

**HERITAGE**

- REDROW -

# **MEADOW GARDENS**

YAPTUN





# SKILFUL EXECUTION

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Quality is never an accident, it is always the  
result of high intention to detail. It represents  
the wise choice of many alternatives.







# PLAN YOUR DREAM HOME



## KITCHEN & UTILITY

**Kitchen Styles** A range of quality kitchen styles from Moores. Please see Sales Consultant for further details.

**Handles** Refer to agreed group specifications – My Redrow.

**Plinth** Refer to agreed group specifications – My Redrow.

**General** Kitchens to include smooth door closers and plastic cutlery tray.

**Work Surfaces** Square Edged worktops. Refer to agreed group specifications – My Redrow for choices.

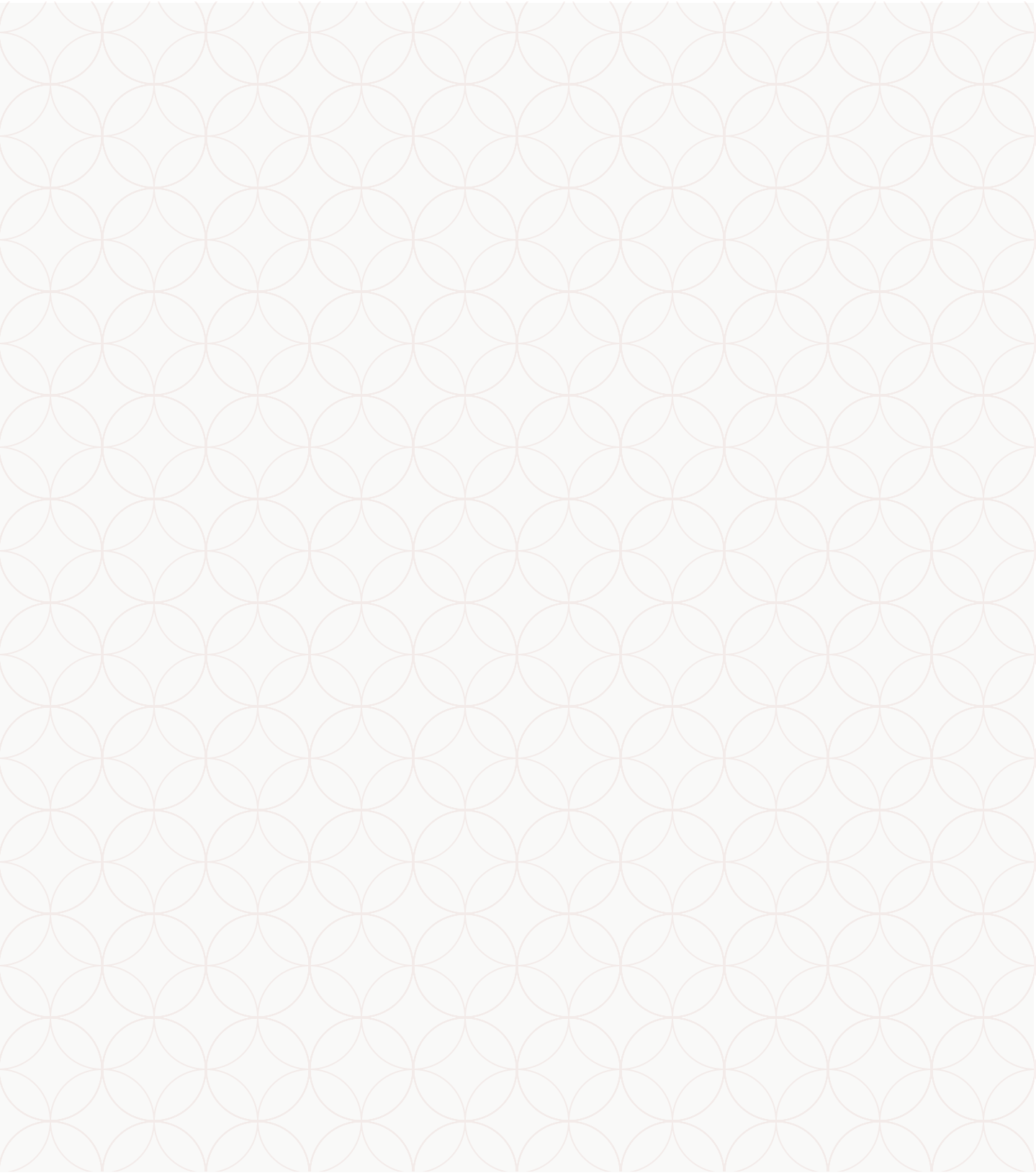
**Upstand** Matching above worktops, with stainless steel splash-back behind Hob.

**Sink** Stainless steel 1 Bowl with mixer tap to units (in housetypes under 1600sqft). Double Bowl sink with mixer tap to units (in housetypes over 1600sqft).

**Utility** (Where applicable) Doors/drawer handles to match kitchen. Stainless steel single bowl with mixer tap.

**Appliances** AEG  
AEG 60cm Gas Hob  
(in housetypes upto 1600sqft)  
AEG 90cm Gas Hob  
(in housetypes over 1600sqft)  
AEG Double Oven – Double Oven  
Electrolux 60cm Chimney extract  
(in housetypes upto 1600sqft)  
Electrolux 90cm Chimney extract  
(in housetypes over 1600sqft)  
Zanussi Integrated fridge/freezer  
50/50 (in housetypes upto 1600 sqft)  
Zanussi Integrated fridge/freezer  
50/50 (in housetypes over 1600 sqft)





## INTERIOR

- Walls** Tape & Jointed finish with Dulux Off-white emulsion paint finish (Almond White).
- Internal Doors** Internal moulded door.
- Internal Door Furniture** Internal Door Furniture to be polished chrome effect door furniture from Carlisle Brass.
- Architrave** Torus profile mdf, 69 x 14.5mm section size with satin white paint finish. Houses upto 1400sqft – 1st floor to be Torus profile mdf 58mm x 14.5mm section size to be fitted with satin white paint finish. In houses over 1,400sqft – 1st floor to be 69mm x 14.5mm section size to be fitted with satin white paint finish.
- Skirting boards** Torus profile mdf, 194 x 14.5mm section size with satin white paint finish. Houses upto 1400sqft – 1st floor to be Torus profile mdf 119mm x 14.5mm section size to be fitted with satin white paint finish. Houses over 1,400sqft – 1st floor to be 194mm x 14.5mm section size to be fitted with satin white paint finish.

- Staircase** 41mm Square plain spindles with 90mm square newels in satin white paint finish complete with light ash hardwood, or similar, handrail 59 x 65mm and newel caps finished in clear varnish/lacquer.
- Ceilings** Tape & Jointed finish with Dulux White Emulsion paint decoration.
- Central Heating** Full gas central heating with energy efficient wall mounted boiler. Mains pressure domestic hot water provided to all houses either by Unvented pre-plumbed mains pressure cylinders or Combi Boiler, refer to drawing for details. Load Compensator Programmer/Control to be installed in order to increase the operating efficiency of the heating system.
- Radiators** Myson Premier round top radiators fitted as standard. Feature radiators fitted in selected house types – for more information please speak to our Sales Consultant.

- Wardrobes** Symphony wardrobes to all Bedrooms are available as an optional upgrade – refer to My Redrow. Refer to house plan to confirm if bedroom is available in hinged/sliding options. Subject to both options being available, customer can select either system.
- Phone Point** Phone Point finishes to match electrical accessories in rooms.
- TV Point** TV Point finishes to match electrical accessories in room.
- Electrical Sockets / Switch Plates** BG white electrical switch and socket plates together with pendant and batten lighting points. All lights to be pendant or batten holder lamps. Please refer to house drawings for all location details.



OUR LUXURY  
SPECIFICATIONS  
ARE CAREFULLY  
CONSIDERED  
**AND BEAUTIFULLY  
DESIGNED TO MAKE  
THE MOST OF YOUR  
NEW HOME**



BATHROOM & CLOAKROOM

Bathroom, En-suite & Cloakroom

**Sanitaryware** Ideal Standard in White finish.

**WC** Sottini CC BTW Pan with access point, Sottini Arc Cistern with dual flush valve – 4/2.6 litre flush, Sottini Arc Seat with normal close.

**Bath** Tempo Arc Bath 700 wide by 1700mm long, with slotted click plug style waste.

**Bath Panel** Uniline 170cm front bath panel.

**Shower over Bath** Sottini Tesino 1TH bath filler. Blender valve to be fitted on supply. slotted bath waste click plug

**Shower** Shower valve & screen to be provided above the bath except when there is a separate shower enclosure within the bathroom. Thermostatic shower valve (as development specification) above the bath including bath screen – Twyford Geo6.

**Low Profile Tray** Acrylic capped low profile shower tray with concealed waste and upstands to all four sides. Tray to be Twyford “Twylite”.

**Shower Screen** Polished Chrome effect finish shower door manufactured by “Twyford Geo6”. Please refer to drawings to confirm whether Pivot or Bifold style door is to be fitted.

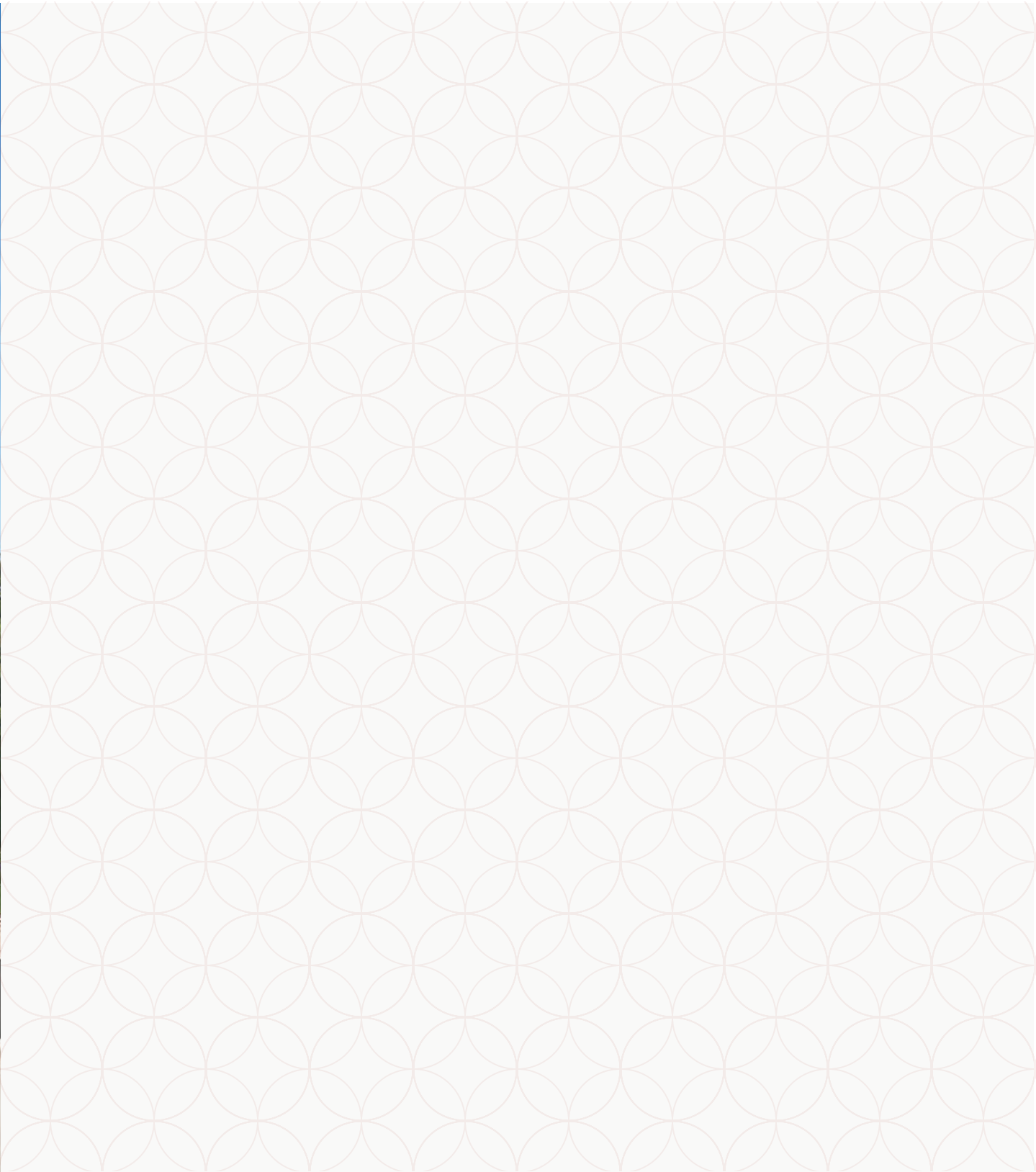
**Wall Tiles** Bathroom – full-height tiling around bath, if bath does not have a shower then half-height tiling only. Cloakroom – one tile high splash-back to basin.

**Bathroom & En-suite Basin** Sottini Arc 55cm with 1 tap hole, semi pedestal fitted with Sottini Tesino basin mixer including 5 litres/minute flow restrictor. Slotted basin waste click plug.

**Cloakroom Basin** Sottini Arc 40cm basin with 1 tap hole, semi pedestal or Mavone 45cm 1 tap hole corner basin (please refer to drawing to confirm basin design). Fitted with Sottini Tesino Mini Mixer including 5 litres/minute flow restrictor. Slotted basin waste click plug.

**Towel Rail** ‘Curved style’ wet-feed towel warmers in Chrome finish to be installed in Bathrooms and all En-suites.





## EXTERIOR

**Fascia & Soffit** uPVC fascia and vented soffit board, in white profile.

**Rainwater System** Rainwater half-round gutters and downpipes to be finish in black for brick and render elevations as per group deals.

**Windows** Sealed double-glazing uPVC windows in white finish with stainless steel easy-clean hinges. Obscure glazing to be provided for all WC and Bathroom windows.Dummy casements to be provided to the front elevation all as indicated on the plot type drawings. White handles to match windows & doors.

**External Doors** GRP primed door with patterned glass. Style of door to be all as indicated on house plan, finished in solid colour externally and white finish internally. Frame to be uPVC.

**House Numeral** To front of property on numeral plaque from Bennetts to match the colour of the front door except when white when numeral to be black.

**Rear door**

Steel door with patterned glass manufactured by IG. Style of door to be NG06 pattern, finished internally and externally in white. Frame to be uPVC.

**External Lights** Front lamp provided as standard position as indicated on plot specific drawings. Rear Lights are available to houses as an optional upgrade – refer to My Redrow.

**Front** Quality turf to front garden with planting where applicable, refer to landscaping layout for details.

**Rear** Gardens topsoil in accord with NHBC requirements.

**Garage** Detached garages to receive double socket point and lighting pendant if access from plot is not through a communal courtyard. Integral garages to receive double socket point and lighting pendant as standard. Garage doors to be Novofern Berwick style or similar steel up & over with window panels to top. Door & frame finish to be painted to match front door colour.

**Door Bell** Black bell push with transformer.

**Fencing** All plots to receive 1800mm high close board fencing where screen walls are not indicated. All plots to receive 1800mm high close board framed, ledged and braced gate.





# A THRIVING PARTNERSHIP

Our 'Nature for people' biodiversity strategy was developed alongside our long-standing partners, The Wildlife Trusts. The strategy focuses on three key themes – Nature Gains, Rewilding Lives and Flourishing Legacy with a view to improving people's well-being through nature.

Find out more at [redrowplc.co.uk/sustainability](https://www.redrowplc.co.uk/sustainability)

Working in close partnership with







# OUR COMMITMENT TO HOME-BUYERS

## Customer charter

At Redrow, we're committed to delivering a quality service throughout the whole home-buying process and beyond. This Customer Charter sets out our commitment to you, our customer.

Full details of our service are covered within our Home Buyer Guide, a copy of which will be provided to you when you reserve your new Redrow home. We will also comply with the requirements of the Consumer Code for Home Builders ("Consumer Code"). A copy of the code is also on our website at [www.redrow.co.uk](http://www.redrow.co.uk)

- Please ask a Sales Consultant if you require a printed hard copy.
- We'll provide you with full details and clear information about your chosen home.
- We'll provide trained and knowledgeable staff to assist you in the home buying process.
- We'll be available to answer any questions you may have and will provide you with any relevant contact details.
- We'll assist you during the selection of Standard Choices and Optional Extras for your new home.
- We'll provide you with health and safety advice to minimise the risk of danger during construction and in the use of your new home after you move in.
- We'll provide you with reliable information about the Buildmark Cover, and any other cover from which you may benefit.
- We'll keep you fully informed about the completion and occupation of your new home.
- We'll ensure that the functions and facilities of your home are demonstrated to you prior to moving in.
- We'll inform you about the after-sales service we provide, as set out in the Home Buyer Guide. Our aim is to deal effectively and efficiently with both routine service matters and with any emergencies.
- We'll provide you with details of who to contact if you believe we have not satisfactorily fulfilled our Charter commitments.







# OUR REQUIREMENTS AS HOME-BUILDERS

## Consumer code



## 1. ADOPTING THE CODE

### 1.1 Adopting the Code

Home Builders must comply with the Requirements of the Consumer Code and have regard to good practice guidance.

### 1.2 Making the Code available

The Consumer Code for Home Builders' Scheme logo must be prominently displayed in Home Builders' sales offices, those of appointed selling agents, and in sales brochures.

All Home Buyers who reserve a Home should be provided with a copy of the Code Scheme with the Reservation agreement.

### 1.3 Customer Service: before legal completion

The Home Builder must have suitable systems and procedures to ensure it can reliably and accurately meet the commitments on service, procedures and information in the Code.

### 1.4 Appropriately trained customer service staff

The Home Builder must provide suitable training to all staff who deal with Home Buyers about their responsibilities to them and what the Code means for the company and its directors.

### 1.5 Sales and advertising

Sales and advertising material and activity must be clear and truthful.

## 2. INFORMATION – PRE-CONTRACT

### 2.1 Pre-purchase information

Home Buyers must be given enough pre-purchase information to help them make suitably informed purchasing decisions.

In all cases this information must include:

- a written Reservation agreement;
- an explanation of the Home Warranty cover;
- a description of any management services and organisations to which the Home Buyer will be committed and an estimate of their cost;
- the nature and method of assessment of any event fees such as transfer fees or similar liabilities.

Also, if a Home is not yet completed, the information must include:

- a brochure or plan illustrating the general layout, appearance and plot position of the Home;
- a list of the Home's contents;
- the standards to which the Home is being built.

### 2.2 Contact information

Home Buyers must be told how their questions will be dealt with and who to contact during the sale, purchase and completion of the Home.

### 2.3 Warranty cover

Home Buyers must be given accurate and reliable information about the insurance-backed warranty provided on the Home.

### 1.1 Health and safety for visitors to developments under construction

Home Buyers must be informed about the health and safety precautions they should take when visiting a development under construction.

### 1.2 Pre-contract information

Home Builders must advise Home Buyers to appoint a professional legal adviser to carry out the legal formalities of buying the Home and to represent their interests.

### 1.3 Reservation

Home Buyers must be given a Reservation agreement that sets out clearly the Reservation's terms, including, but not limited to:

- the amount of the Reservation fee;
- what is being sold;
- the purchase price;
- how and when the Reservation agreement will end;
- how long the price remains valid;
- the nature and estimated cost and of any management services the Home Buyer must pay for;
- the nature and method of assessment of any event fees such as transfer fees or similar liabilities.

The Reservation fee must be reimbursed if the Reservation agreement is cancelled. The Home Buyer must be told of any deductions that may be made. While the Reservation agreement is in force, the Home Builder must not enter into a new Reservation agreement or sale agreement with another customer on the same Home.

## 1. INFORMATION – EXCHANGE OF CONTRACT

### 1.1 The contract

Contract of sale terms and conditions must:

- be clear and fair;
- comply with all relevant legislation;
- clearly state the contract termination rights.

### 1.2 Timing of construction, completion and handover

The Home Buyer must be given reliable and realistic information about when construction of the Home may be finished, the date of Legal Completion, and the date for handover of the Home.

### 1.3 Contract termination rights

The Home Buyer must be told about their right to terminate the contract.

### 1.4 Contract deposits and pre-payments

The Home Builder must clearly explain how Home Buyers' contract deposits are protected and how any other pre-payments are dealt with.

## 2. INFORMATION – DURING OCCUPATION

### 2.1 After-sales service

The Home Builder must provide the Home Buyer with an accessible after-sales service, and explain what the service includes, who to contact, and what guarantees and warranties apply to the Home.

### 2.2 Health and safety for Home Buyers on developments under construction

Home Buyers must be told about the health and safety precautions they should take when living on a development where building work continues.

## 3. COMPLAINTS AND DISPUTES

### 3.1 Complaints handling

The Home Builder must have a system and procedures for receiving, handling, and resolving Home Buyers' service calls and complaints.

The Home Builder must let the Home Buyer know of this, and of the dispute resolution arrangements operated as part of this Code, in writing.

### 3.2 Co-operation with professional advisers

The Home Builder must co-operate with appropriately qualified professional advisers appointed by the Home Buyer to resolve disputes.





# MEADOW GARDENS

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**redrow.co.uk**