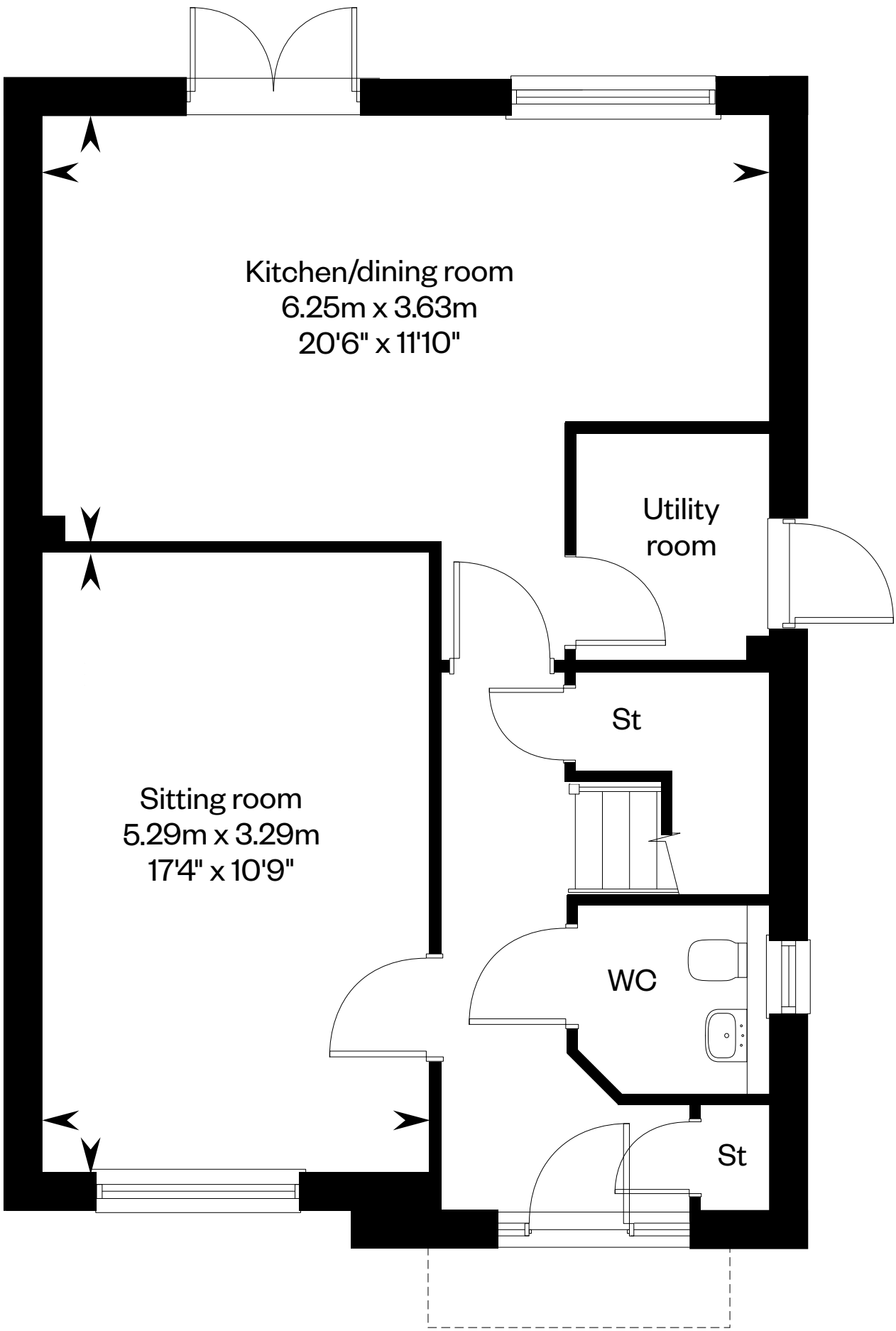


# The Kinfield

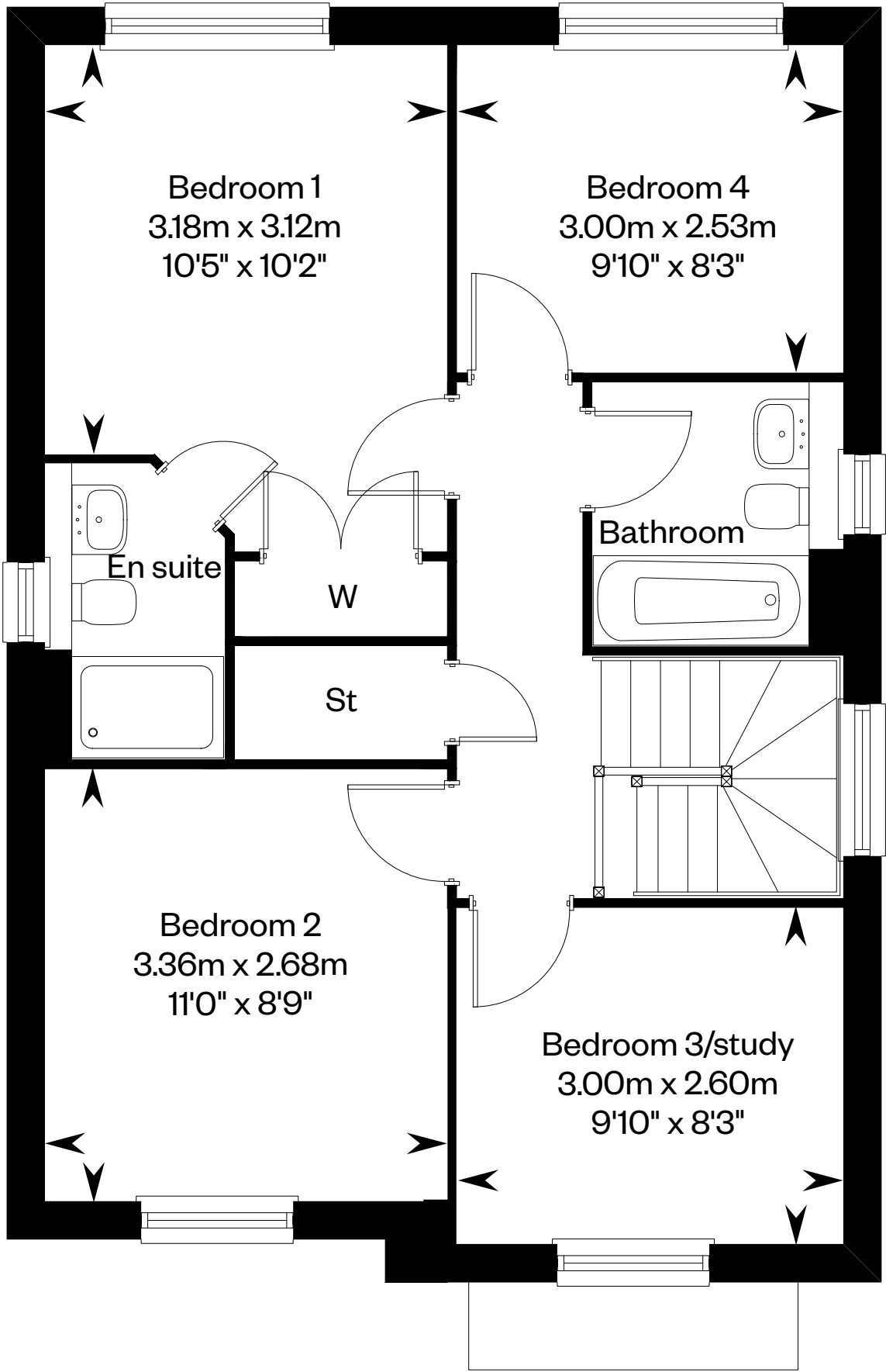
Plots 186 & 273, 339, 387 & 389 – as shown  
Plots 185, 196, 245, 246, 248, 249, 386 & 388 – handed



This is a Predicted Energy Assessment for properties that are incomplete. Once the property is completed, this rating will be updated and an official Energy Performance Certificate will be created for the property.



Ground floor



First floor

Scan to view  
our virtual tour



Please ask your Sales Consultant for further details. St: Store cupboard. W: Wardrobe.

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# The Lenham

4 bedroom detached home

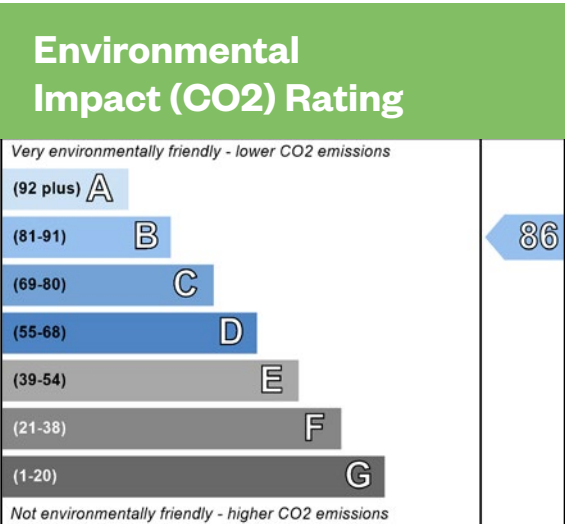
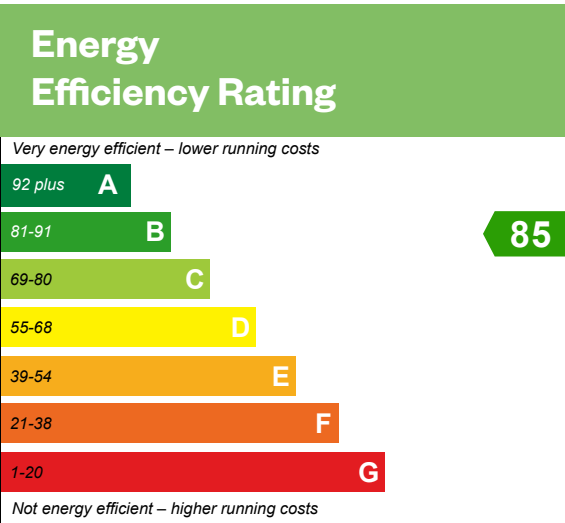


Photography of The Lenham

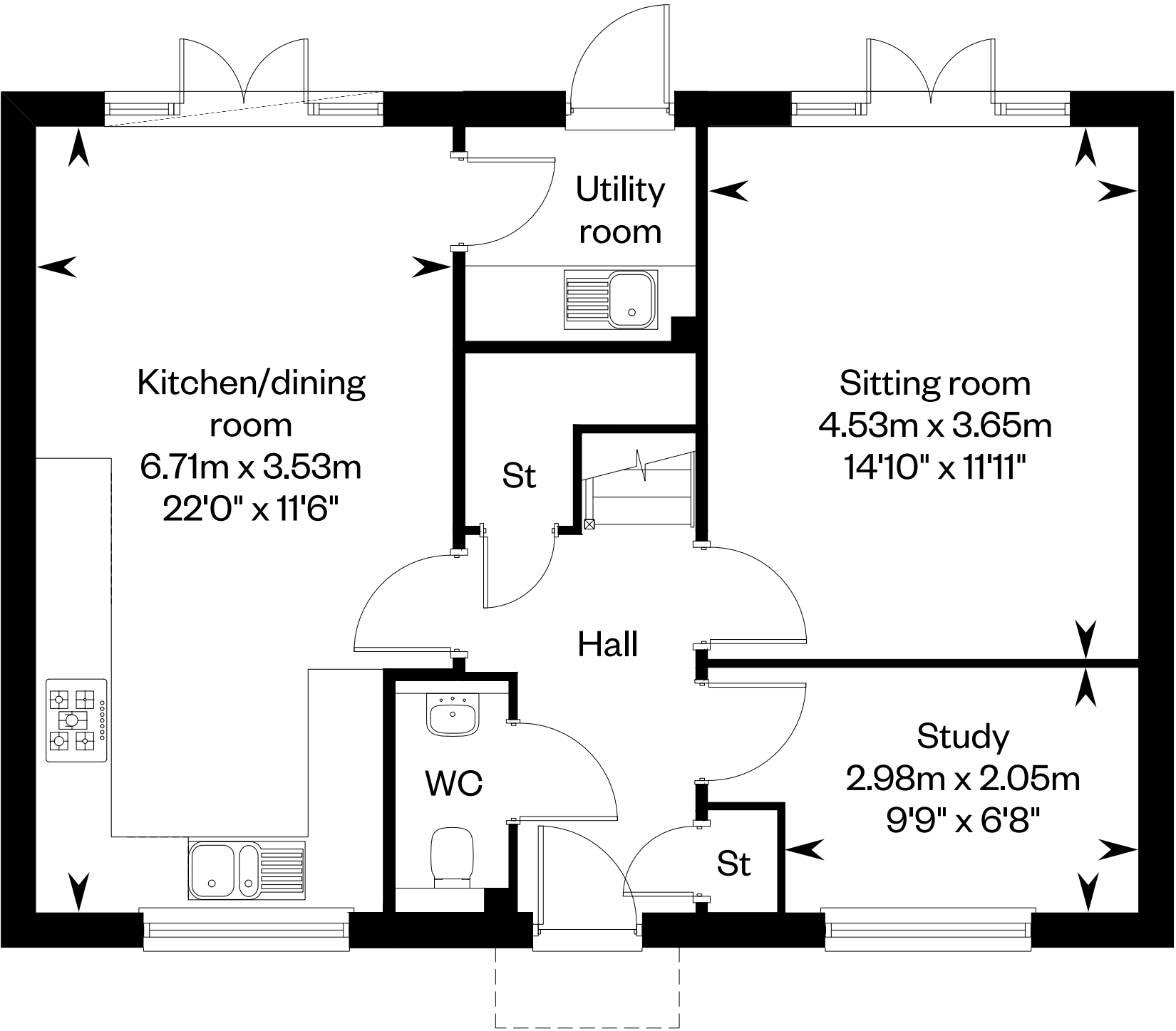


# The Lenham

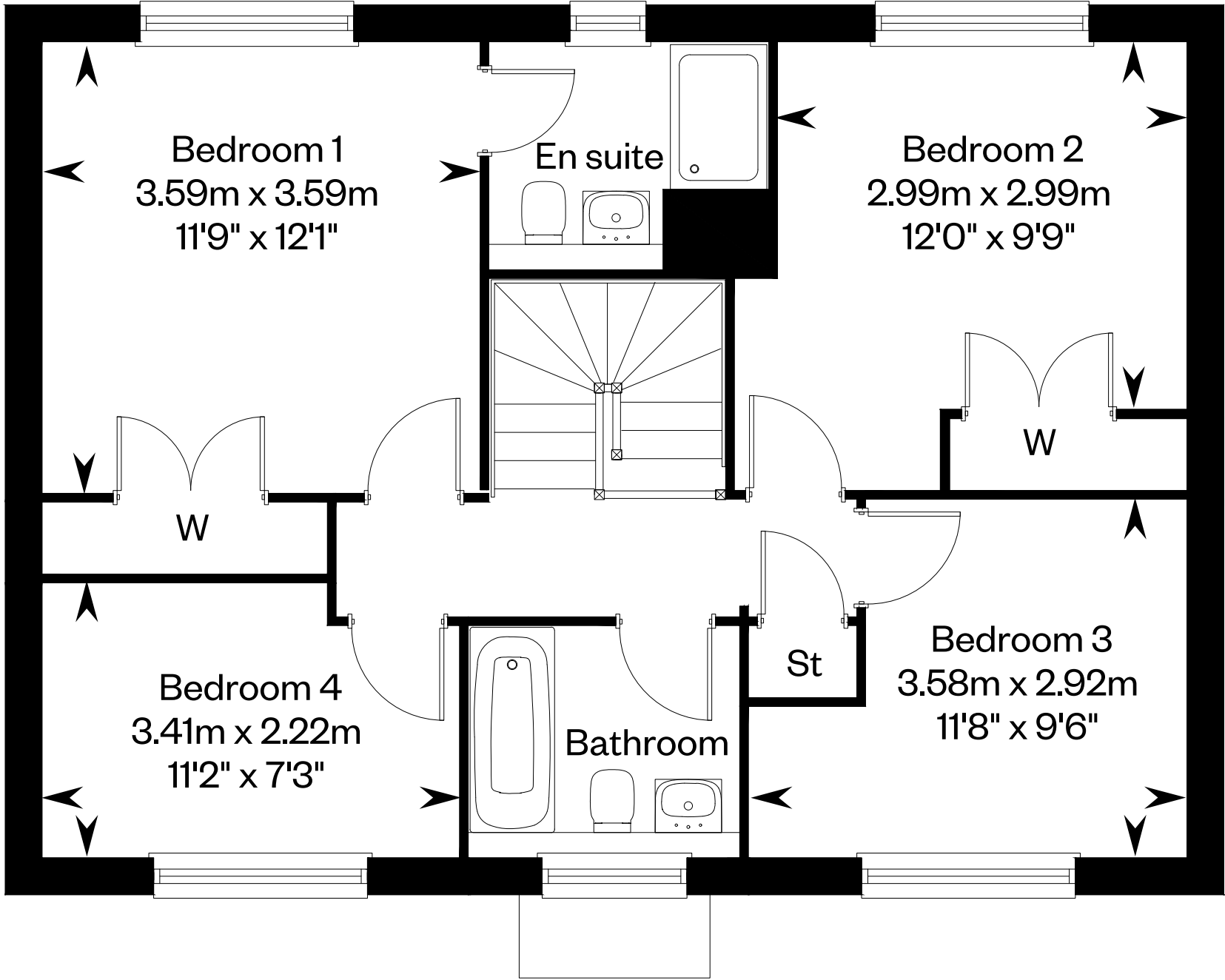
Plot 243 – as shown



This is a Predicted Energy Assessment for properties that are incomplete. Once the property is completed, this rating will be updated and an official Energy Performance Certificate will be created for the property.



Ground floor



First floor

Please ask your Sales Consultant for further details. St: Store cupboard. W: Wardrobe.

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# The Madeley

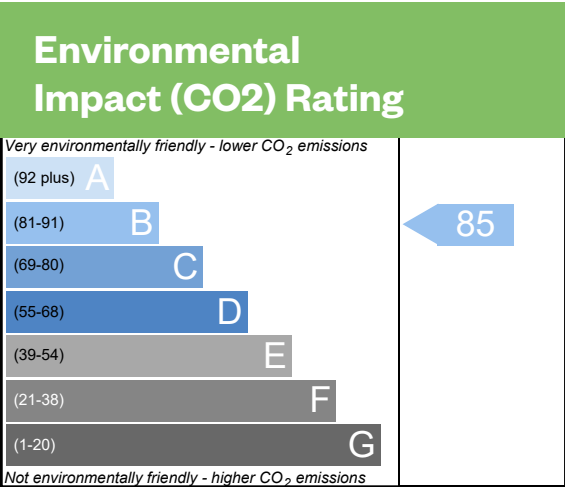
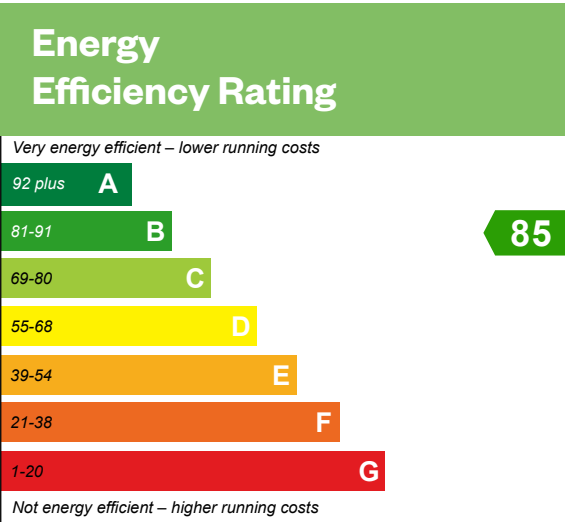
4 bedroom semi-detached home



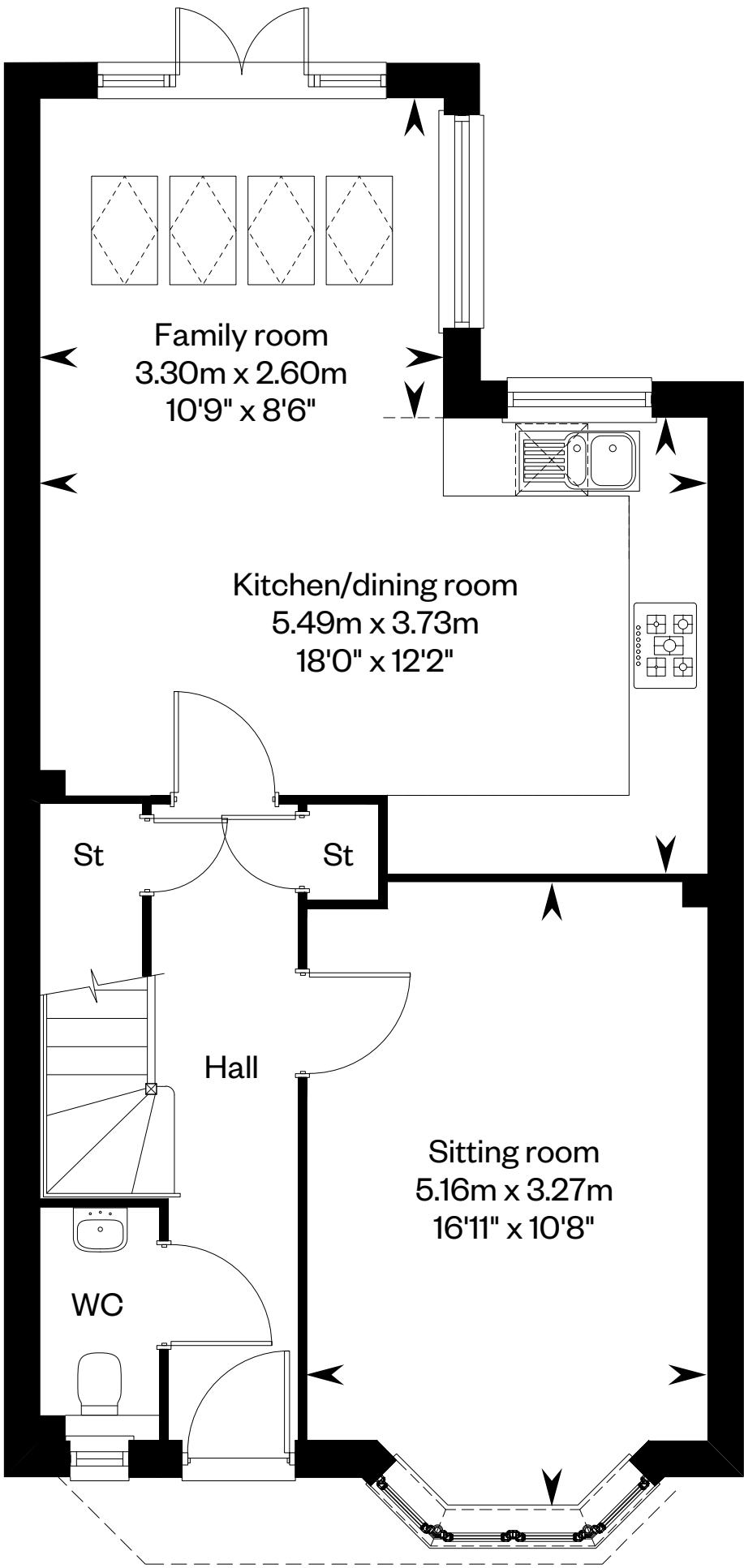


# The Madeley

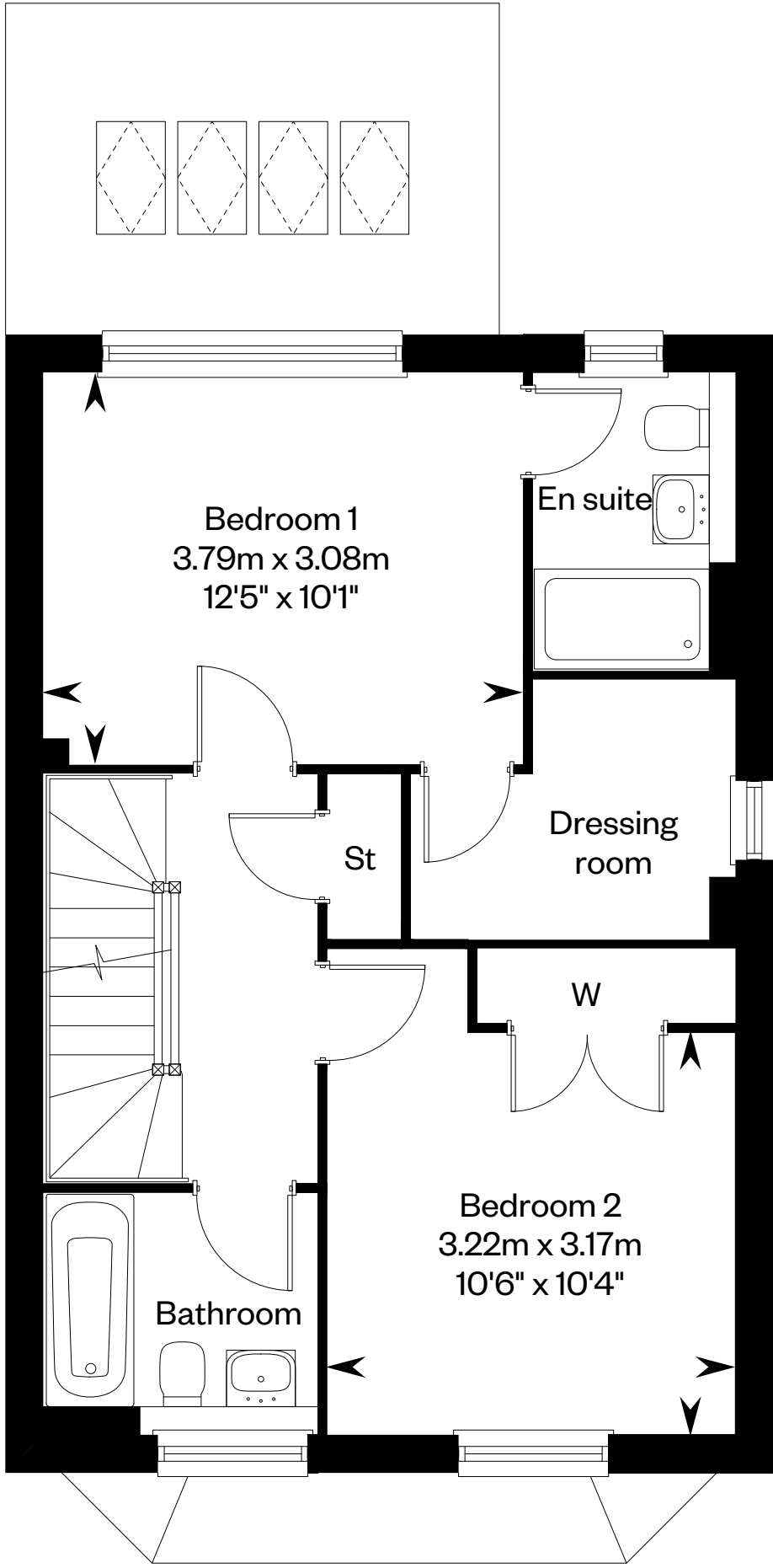
Plots 190 & 234 – as shown  
Plots 89 & 233 – handed



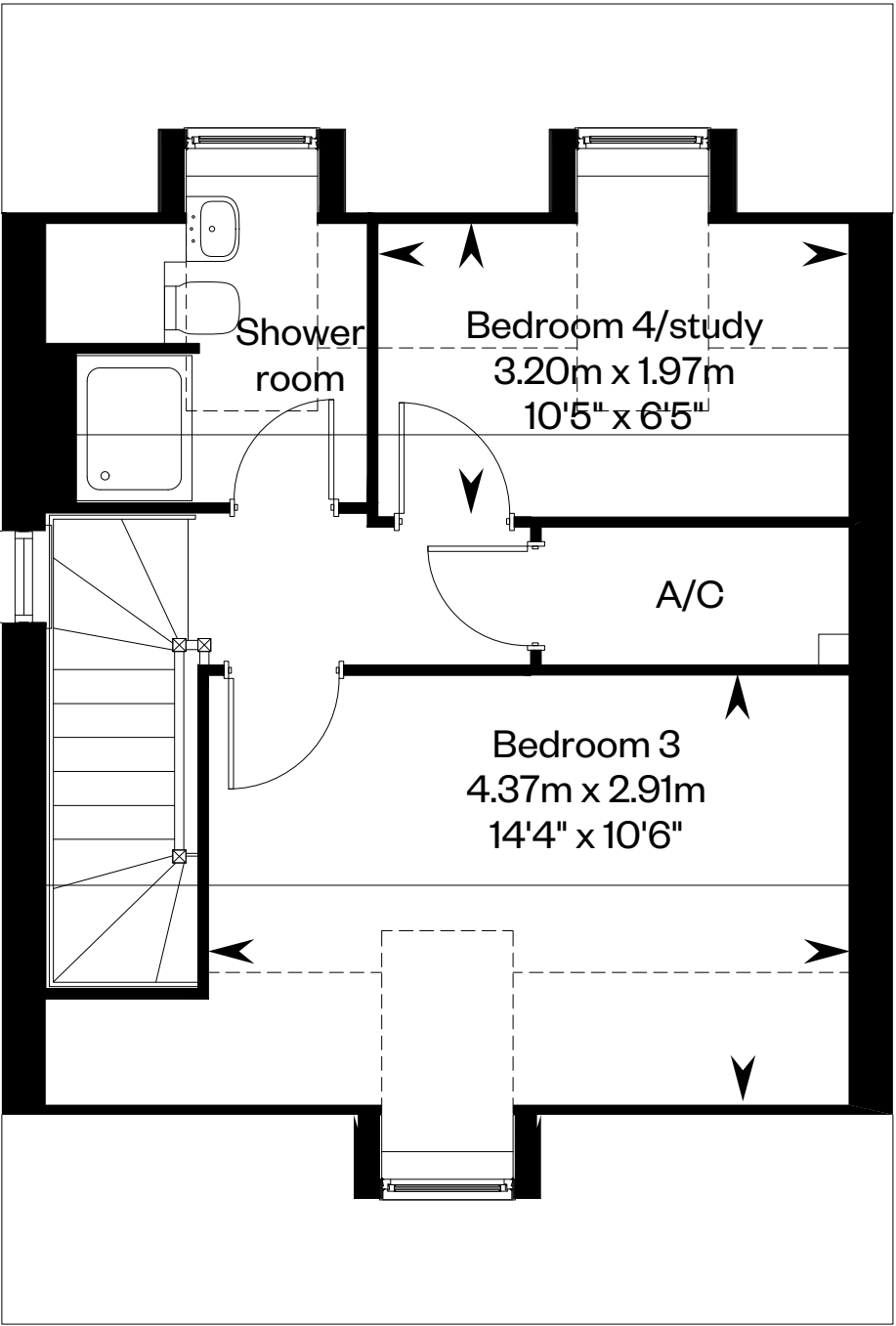
This is a Predioted Energy Assessment for properties that are incomplete. Once the property is completed, this rating will be updated and an official Energy Performance Certificate will be created for the property.



Ground floor



First floor



Second floor

Scan to view  
our virtual tour



Dotted lines denote reduced head height or structure above and approximate position of 1800mm ceiling height. Solid thin line denotes extent of full height ceiling. Please ask your Sales Consultant for further details. A/C: Airing cupboard. St: Store cupboard. W: Wardrobe. ☐ Roof light.

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# The Marston

5 bedroom detached home



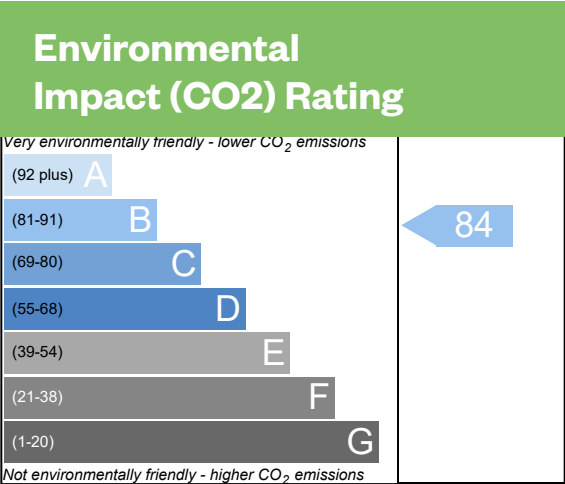
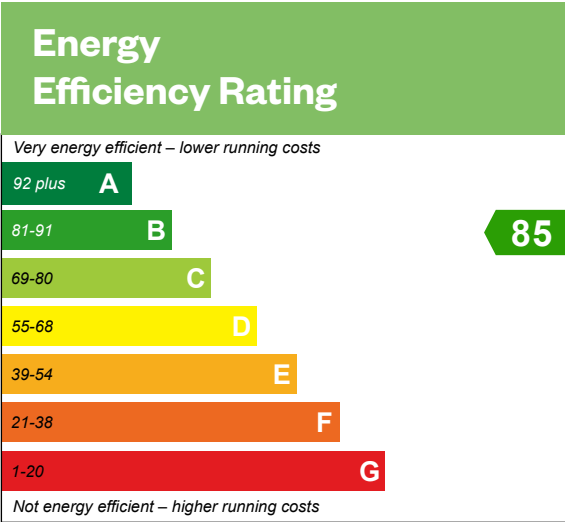
Computer generated image of The Marston



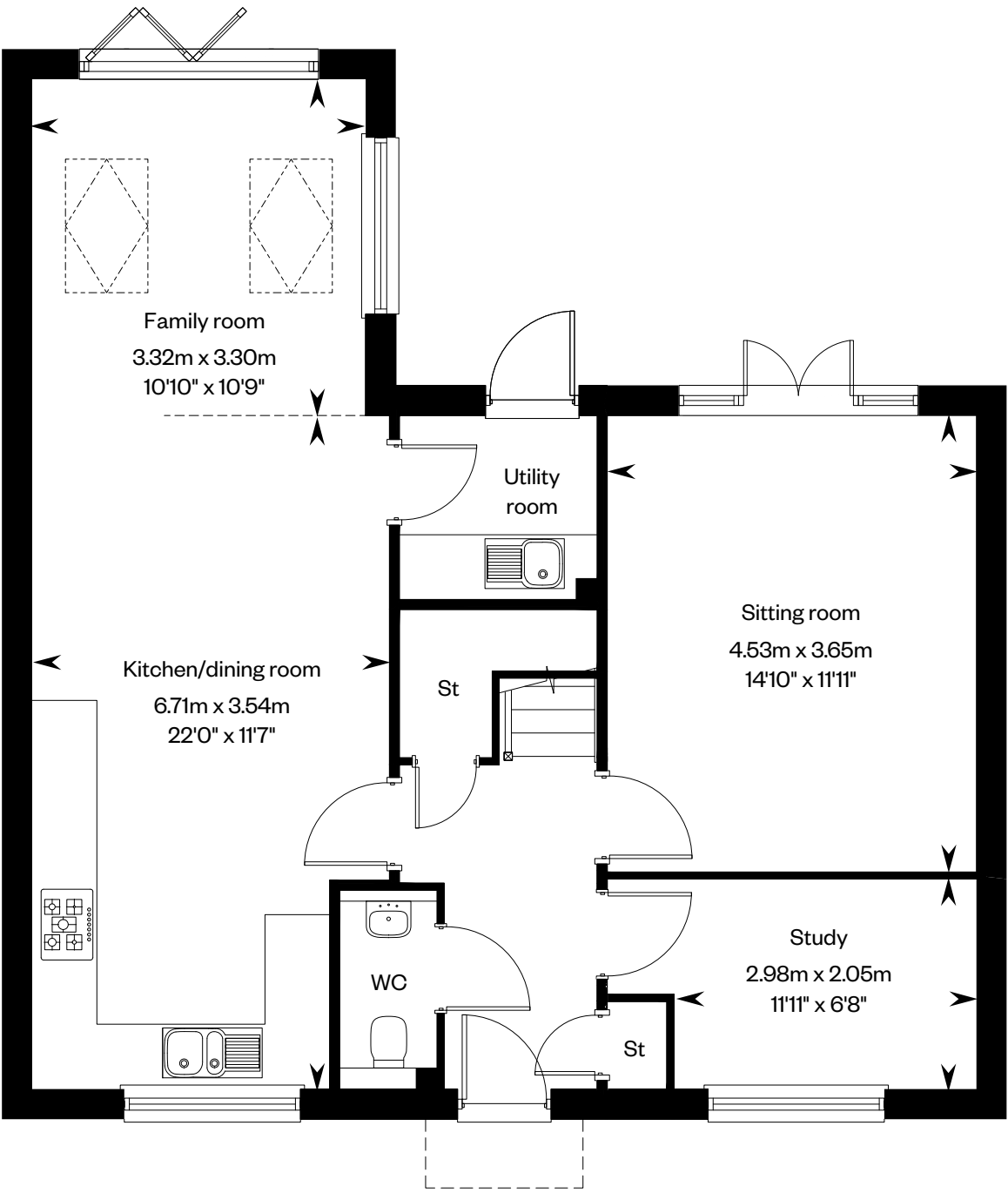
# The Marston

Plots 168, 178 & 224, 343, 344 & 345 – as shown

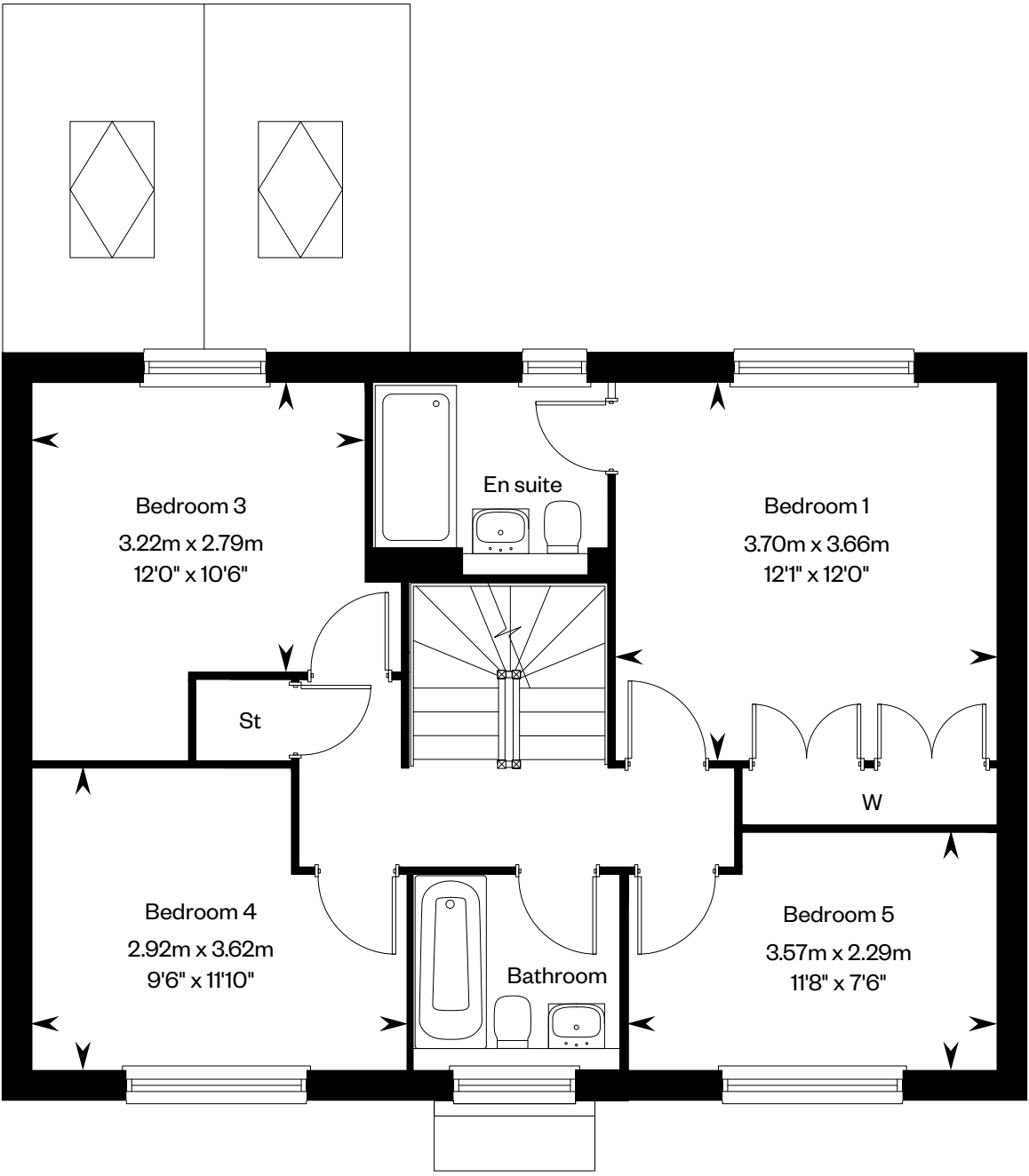
Plots 183 & 228, 282, 283, 310, 394, 397 & 398 – handed



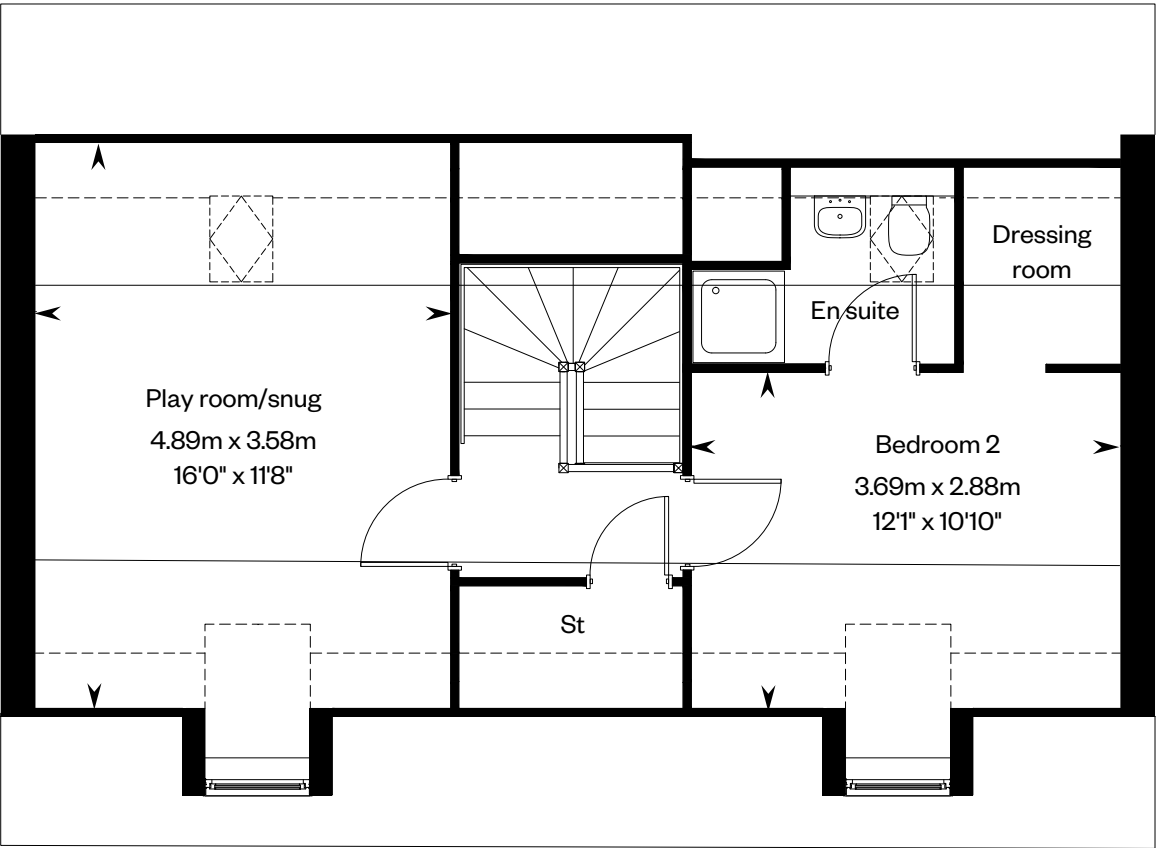
This is a Predicted Energy Assessment for properties that are incomplete. Once the property is completed, this rating will be updated and an official Energy Performance Certificate will be created for the property.



Ground floor



First floor



Second floor

Dotted lines denote reduced head height or structure above and approximate position of 1800mm ceiling height. Solid thin line denotes extent of full height ceiling. Please ask your Sales Consultant for further details. St: Store cupboard. W: Wardrobe. A/C: Airing cupboard. ☐: Roof light

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# The Nenhurst

4 bedroom detached home

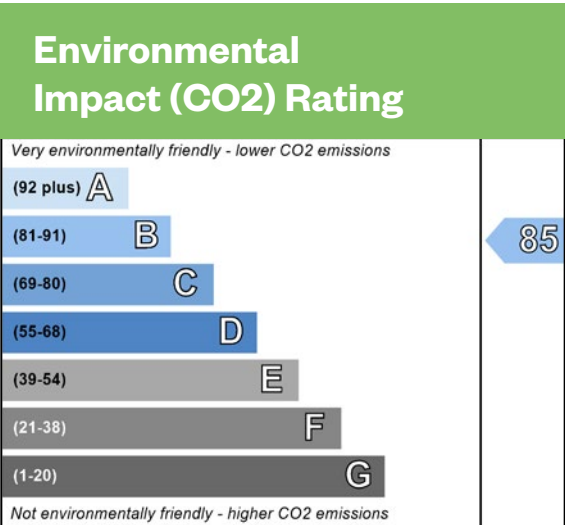
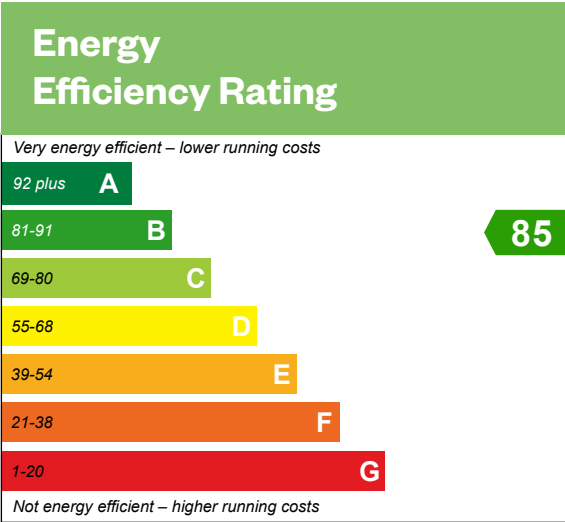


Photography of The Nenhurst

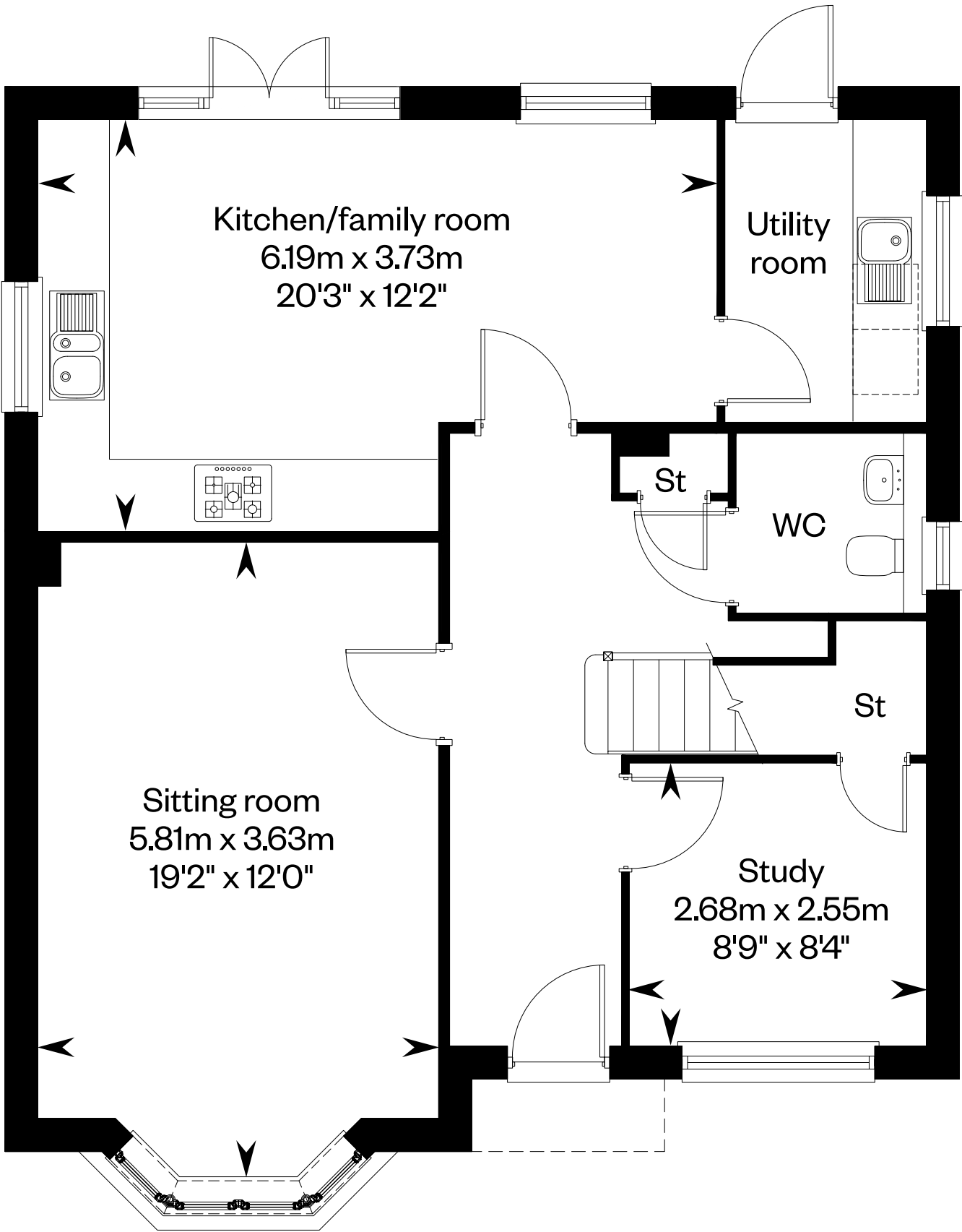


# The Nenhurst

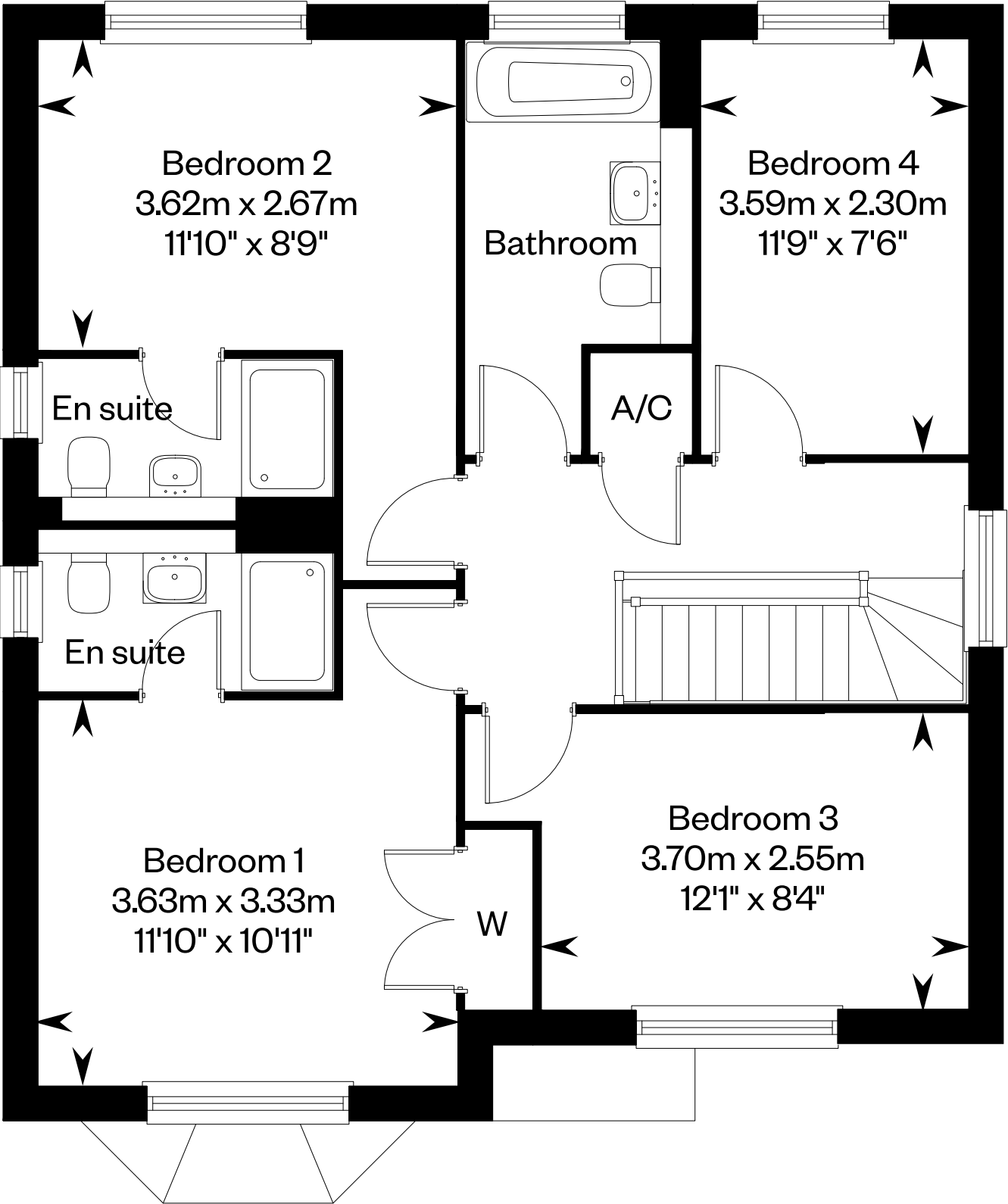
Plots 177, 179 & 372 – as shown  
Plots 160, 206 & 342 – handed



This is a Predicted Energy Assessment for properties that are incomplete. Once the property is completed, this rating will be updated and an official Energy Performance Certificate will be created for the property.



Ground floor



First floor

Scan to view  
our virtual tour



Please ask your Sales Consultant for further details. St: Store cupboard. W: Wardrobe. A/C: Airing cupboard.

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# The Oatvale

4 bedroom detached home

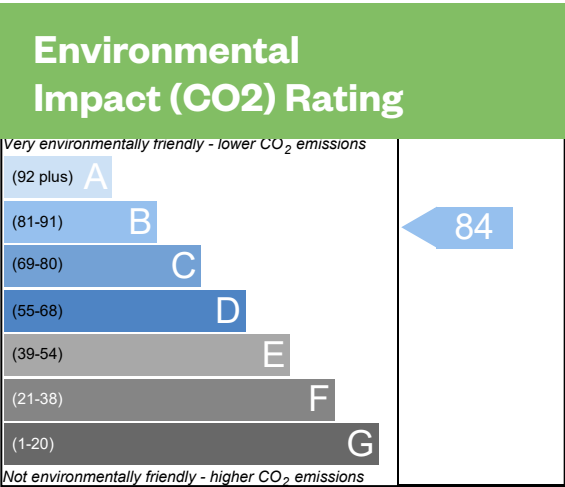
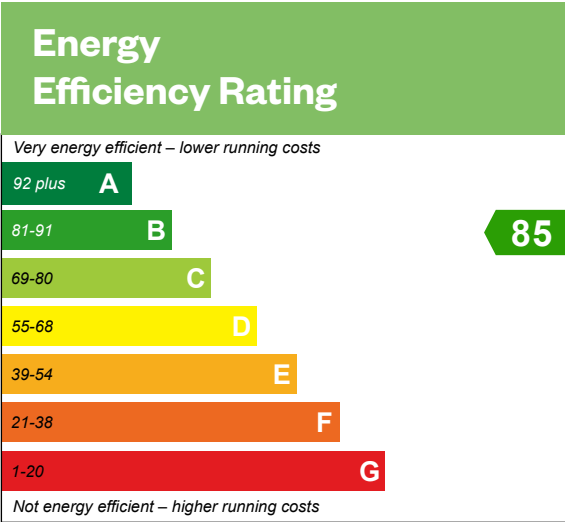




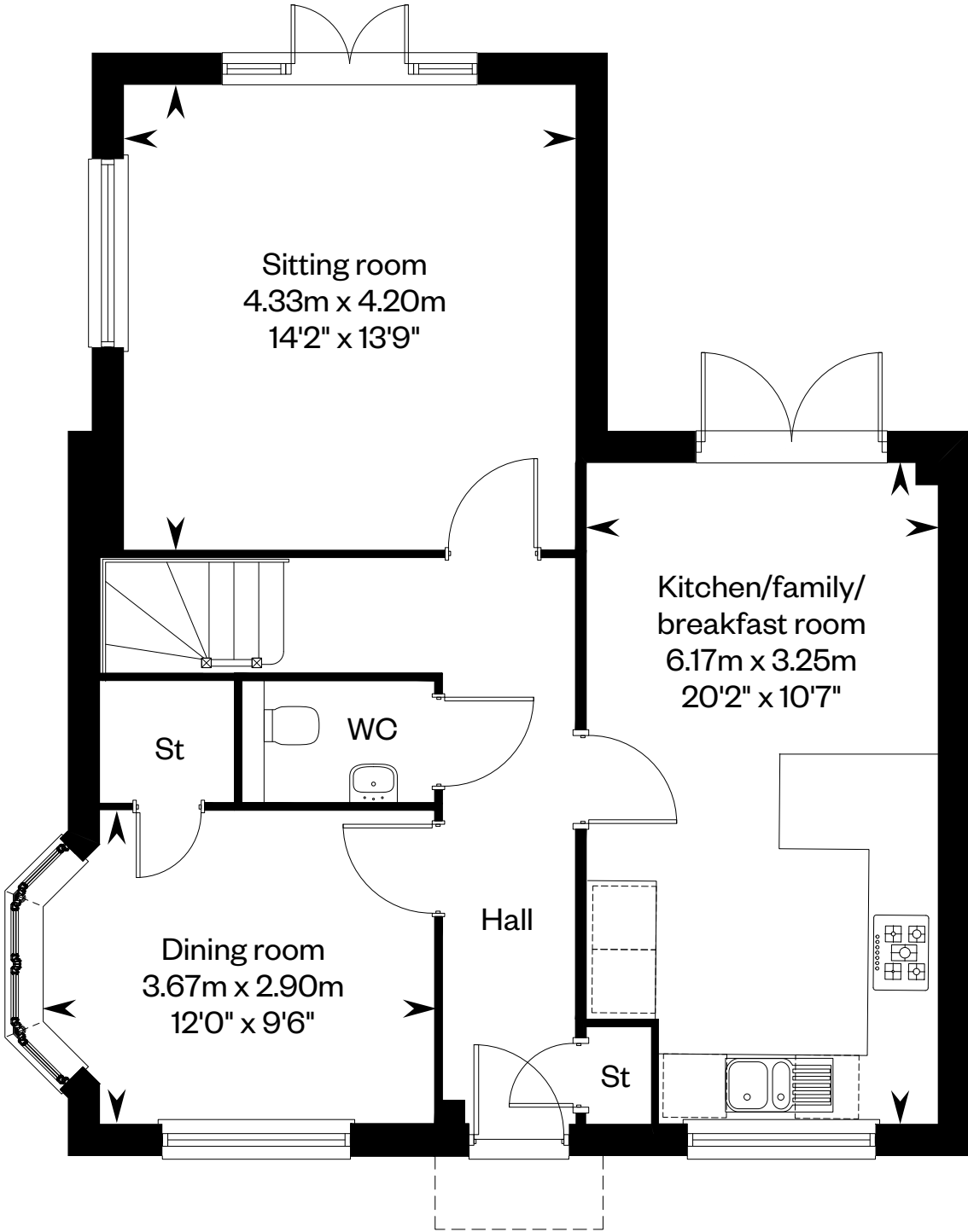
# The Oatvale

Plots 188, 192 & 229, 284, 338 & 396 – as shown

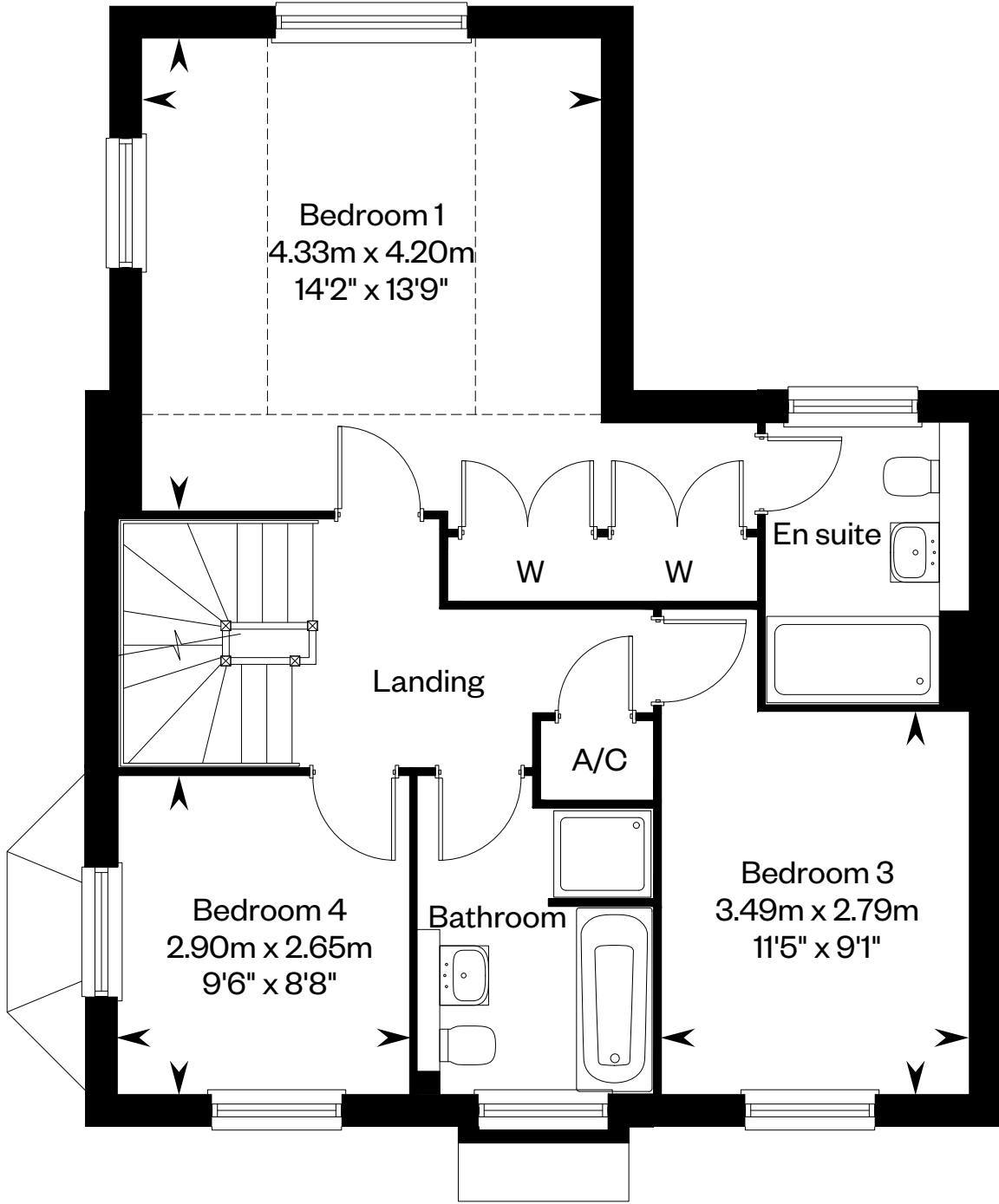
Plots 242 & 266, 278, 285, 311, 312, 319, 373, 384 & 395 – handed



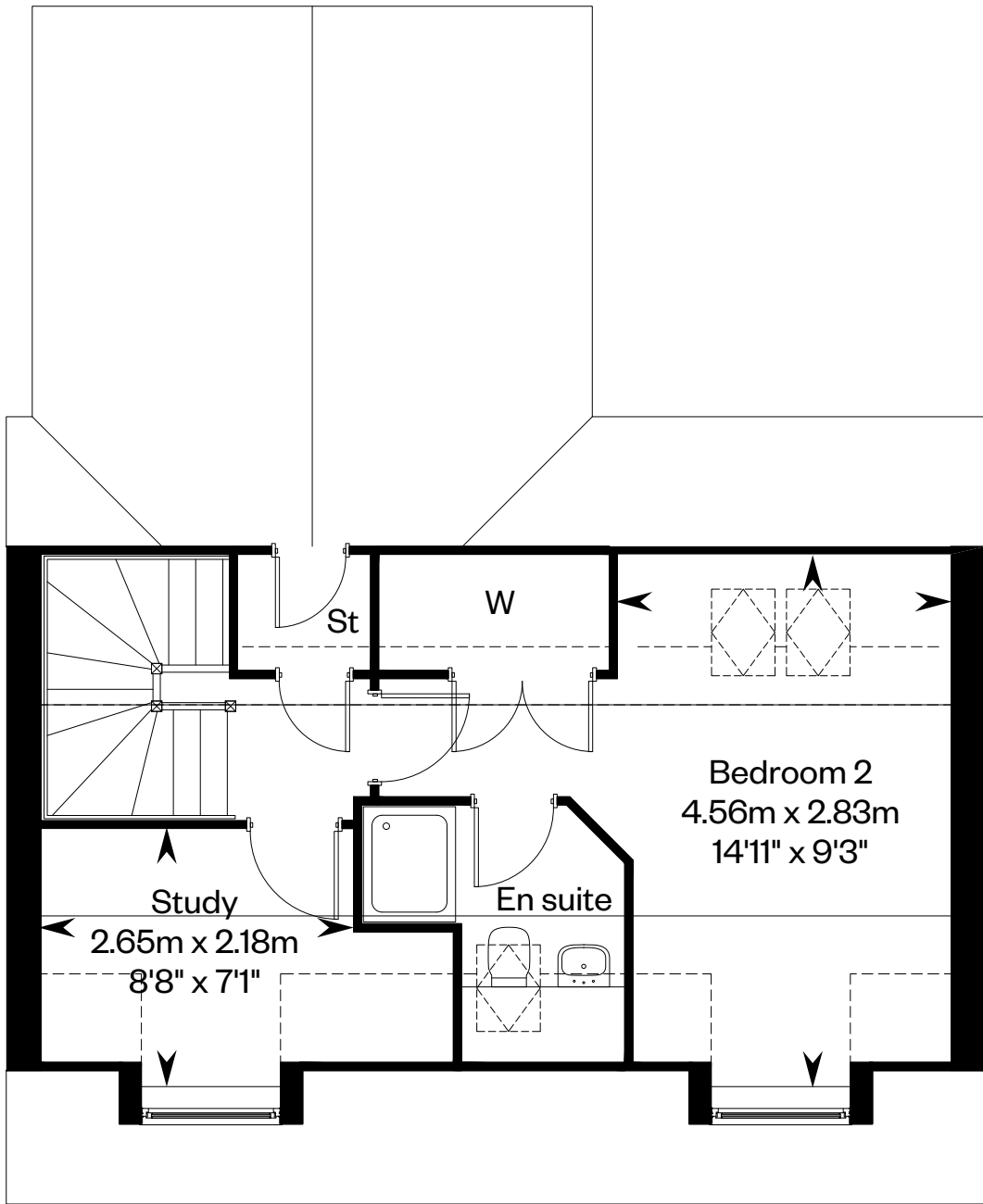
This is a Predicted Energy Assessment for properties that are incomplete. Once the property is completed, this rating will be updated and an official Energy Performance Certificate will be created for the property.



Ground floor



First floor



Second floor

Scan to view  
our virtual tour



Plots 266, 278, 311, 384 & 395 have a stone exterior. All other plots have a different material finish. Please ask your Sales Consultant for details. Dotted lines denote reduced head height or structure above and approximate position of 1800mm ceiling height. Solid thin line denotes extent of full height ceiling. Please ask your Sales Consultant for further details. St: Store cupboard. W: Wardrobe. A/C: Airing cupboard. ☒ Roof light

IMPORTANT NOTICE TO CUSTOMERS: The Consumer Protection from Unfair Trading Regulations 2008. Cala Homes (Midlands) Limited operates a policy of continual product development and the specifications outlined in this brochure are indicative only. The computer generated images and photographs do not necessarily represent the actual finishings/elevation or treatments, landscaping, furnishings and fittings at this development. Information contained is accurate at date of publication on 23.03.22. See the main brochure for the full Consumer Protection statement.



# The Osmore

4 bedroom detached home



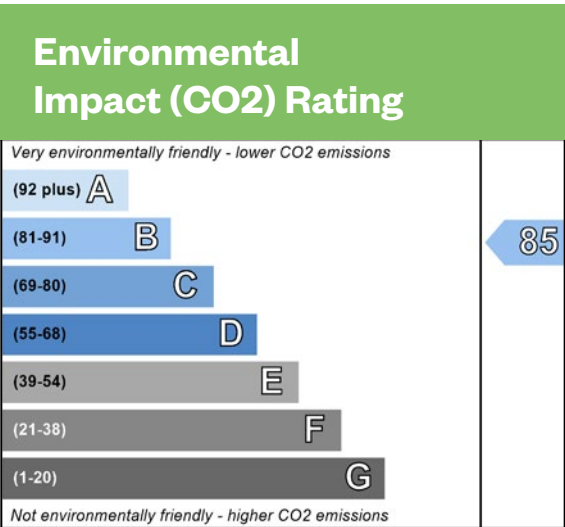
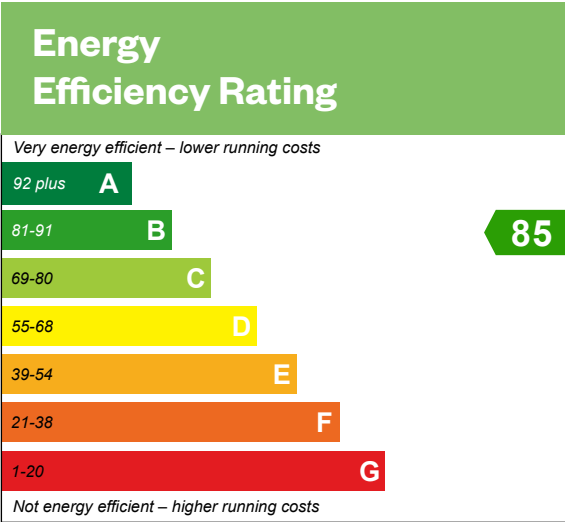
Computer generated image of The Osmore



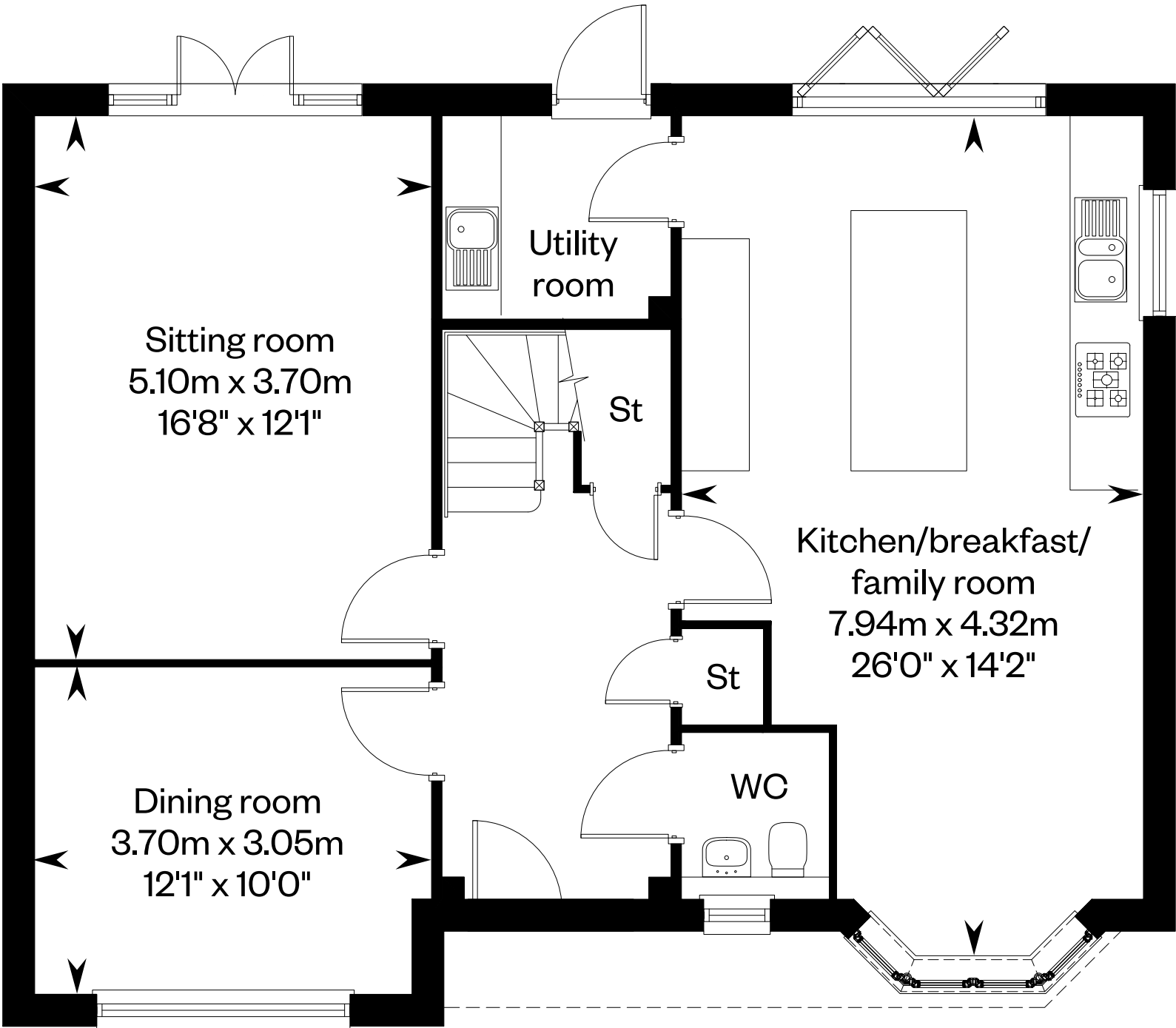
# The Osmore

Plots 161 & 184, 279, 286 & 393 – as shown

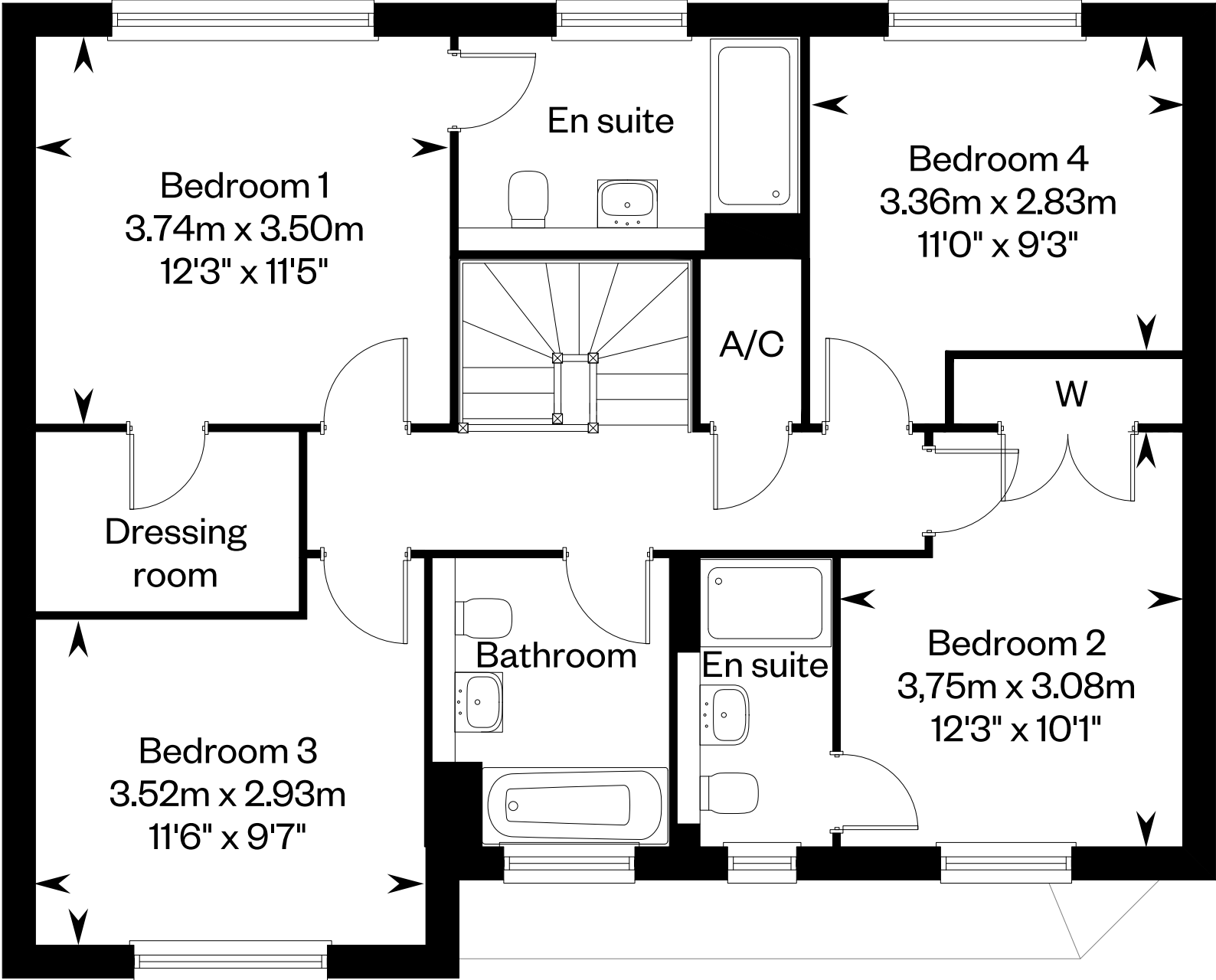
Plots 169, 244 & 399 – handed



This is a Predioted Energy Assessment for properties that are incomplete. Once the property is completed, this rating will be updated and an official Energy Performance Certificate will be created for the property.



Ground floor



First floor

Scan to view  
our virtual tour



Please ask your Sales Consultant for further details. St: Store cupboard. W: Wardrobe. A/C: Airing cupboard.

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# The Solville

5 bedroom detached home

CALA



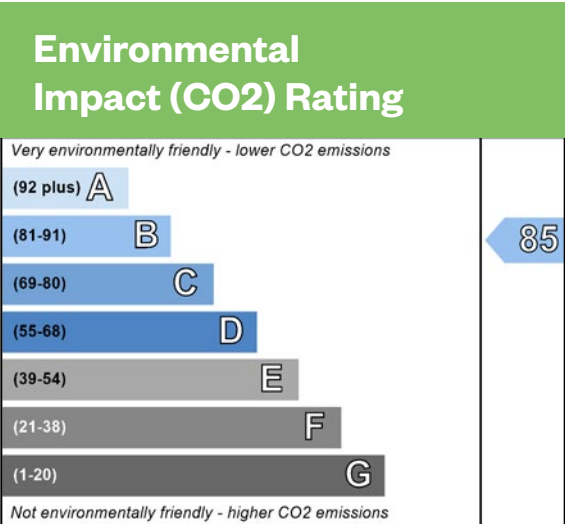
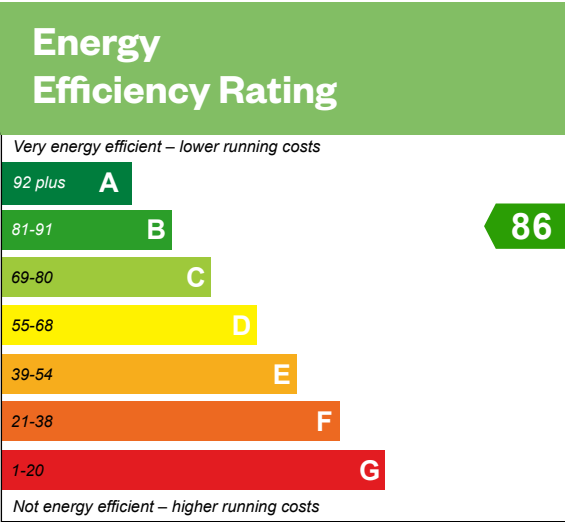
Photography of The Solville



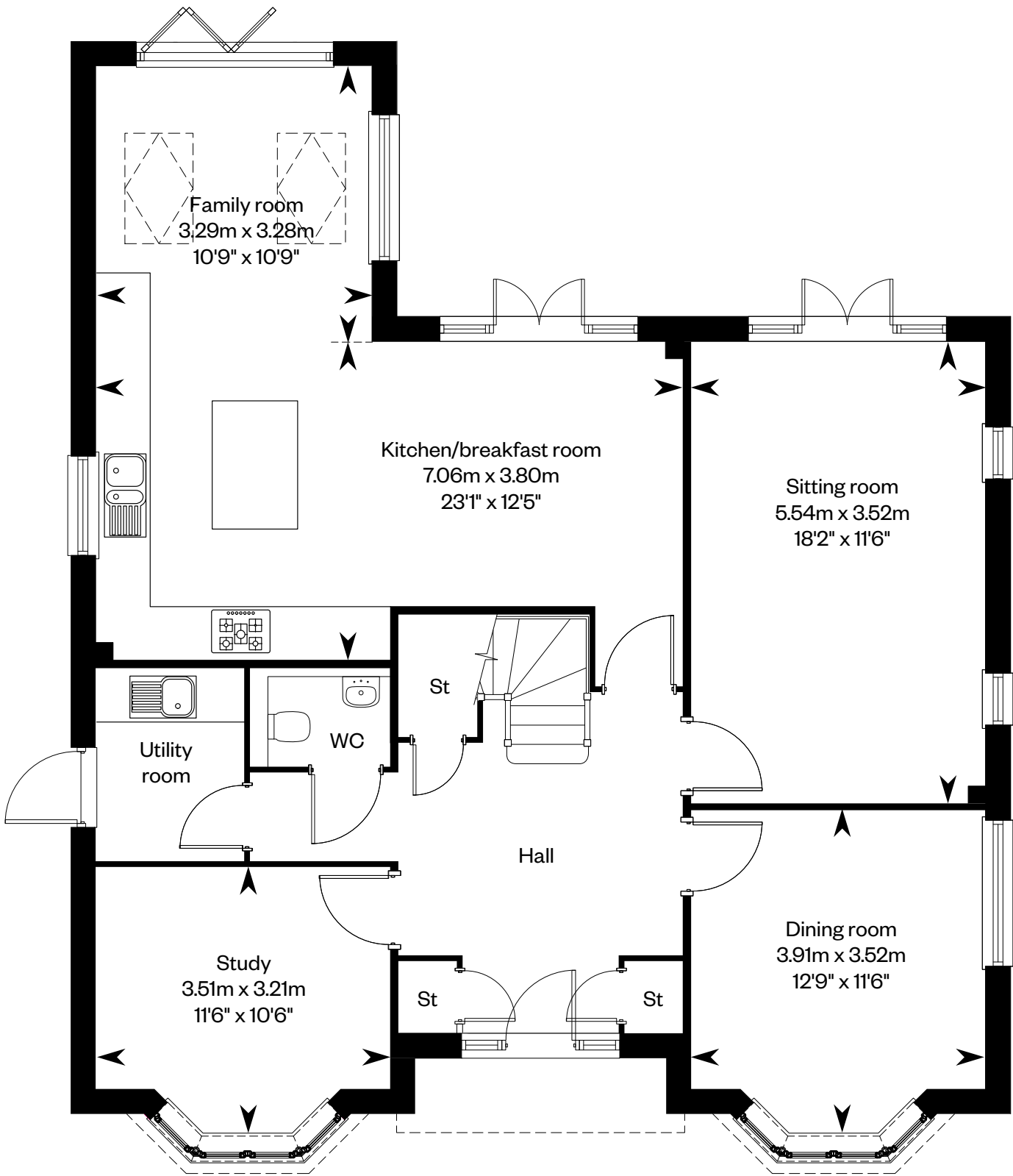
# The Solville

Plots 347 & 392 – as shown

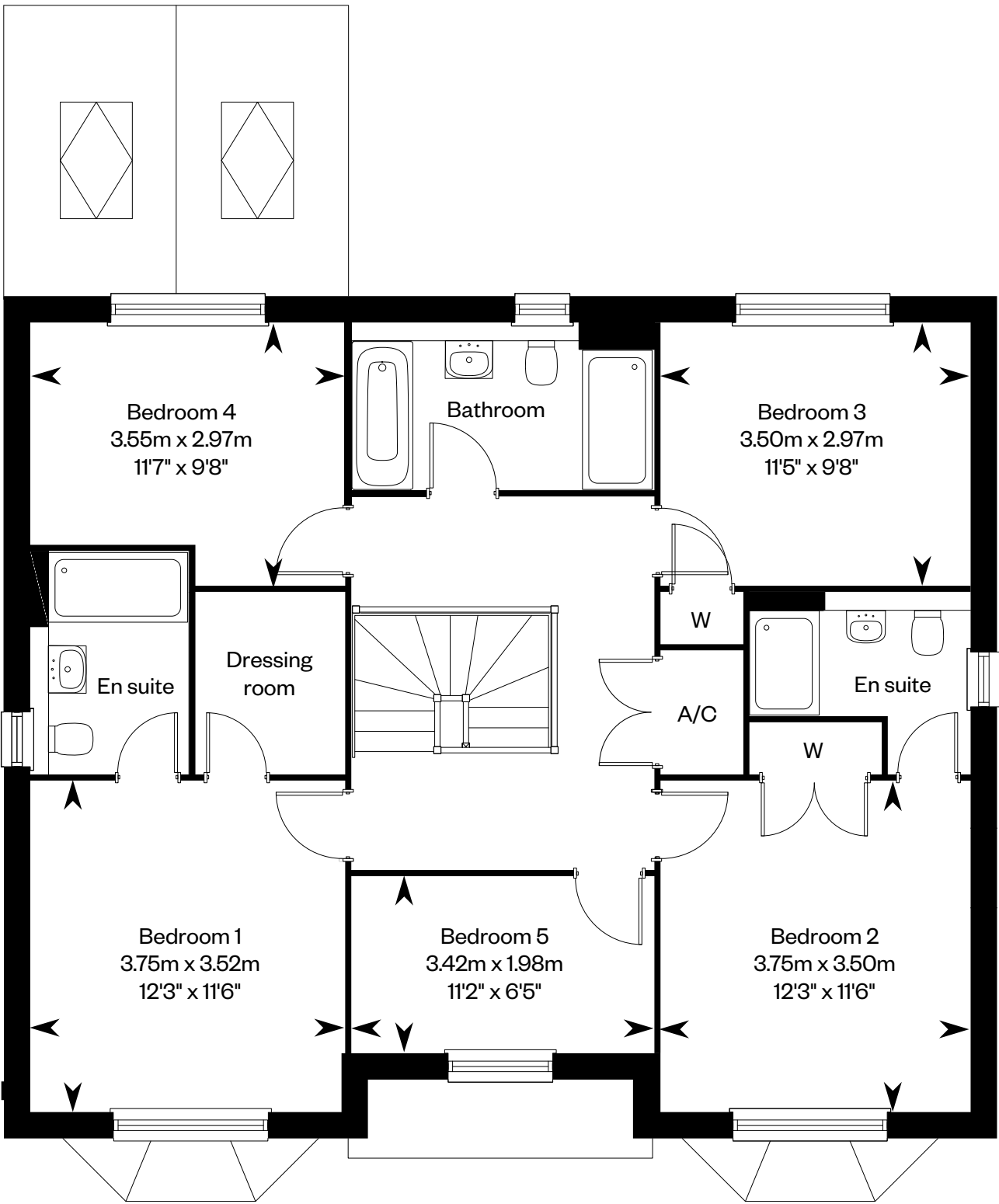
Plots 182, 207, 225, 268, 269, 270, 280, 281 & 309 – handed



This is a Predicted Energy Assessment for properties that are incomplete. Once the property is completed, this rating will be updated and an official Energy Performance Certificate will be created for the property.



Ground floor



First floor

Scan to view  
our virtual tour



Plots 207 & 280 have a stone exterior. Please ask your Sales Consultant for further details. Bi-fold door design is subject to change. St: Store cupboard. W: Wardrobe. A/C: Airing cupboard. ☒ Roof light.

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# The Tilhurst

5 bedroom detached home

CALA



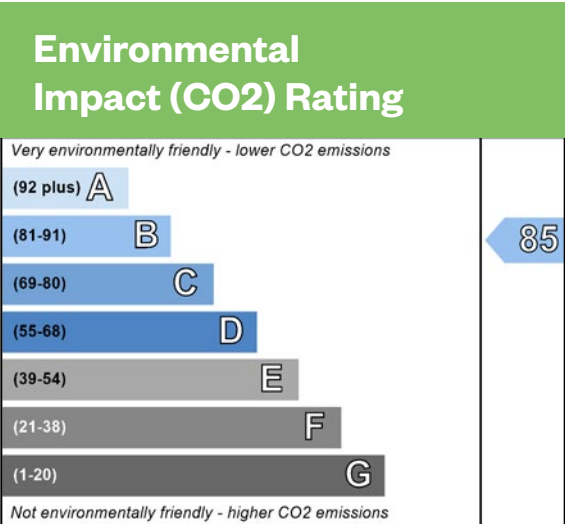
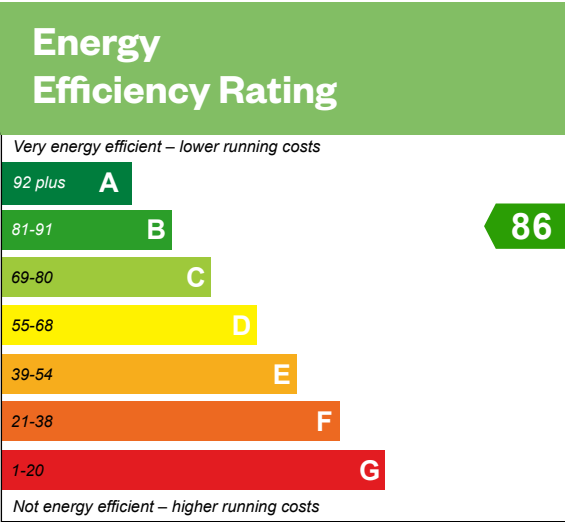
Photography of The Tilhurst



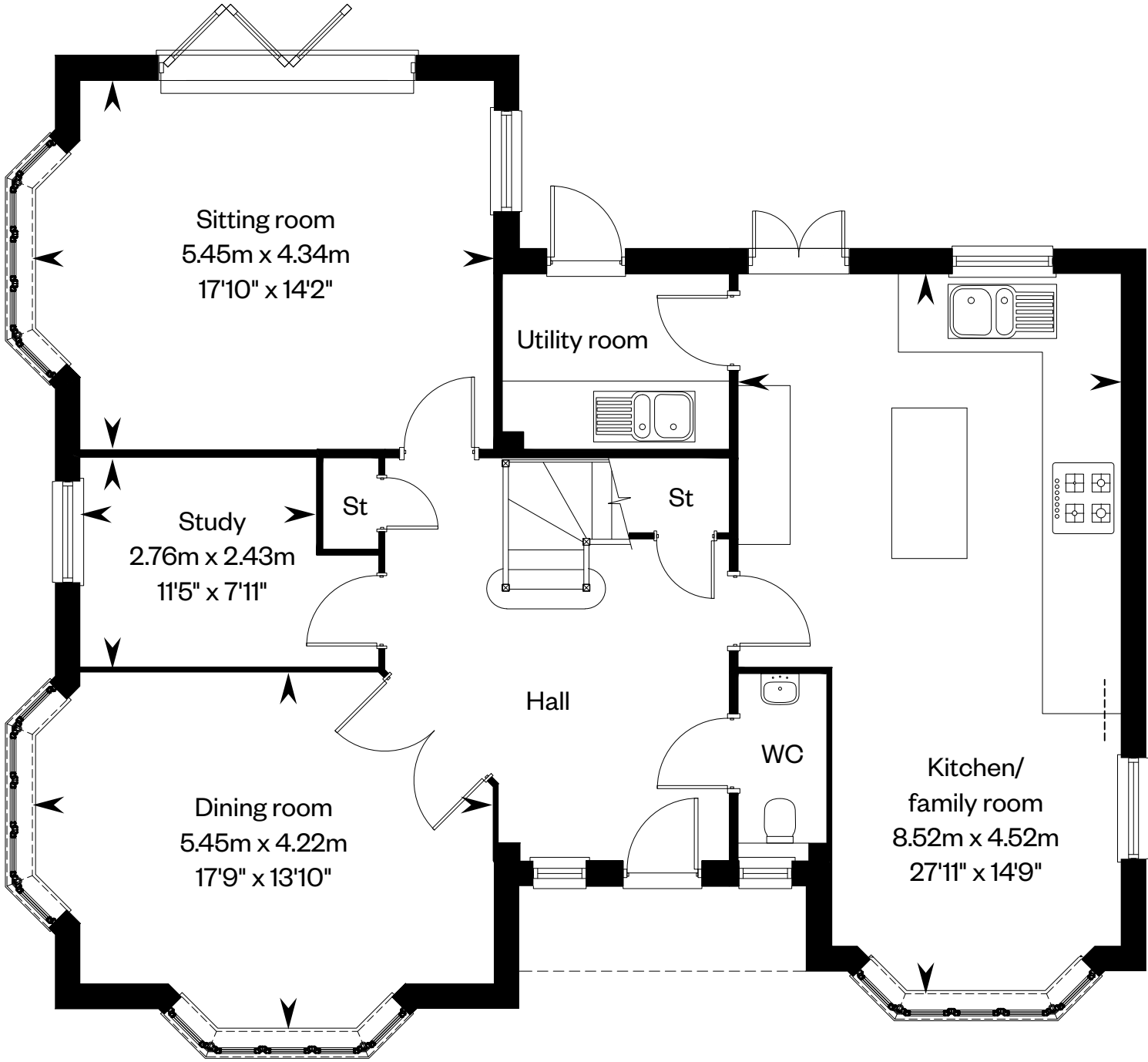
# The Tilhurst

Plots 181, 208, 226, 287, 308 & 400 – as shown

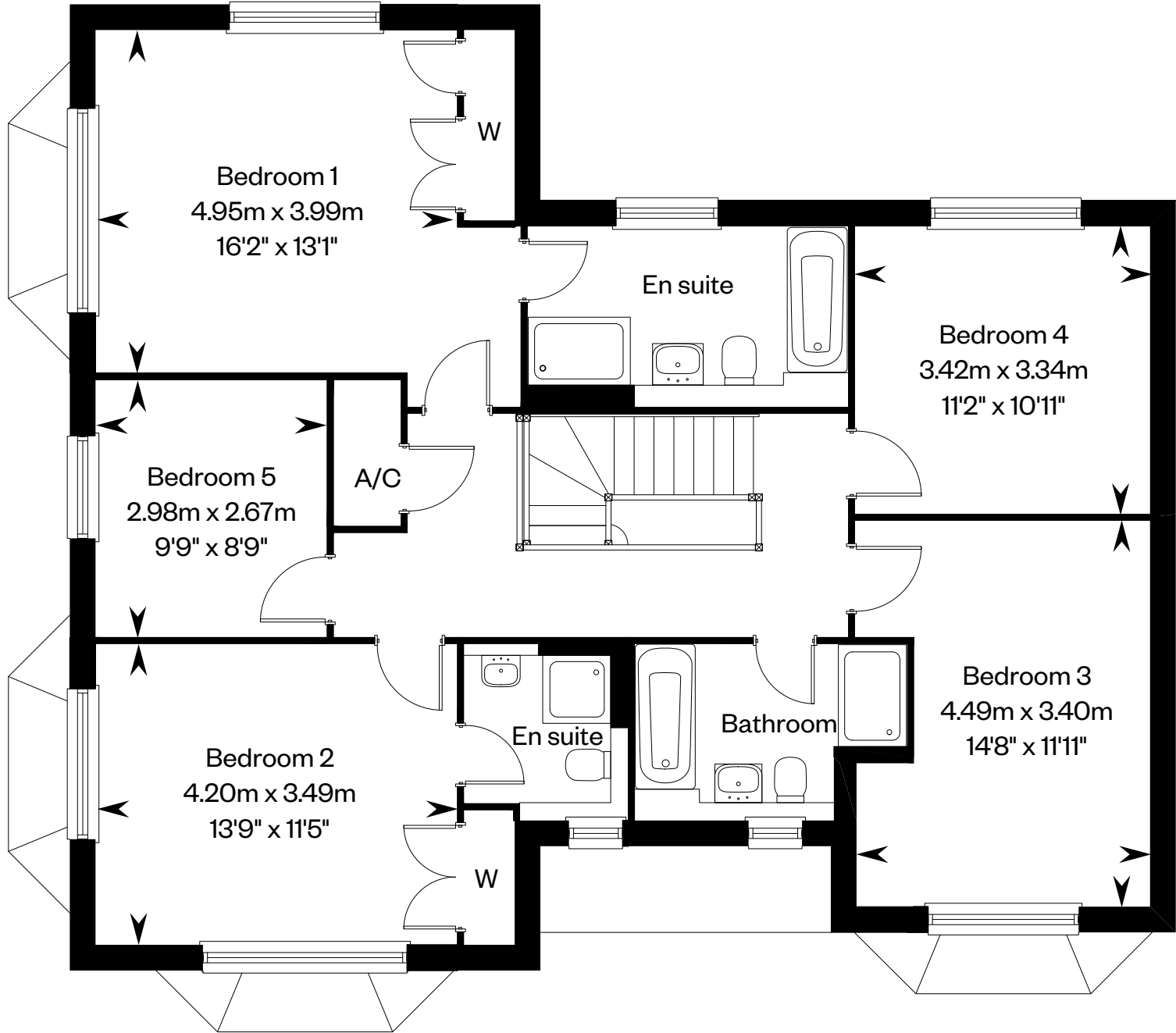
Plots 180, 227, 267, 346 & 391 – handed



This is a Predicted Energy Assessment for properties that are incomplete. Once the property is completed, this rating will be updated and an official Energy Performance Certificate will be created for the property.



Ground floor



First floor

Scan to view  
our virtual tour



Please ask your Sales Consultant for further details. Bi-fold door design is subject to change. St: Store cupboard. W: Wardrobe. A/C: Airing cupboard.

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# Desirable in every detail

The finishing touches, unexpected flourishes and innovative features. Designer kitchens with desirable technology built-in, for showing off your culinary flair. Sleek family bathrooms and en suites with high specification sanitaryware, for indulging in some well-deserved pampering.

With every home comfort considered for energy-efficient and low maintenance living, each aspect of your family home is beautifully designed and built to an exacting standard; because when you look for quality, it's the little things that make all the difference.





# Specification

## Kitchens

- 1½ bowl stainless steel sink with single drainer and chrome mixer tap with swivel spout
- Bosch built-in single oven (2 & 3 bedroom homes)
- Bosch built-in double oven (4 & 5 bedroom homes)
- Bosch 4-ring touch control induction hob (2 & 3 bedroom homes)
- Bosch 5-ring touch control induction hob (4 & 5 bedroom homes)
- Indesit built-in fridge/freezer and integrated dishwasher (2 & 3 bedroom homes)
- Bosch built-in fridge/freezer and integrated dishwasher (4 & 5 bedroom homes)
- Integrated wine cooler (The Osmore & 5 bedroom homes)
- Indesit integrated washing machine (2 & 3 bedroom homes)
- Bosch integrated washing machine (4 & 5 bedroom homes with no utility room)
- Amtico Spacia flooring<sup>^</sup>
- Homes with a utility room to have one or two spaces for your own washing machine and dryer<sup>†</sup>

## Family bathrooms, en suites & cloakrooms

- Roca sanitaryware
- High gloss vanity units to family bathroom and en suite 1 (3, 4 & 5 bedrooms homes only)
- Full height tiling around bath with thermostatically controlled shower and glass shower door in family bathroom (except when there is a separate shower cubicle)
- Half height tiling around bath with low level handheld shower attachment in family bathroom and en suites (when there is a separate shower cubicle)
- Full height tiling to shower cubicles
- Vado thermostatically controlled showers
- Vado mixer taps
- Chrome heated towel rails to cloakroom, family bathroom and en suite(s)
- Shaver socket to family bathroom and en suite(s)
- Amtico Spacia flooring to cloakroom, family bathroom and en suite(s)<sup>^</sup>

## Media & communications

- Pre-wiring for TV/satellite (compatible with Sky Q) to all rooms with a TV socket
- Telephone sockets to sitting room and study/ smallest bedroom providing access to BT or Virgin fibre broadband
- USB charging port sockets to kitchen/family room and bedroom 1

## Heating, lighting and internal finishes

- Recessed downlights to kitchen/breakfast/family room, utility, family bathroom, cloakroom and en suite(s). Pendant light fitting to all other rooms\*
- Chrome sockets and switches to the ground floor (The Osmore & 5 bedroom homes)
- Smooth ceilings and internal walls finished in white matte emulsion
- White 5 panel doors to all rooms
- Aluminium bi-fold doors to kitchen/family room (The Osmore, Solville & Marston)
- Aluminium bi-fold doors to sitting room (The Tilhurst)
- Dressing room to bedroom 1 (The Madeley, Osmore, Solville and bedroom 2 The Marston)
- Built-in wardrobes to bedroom 1, 2 & 3 on selected homes<sup>†</sup>
- Thermostatically controlled radiators throughout
- Double sockets throughout
- Engineered timber floor joists to first floor
- Ceiling mounted smoke and heat detectors

## Security

- Outside lights to front, rear and side doors (as applicable)
- Dusk-to-dawn sensor lights outside front door
- Multi-point locking system to front door
- Fuse Spur for security alarm

## Environmental details

- Energy efficient and thermostatically controlled gas central heating and A-rated boiler to minimise gas usage
- Smart meters installed to record your energy use and automatically send out meter readings
- Double-glazed PVCu windows providing a high level of thermal insulation and reduced heat loss
- A and B rated kitchen appliances to reduce water and energy use
- Dual flush mechanism to toilets to reduce water use
- Ecological site design enhancing local wildlife and habitats
- High levels of insulation within roof spaces and external wall cavities to limit heat loss in the winter and reduce heat gain in the summer
- Dusk-to-dawn sensors to the front door external lighting to reduce electricity usage
- Low energy lighting throughout
- Significant amounts of recycling of waste materials and packaging during the construction of each home to reduce the environmental impact of the development

## External details

- Paved patio area to rear garden
- Landscaped front garden, turf to rear garden
- External electrical point to the rear of home
- External water tap
- Retractable garage doors with batten light installed (where applicable)\*
- Double socket to the garage (where applicable)\*
- Electric Vehicle fast charging as standard (The Tilhurst & Solville) Slow charging available as an optional extra to selected homes<sup>†</sup>

<sup>^</sup>Choice subject to build stage. <sup>†</sup>Dependent on housetype \*Please see detailed specification and floorplans for further information. Specifications are correct at time of going to print. Any alterations to the specifications will be of equal or greater value and Cala reserves the right to implement changes to the specifications without warning. Whilst these particulars are prepared with all due care for the convenience of intending purchasers, the information is intended as a preliminary guide only. For more information please speak to a Sales Consultant.