



Proposed Front Elevation
Scale 1:50

VAUGHANREYNOLDS
ESTATE AGENTS

2 Church Meadows, Atch Lench Road
Church Lench, WR11 4UG



Proposed Rear Elevation
Scale 1:50



Custom Build Opportunity

A limited number of homes are available on a custom build basis, offering a rare opportunity to secure your preferred plot and work in partnership with the developer to create a home tailored to your individual requirements.

Purchasers will enter into a two-stage arrangement, acquiring the plot and agreeing a build contract for the construction of the home to a pre-approved design and specification. This approach combines the reassurance of a professionally delivered development with the flexibility to shape your own space.

Buyers can personalise key elements of their home, including kitchens, bathrooms, flooring and internal finishes, together with external landscaping.

In addition, this structure may offer cost saving, with stamp duty land tax payable.

Indicative Specification

KITCHEN - By Porcelanosa

- Luxury cabinetry
- Soft closing doors
- Under cabinet lighting
- Stone or equivalent Worktops and full splashback
- Under mounted sink
- Quooker Hot tap
- Siemens Microwave and Oven
- Siemens Integrated Fridge Freezer
- Siemens Integrated Dishwasher
- Bora Induction Hob with integrated extractor

UTILITY

- Stone or equivalent Worktops and upstands
- Under mounted sink
- Plumbing for Washing machine and tumble dryer

BATHROOMS/ENSUITES

- Premium branded sanitary ware and luxury vanity units
- Heated and LED lighting mirror to main



bathrooms

- Heated chrome towel rail
- Porcelanosa tiles to walls and floors in main bathrooms
- Premium brand wall and floor tiles to ensuites/WC's
- PIR motion activated recessed lighting to main bathrooms

HEATING AND PLUMBING/ ELECTRICS

- Wet Underfloor heating with multi zones to all ground floor areas
- Radiators upstairs
- 'A' rated Boiler
- Water cylinders where appropriate
- PV solar panels
- Feature lighting to vaulted areas
- Master BT point

INTERIOR FINISHES

- Fully Oak feature Staircase to include handrail/newels/posts and treads
- Carpet to landing areas and upstairs bedrooms
- LVT or Engineered wood floors downstairs
- Oak finished timber doors
- Brushed Chrome door furniture, sockets and switches

EXTERIOR

- EV charging points
- Double garages
- Aluminium Bi fold doors where specified
- Planting in line with approved Landscape Plans
- Turfed areas and high-quality patios
- Hot and cold external taps
- External lighting
- Up/Down lighters with sensors
- Expansive countryside views

SECURITY

- 2 Year developer warranty
- 10 Year structural warranty
- Multi point locking external doors

GENERAL INFORMATION



Proposed Ground Floor Plan
Circle 1-6/3

Subjective comments in these details imply the opinion of the selling Agent at the time these details were prepared. Naturally, the opinions of purchasers may differ.

Agents Note: We have not tested any of the electrical, central heating or sanitaryware appliances. Purchasers should make their own investigations as to the workings of the relevant items. Floor plans are for identification purposes only and not to scale. All room measurements and mileages quoted in these sales particulars are approximate.

Fixtures and Fittings: All those items mentioned in these particulars by way of fixtures and fittings are deemed to be included in the sale price. Others, if any, are excluded. However, we would always advise that this is confirmed by the purchaser at the point of offer.

Tenure: The property is Freehold with vacant possession upon completion of the purchase.

Services: Mains water, electric and drainage, air source heat pump.

Local Authority: Wychavon Council Tax Band TBA

In line with The Money Laundering Regulations 2007 we are duty bound to carry out due diligence on all of our clients to confirm their identity. Rather than traditional methods in which you would have to produce multiple utility bills and a photographic ID we use an electronic verification system. This system allows us to verify you from basic details using electronic data, however it is not a credit check of any kind so will have no effect on you or your credit history. You understand that we will undertake a search with Experian for the purposes of verifying your identity. To do so Experian may check the details you supply against any particulars on any database (public or otherwise) to which they have access. They may also use your details in the future to assist other companies for verification purposes. A record of the search will be retained.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		70	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

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