



# Bracken Fields

A collection of 2, 3, 4 & 5 bedroom homes



## INTRODUCING BRACKEN FIELDS

The lively Nottinghamshire market town of Retford is the setting for Bracken Fields, our appealing new collection of homes.

With a choice of 2, 3, 4 and 5 bedrooms, there is something for everyone looking for a new home in a green, convenient, very well-connected location. Whether you are a first time buyer, part of a growing family or a downsizer, you will find a home here to delight you.

Every home at Bracken Fields welcomes you warmly with stylish, high specification fixtures and fittings, and landscaped gardens, all meticulously designed to the high standards you would expect from Taggart Homes.

Bracken Fields is less than five minutes' drive from Retford town centre, while being encircled by fields and woodland. Long established trees and hedgerows are being preserved to create the feeling of living in a natural oasis. New landscaping and open space, including a pond, will add to the attractions of Bracken Fields, making it a desirable new place to live and flourish.

# AN ATTRACTIVE MARKET TOWN

Retford can stake a claim to being one of the oldest market towns in the country, gaining its charter in 1105.

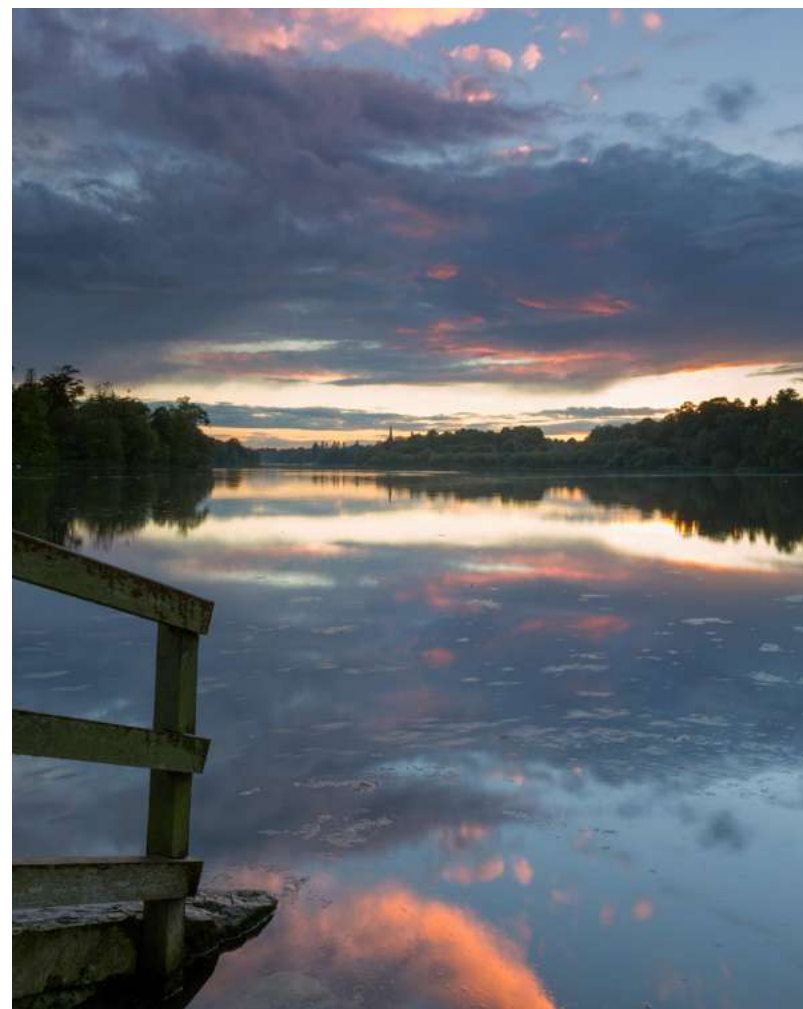
Today, Listed buildings from many centuries contribute to its period charm, and include Amcott House, now Bassetlaw Museum, Trinity Hospital Almshouses, Sloswicke's Hospital Almshouses and the ornate French-inspired Town Hall on Market Square.

However, Retford has plenty to please today's residents, with good choice of shops for everyday shopping, and a number of more specialised retailers for when you're looking for something less run-of-the-mill. The Chocolate Kitchen is packed with naughty-but-nice treats; and Honey & Fig is the place for breakfast, coffee and delicious cakes. Mollie Rocker Bakery offers children's baking classes along with moreish food; and The Leaky Teacup is a strictly gluten-free café.

Local restaurants include The Glasshouse, a contemporary bistro; The Old Police Station at King's Park Hotel; and the popular Alberto's Bar & Bistro. The Brew Shed has won numerous awards, and continues to win over customers with excellent beer and food from its artisan kitchen.

Retford's jewel is undoubtedly King's Park. Set in the heart of town, its 24 beautiful acres embrace formal gardens, children's water play, wildlife and rose gardens, tennis courts and a skate park, with the pretty river Idle meandering through it all. It has earned many awards over the years including the prestigious Green Flag.





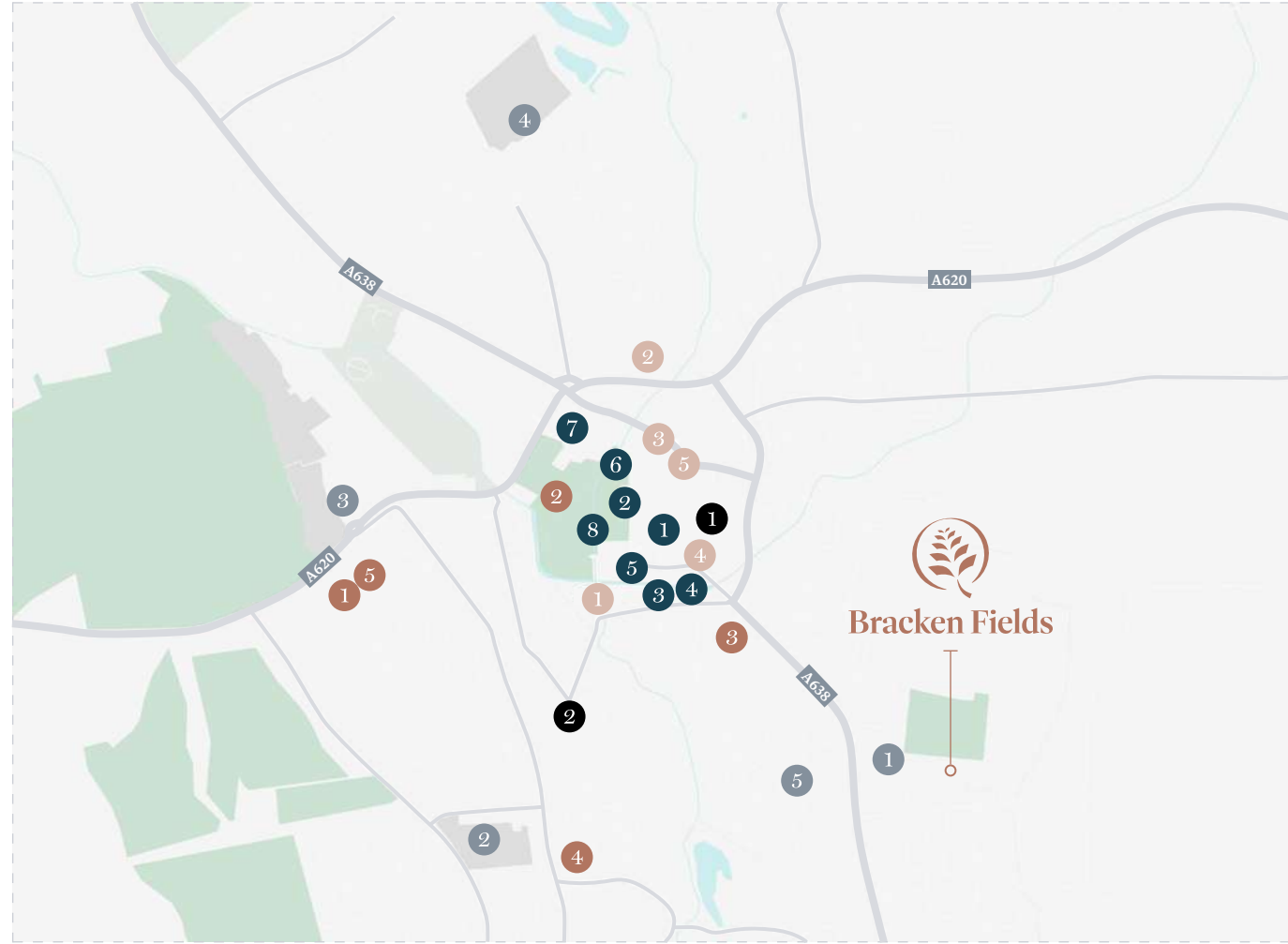
## SURROUNDED BY GREEN SPACE

**This is a land of lakes and nature reserves, many of them very close neighbours of Bracken Fields.**

Follow the course of the river Idle, and you come to one of the largest, Idle Valley Nature Reserve, a 1000-acre wetland paradise for birds, bats and many other creatures. Families, walkers and nature lovers are also very welcome, and it's one of the region's most rewarding sites for birders.

Just north of Retford, a network of lakes and waterways provides a haven for nature as well as great opportunities for outdoor relaxation. Carp fishing, water skiing and sailing are just a few of the ways to enjoy this wonderful resource. If you'd rather stay on dry land, there are miles of trails and footpaths to explore, with Daneshill Lakes a particular favourite for easy-going walks.

Clumber Park, once a grand ducal estate, has 3,800 acres of parkland open to visitors, where the delights include the magnificent walled kitchen garden, Europe's longest lime tree walk, and lots of family-friendly adventures in the woodland and discovery centre.



# A CONNECTED COMMUNITY

## FOOD & DRINK

- 1 Honey & Fig
- 2 Mollie Rocker Bakery
- 3 Alberto's Bar & Bistro
- 4 The Brew Shed
- 5 The Chocolate Kitchen
- 6 The Glasshouse
- 7 The Leaky Teacup
- 8 The Old Police Station

## HEALTH & LEISURE

- 1 Retford Leisure Centre
- 2 Kings Park
- 3 Snap Fitness
- 4 Ordsall Bridon Cricket Club
- 5 Retford Swimming Club

## EDUCATION

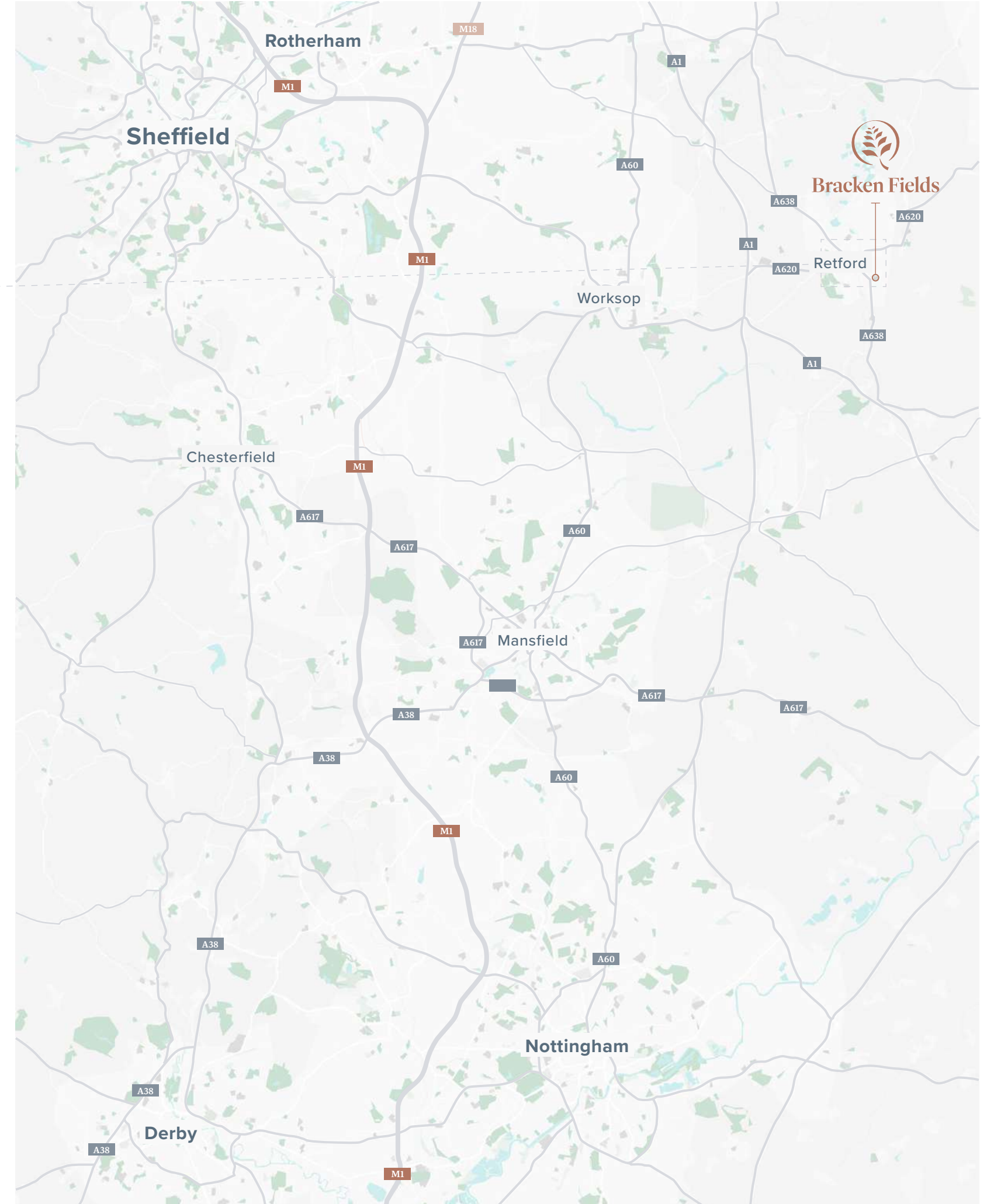
- 1 Bracken Lane Primary Academy
- 2 Ordsall Primary School
- 3 Retford Oaks Academy
- 4 The Elizabethen Academy
- 5 Thrumpton Primary School

## SHOPPING

- 1 Asda
- 2 Morrisons
- 3 Pettits
- 4 The Good Health Boutique
- 5 Wine Rack

## TRAVEL

- 1 Retford Bus Station
- 2 Retford Railway Station



# EDUCATION FOR ALL

Bracken Fields residents will have Bracken Lane Primary Academy, rated 'good' by Ofsted, literally just across the road. Other schools for primary and secondary education are also close by, and all have a 'good' rating too.

**Bracken Lane Primary Academy Nursery** | 0.2 Miles

 4 mins  1 mins  1 mins

**Thrumpton Primary Academy** | 0.6 Miles

 12 mins  4 mins  3 mins

**Ordsall Primary School** | 1.4 Miles

 27 mins  9 mins  5 mins

**Retford Oaks Academy** | 1.9 Miles

 37 mins  11 mins  8 mins

**The Elizabethan Academy** | 2.1 Miles

 42 mins  13 mins  10 mins



Travel times have been provided by Google maps and are estimates only. Travel time may vary depending on traffic and the time of day. School ratings from Ofsted are correct at the time of production, ratings may change throughout the lifetime of this brochure.



**Bracken Fields**

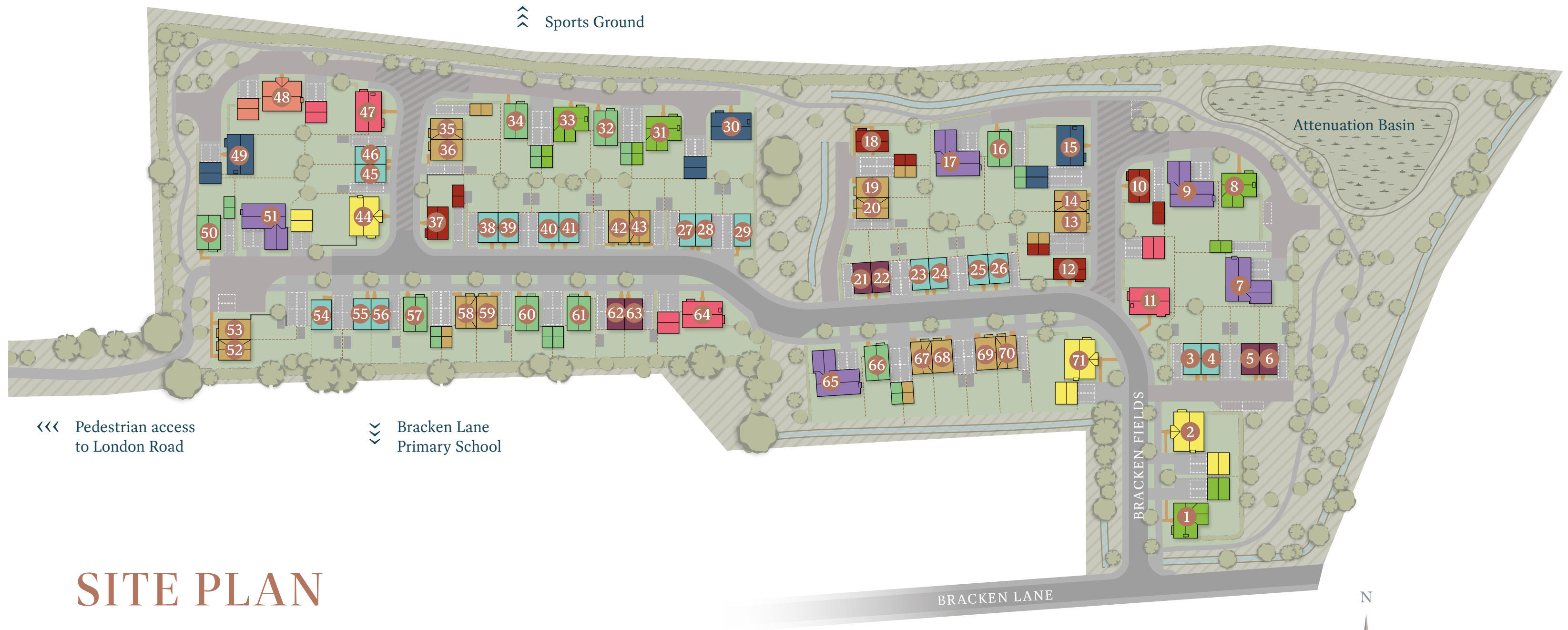
## Site Plan, Specification, Homes & Floorplans



### MANAGEMENT

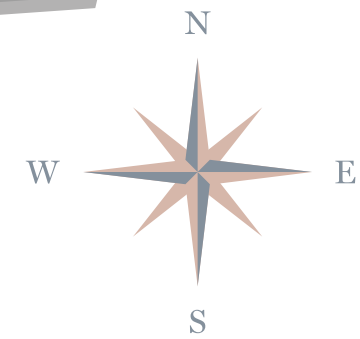
A management company will be formed for which an annual service charge will be levied on all properties to cover the cost of maintenance of open/common areas.

The details provided in this brochure, site plan and computer-generated images are intended as a helpful guide only and nothing therein, nor in any verbal statement forms part of any specification or contract. All information provided in this brochure is correct at the time of writing. Details of the design, materials used, and any brand names stated may vary in the finished product. We recommend that you take independent legal advice before entering into any contract relating to the reservation or purchase of a new home. It is important that you confirm the final dimensions, layout and specification with both our sales team and your solicitor prior to reservation and again prior to exchange of contracts. Images used are for illustration purposes only and do not form part of any contract or warranty. Floorplans and measurements are taken from architectural drawing and are not to scale, finishes and materials may vary, and landscaping is illustrative only. Dimensions supplied are not intended to be relied on carpet flooring sizing, appliance space or furniture arrangement/size. The site layout guide/site plan was created before building began on site and does not show details of gradients of the land, Local Authority Street lighting or new proposed landscaping. All information stated in the brochure correctly states our intention at time of printing. We will endeavour to identify and notify you as soon as reasonably practicable, where changes are to be made.



# SITE PLAN

- Weston**  
 2 Bedroom House  
 Plots: 5, 6, 21, 22, 62 & 63
- Barnby**  
 4 Bedroom House  
 Plots: 15, 30 & 49
- Barnby V1**  
 4 Bedroom House  
 Plots: 11, 47 & 64
- Dunham**  
 3 Bedroom House  
 Plots: 16, 32, 34, 50, 57, 60, 61 & 66
- Drayton**  
 4 Bedroom House  
 Plots: 1, 8, 31 & 33
- Blyth V1**  
 5 Bedroom House  
 Plots: 2, 44 & 71
- Markham**  
 3 Bedroom House  
 Plots: 10, 12, 18 & 37
- Clarborough**  
 5 Bedroom House  
 Plots: 7, 9, 17, 51 & 65
- Affordable Housing**  
 Plots: 3, 4, 23, 24, 25, 26, 27, 28, 29, 38, 39, 40, 41, 45, 46, 54, 55 & 56
- Manton**  
 3 Bedroom House  
 Plots: 13, 14, 19, 20, 35, 36, 42, 43, 52, 53, 58, 59, 67, 68, 69 & 70
- Blyth**  
 5 Bedroom House  
 Plot: 48



This site layout was created before building started on the site and does not show details of gradients of the land, Local Authority Street lighting and new landscaping.

Whilst it is always our intention at the time of preparation to build in accordance with this plan, there are occasions when boundaries and layouts may change as the development proceeds. We recommend that you check the details of your chosen plot with our sales team at the time of reservation and again with our sales team and your solicitor before entering into any contract to purchase.

# SPECIFICATION

## INTERNAL

- White painted matt emulsion ceilings throughout.
- All internal walls painted in “Dove White” (or similar) throughout.
- Traditional style 4 panel doors, painted in “Dove White” (or similar), with chrome ironmongery throughout.
- Skirting, Architraves, and woodwork are painted in “Dove White” (or similar) throughout.
- Stained light Oak handrail & newel capping to 4-bedroom properties only.
- LVT (or similar) Vinyl flooring to the kitchen, utility, bathroom, cloaks, & en-suite floors (where applicable). Carpets to the remaining areas, with entrance mat to front door as standard.
- Windows & French doors / Patio Doors to be White PVCU double glazed sealed units with trickle vents and window locks to the ground floor.

## KITCHEN

- Kitchen units offering a choice of door finishes.
- Laminate worktops, with upstand.
- Composite Single bowl sink with chrome single lever mixer tap to 1 & 2-bedroom properties.
- Composite one and a half bowl sink to 3 & 4 bed properties, with chrome single lever monobloc mixer tap.
- Integrated fridge/freezer, single electric oven, 4 ring gas hob and built under extractor, integrated washer/dryer, integrated dishwasher (where kitchen design allows) with stainless steel splashback to hob, for 2 & 3 bedroom properties.
- Integrated fridge/freezer, double electric oven, 5 ring gas hob and built under extractor, integrated washer/dryer (if no utility) and integrated dishwasher, with glass splashback to hob, for 4 & 5 bedroom properties. Gas on glass 5 ring burner hob & wine cooler as standard, for 5 bedroom properties.

## UTILITY (Where Applicable)

- Base Units and Worktop with single bowl sink with chrome single lever mixer tap.
- Washing machine & tumble dryer.

## BATHROOMS, CLOAKS & EN-SUITES (Where Applicable)

- White Sanitary ware with chrome single lever taps.
- Full height tiling around 3 sides of bath, with full height tiling to shower cubicle in en suite.
- Half height tiling to wash basin & wc walls only including cills (where applicable).
- Over bath shower screen.
- Vanity wash basin unit – standard to main bathroom only (where design permits).

## CLOAKS

- White sanitary ware with chrome single lever taps.
- Semi-Pedestal to Hand Rinse Basin (where possible).
- Tiled cill (where applicable) and splash back tiles above sink.

## WARDROBES

- Fitted wardrobe to master bedroom as standard to 4-bedroom properties only.
- Wardrobes to master and bedroom 2 as standard for 5 bedroom properties.

## ELECTRICAL & HEATING

- \*A gas-fired boiler system to all properties.
- \*Combi Boiler or System Boiler with Hot Water Cylinder - Design dependant on type/size of property.
- \*Important Note: Please be advised that there are new rules and regulations being bought into force, which means the heating systems as detailed above could change. Our sales advisor will be happy to talk you through this.
- White Sockets, lighting points, telephone, switches, and TV points throughout (as shown on electrical plan).
- Smoke detectors to all floor landings wired to the mains electricity with a battery back up.
- External lamp to front - low energy.
- Rear outside security light.
- 1 USB charger socket to kitchen, lounge & bedroom 1.
- Loft light and switch & single socket power point.

- Wireless front doorbell.
- Ceiling Downlighters to kitchens, cloaks, bathrooms & en-suites – (where indicated on drawings as standard).
- Internal wiring from consumer unit to Blanking Plate on Ext Wall for EV Charger (where possible).

## EXTERNALS / MISCELLANEOUS

- Black front doors, with white rear doors.
- Turfing to all front & rear gardens.
- General landscaping including shrubs and tree planting will be provided in accordance with the scheme as approved by the Local Authority as part of the Planning Consent.
- Paths and patios are constructed from coloured, textured concrete slabs.
- Driveway hard standings in front of garages and shared areas finished in block paving.
- Timber fencing is provided between each property and is generally 1.8 metres in height, (although this may vary in certain instances where there may be a level difference between properties). Some selected plots have hedging to rear garden boundaries. Plots without a garage will have a shed base and timber shed (as in line with the planning conditions for this development) Please speak with our sales advisor for further information.
- External tap to all properties.
- Garage Doors (where applicable) Up & over manually operated black retractable door.

These details are intended as a guide and do not form any part of any specification or contract. Details of the design and materials used, as well as any brand names that may be stated/shown, may vary in the finished product. Please confirm the final specification with both our sales team and your solicitor prior to exchange of contracts.





# WESTON

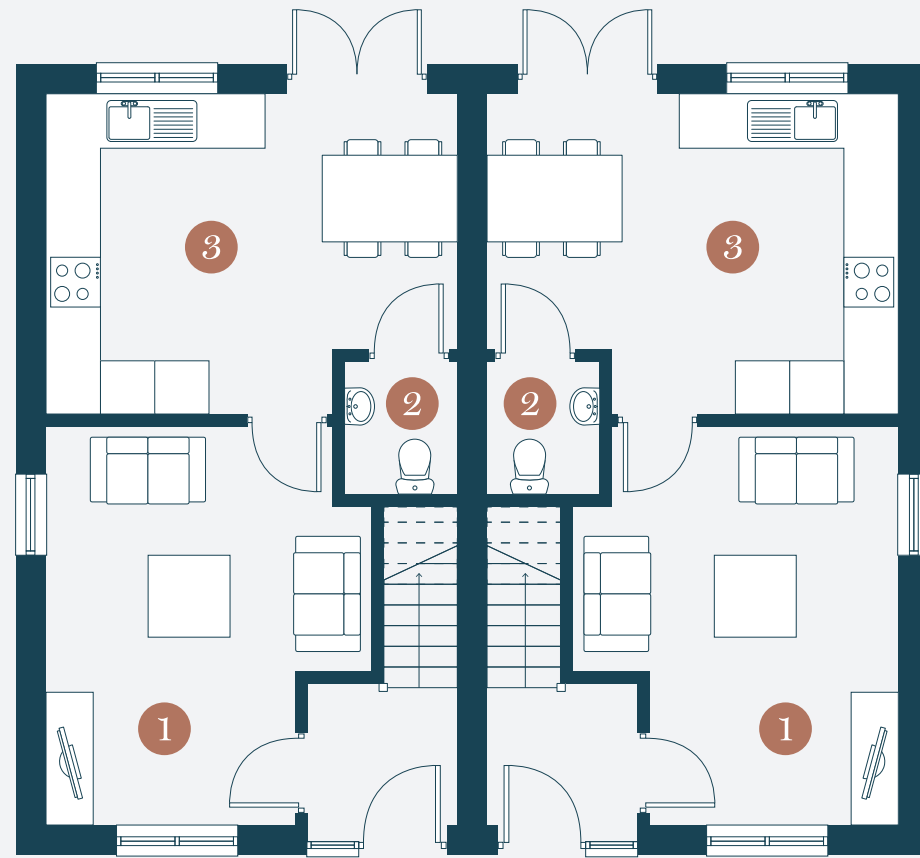
**2 Bedroom House**  
Semi-Detached



CGI for illustration purpose only

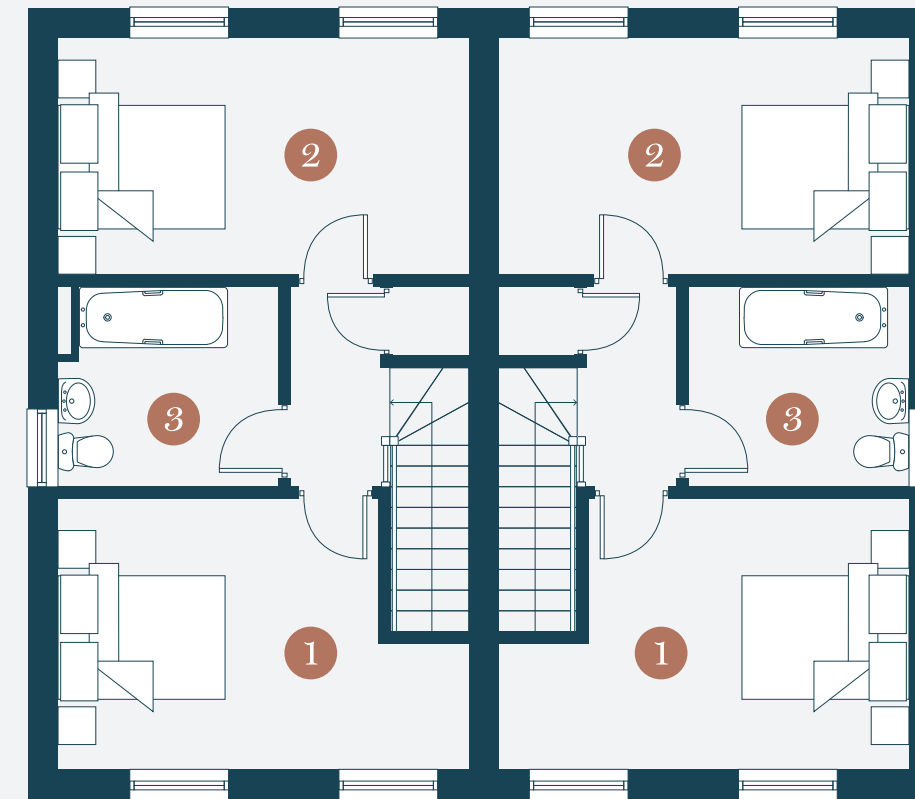
# WESTON

**2 Bedroom House**  
Plots: 5, 6, 21, 22, 62, 63



## GROUND FLOOR

1.	Lounge	4.50m x 3.67m Max	14ft 9" x 12ft 0" Max
2.	WC	1.52m x 1.28m	4ft 11" x 4ft 2"
3.	Kitchen/Dining	3.62m x 4.62m Max	11ft 10" x 15ft 2" Max



## FIRST FLOOR

1.	Bedroom 1	3.06m x 4.62m Max	10ft 0" x 15ft 2" Max
2.	Bedroom 2	2.68m x 4.62m	8ft 9" x 15ft 2"
3.	Bathroom	2.26m x 2.50m	7ft 5" x 8ft 2"

CGI image based on plots 6 & 21. Plots 5, 22, 62 & 63 have no side window. Plots 62 & 63's facing brick is buff.

This information is intended for illustration purposes only and may be subject to change. Each property shown may not include features as detailed in the illustration or specification, floor plans are not to scale, and depict an indicative lifestyle only. At the time of preparation our intention is that dimensions supplied are accurate to within +/- 50 mm (+/- 2"). This information is not intended to be used or relied upon for measuring carpet/flooring sizes or, space for appliance or items of furniture. Consequently, this information should be used for guidance only.

# DUNHAM

3 Bedroom House  
Detached

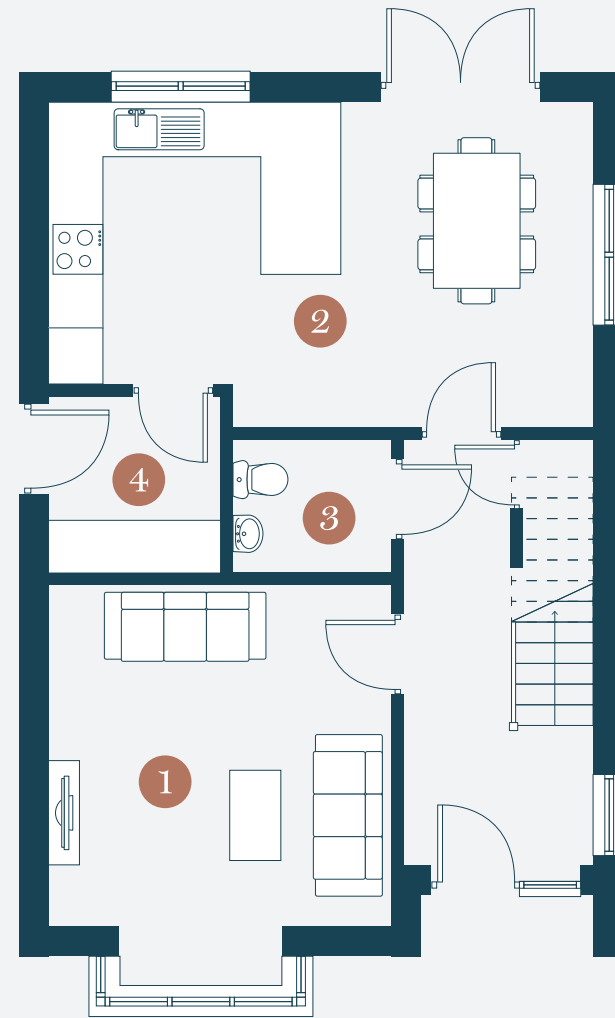


CGI for illustration purpose only

# DUNHAM

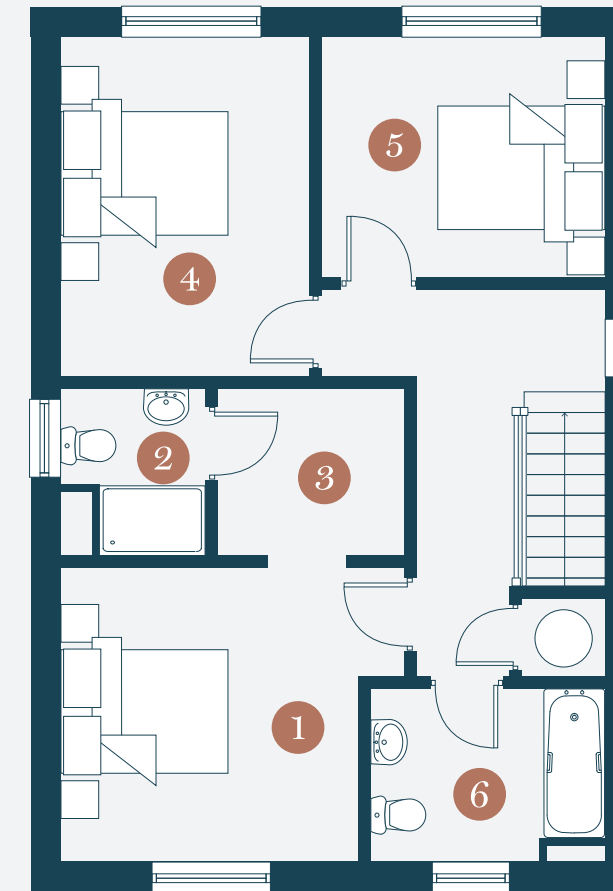
## 3 Bedroom House

Plots: 16, 32, 34, 50, 57, 60, 61, 66



### GROUND FLOOR

1.	Lounge	4.51m x 3.85m Max	14ft 9" x 12ft 8" Max
2.	Kitchen/Dining	3.66m x 6.10m Max	12ft 0" x 20ft 0" Max
3.	Wc	1.50m x 1.80m	4ft 11" x 5ft 11"
4.	Utility	2.00m x 1.93m	6ft 7" x 6ft 4"



### FIRST FLOOR

1.	Bedroom 1	3.29m x 3.88m Max	10ft 9" x 12ft 9" Max
2.	En-suite 1	1.90m x 1.64m	6ft 2" x 5ft 4"
3.	Dressing 1	1.90m x 2.12m	6ft 2" x 6ft 11"
4.	Bedroom 2	3.83m x 2.82m	12ft 7" x 9ft 3"
5.	Bedroom 3	2.72m x 3.17m	8ft 11" x 10ft 3"
6.	Bathroom	1.93m x 2.62m	6ft 4" x 8ft 7"

CGI image based on plot 57.

This information is intended for illustration purposes only and may be subject to change. Each property shown may not include features as detailed in the illustration or specification, floor plans are not to scale, and depict an indicative lifestyle only. At the time of preparation our intention is that dimensions supplied are accurate to within +/- 50 mm (+/- 2"). This information is not intended to be used or relied upon for measuring carpet/flooring sizes or, space for appliance or items of furniture. Consequently, this information should be used for guidance only.

# MARKHAM

**3 Bedroom House**  
Detached

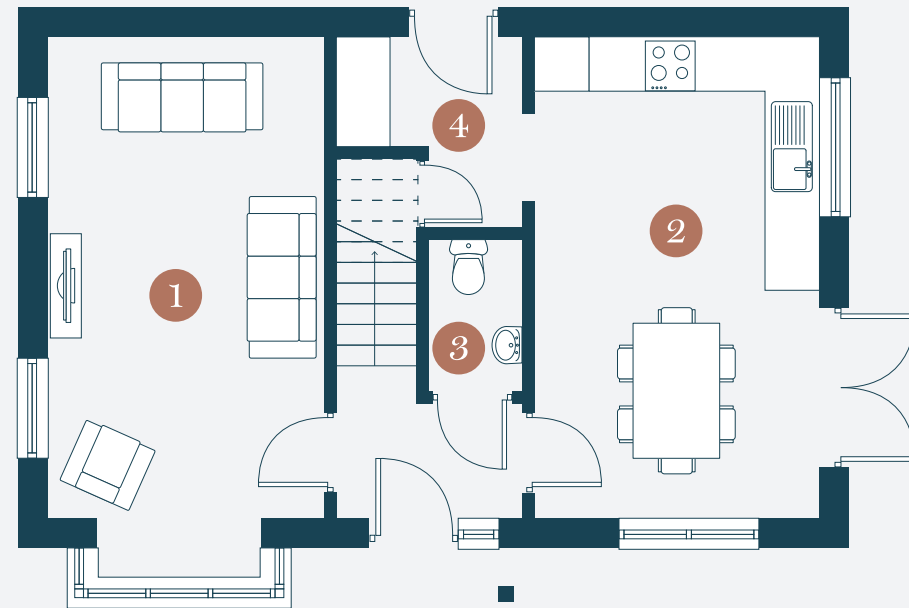


CGI for illustration purpose only

# MARKHAM

## 3 Bedroom House

Plots: 10, 12, 18, 37

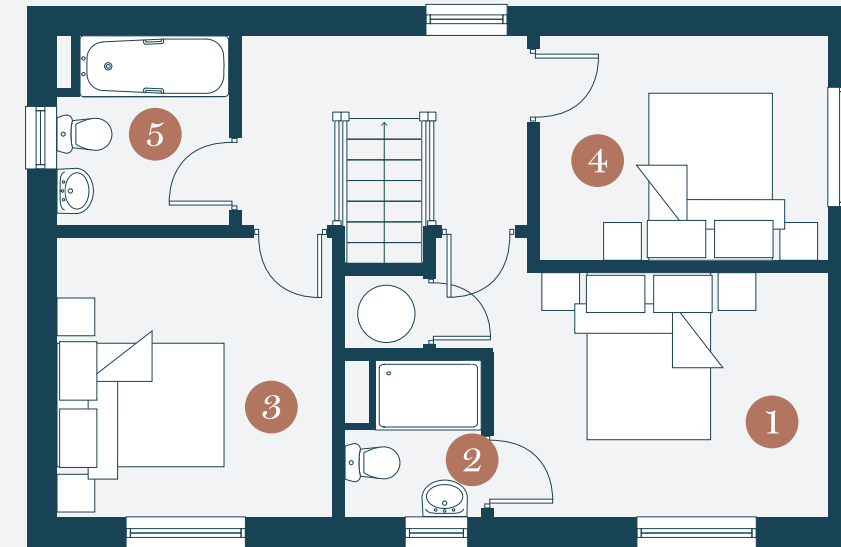


### GROUND FLOOR

1.	Lounge	6.10m x 3.11m Max	20ft 0" x 10ft 0" Max
2.	Kitchen/Dining	5.43m x 3.21m	17ft 10" x 10ft 6"
3.	Wc	1.82m x 1.06m	5ft 11" x 3ft 6"
4.	Utility	2.16m x 2.09m	7ft 1" x 6ft 10"

CGI image based on plot 10.

This information is intended for illustration purposes only and may be subject to change. Each property shown may not include features as detailed in the illustration or specification, floor plans are not to scale, and depict an indicative lifestyle only. At the time of preparation our intention is that dimensions supplied are accurate to within +/- 50 mm (+/- 2"). This information is not intended to be used or relied upon for measuring carpet/flooring sizes or, space for appliance or items of furniture. Consequently, this information should be used for guidance only.



### FIRST FLOOR

1.	Bedroom 1	2.78m x 4.41m Max	9ft 1" x 14ft 6" Max
2.	En-suite 1	1.79m x 1.55m	5ft 10" x 5ft 1"
3.	Bedroom 2	3.17m x 3.13m	10ft 4" x 10ft 3"
4.	Bedroom 3	2.53m x 3.25m	8ft 4" x 10ft 8"
5.	Bathroom	2.14m x 1.97m	7ft 0" x 6ft 5"

MANTON

3 Bedroom House  
Semi-Detached

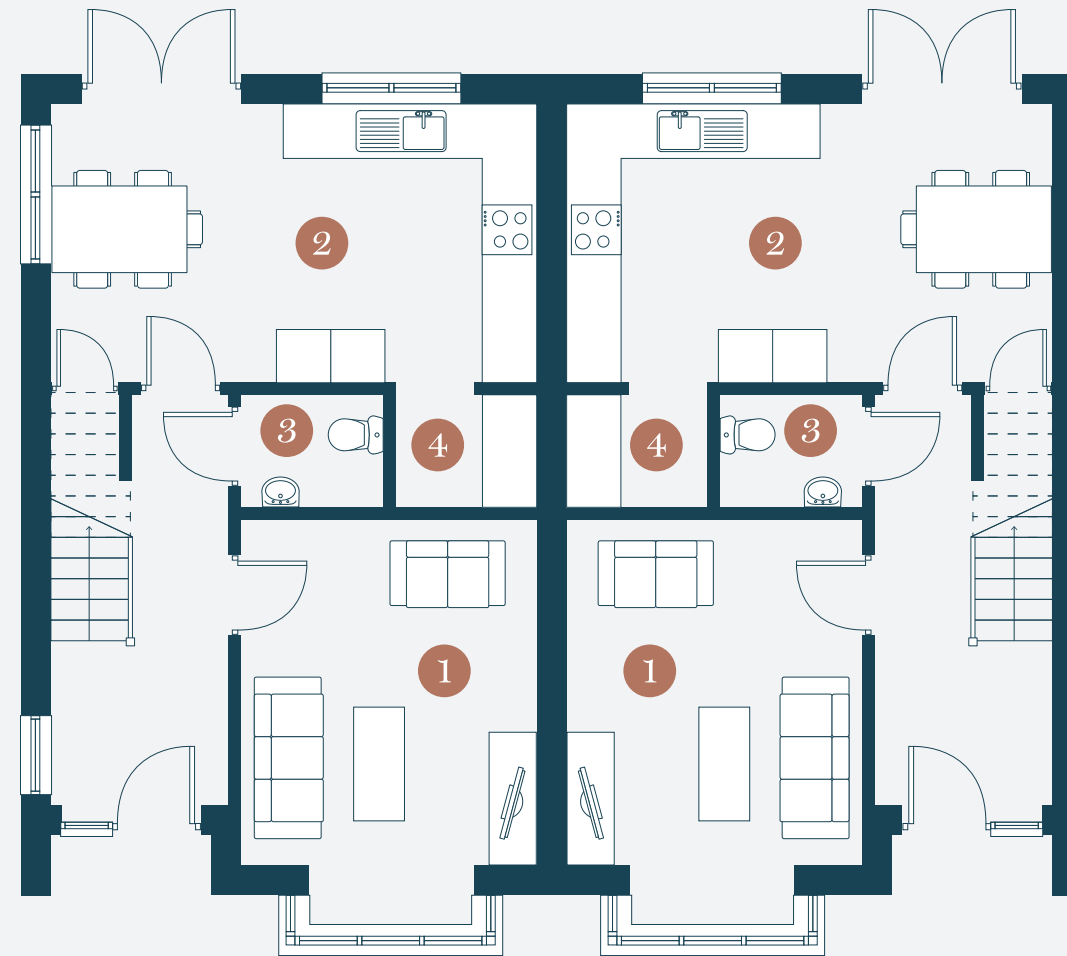


CGI for illustration purpose only

# MANTON

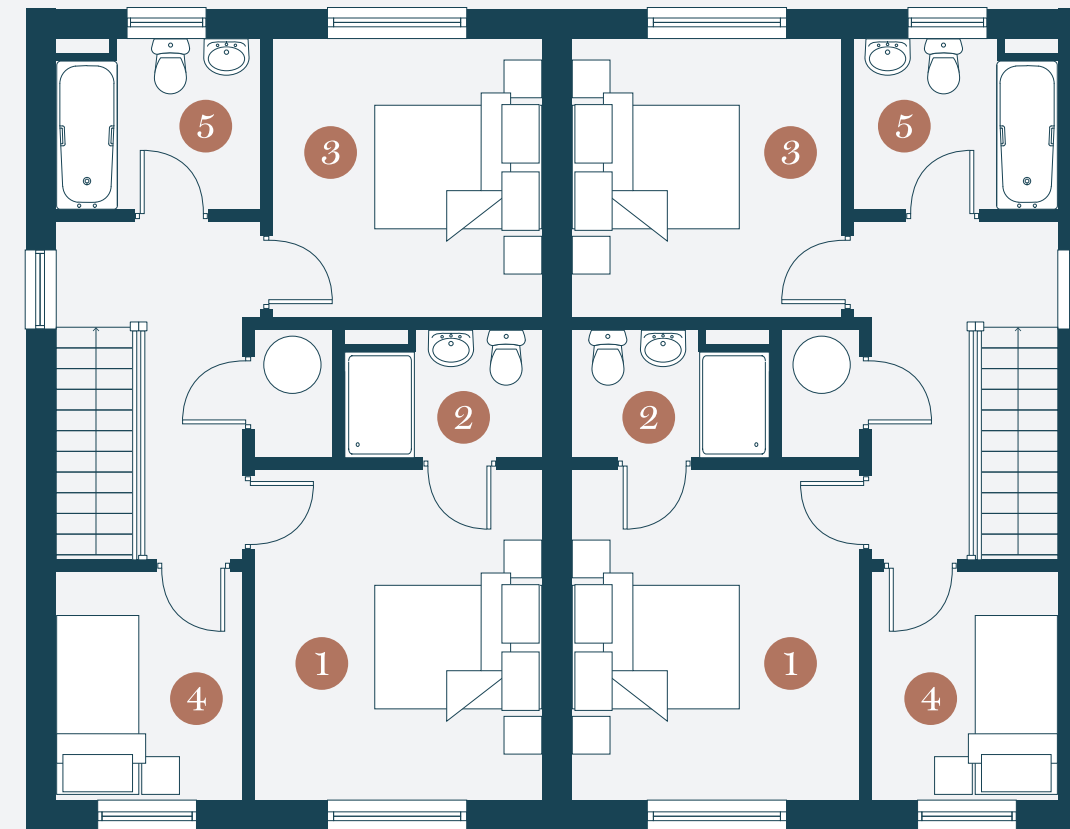
## 3 Bedroom House

Plots: 13, 14, 19, 20, 35, 36, 42, 43, 52, 53, 58, 59, 67, 68, 69, 70



### GROUND FLOOR

1.	Lounge	4.58m x 3.33m Max	15ft 0" x 10ft 11" Max
2.	Kitchen/Dining	3.15m x 5.47m	10ft 4" x 17ft 11"
3.	Wc	1.29m x 1.62m	4ft 2" x 5ft 4"
4.	Utility	1.29m x 1.59m	4ft 2" x 5ft 3"



### FIRST FLOOR

1.	Bedroom 1	3.74m x 3.24m	12ft 3" x 10ft 8" Max
2.	En-suite 1	1.45m x 2.22m	4ft 9" x 7ft 3"
3.	Bedroom 2	3.15m x 3.03m	10ft 4" x 9ft 11"
4.	Bedroom 3	2.58m x 2.11m	8ft 6" x 6ft 11"
5.	Bathroom	1.94m x 2.32m	6ft 4" x 7ft 7"

CGI image based on plots 13 & 14.

This information is intended for illustration purposes only and may be subject to change. Each property shown may not include features as detailed in the illustration or specification, floor plans are not to scale, and depict an indicative lifestyle only. At the time of preparation our intention is that dimensions supplied are accurate to within +/- 50 mm (+/- 2"). This information is not intended to be used or relied upon for measuring carpet/flooring sizes or, space for appliance or items of furniture. Consequently, this information should be used for guidance only.



# BARNBY

**4 Bedroom House**  
Detached

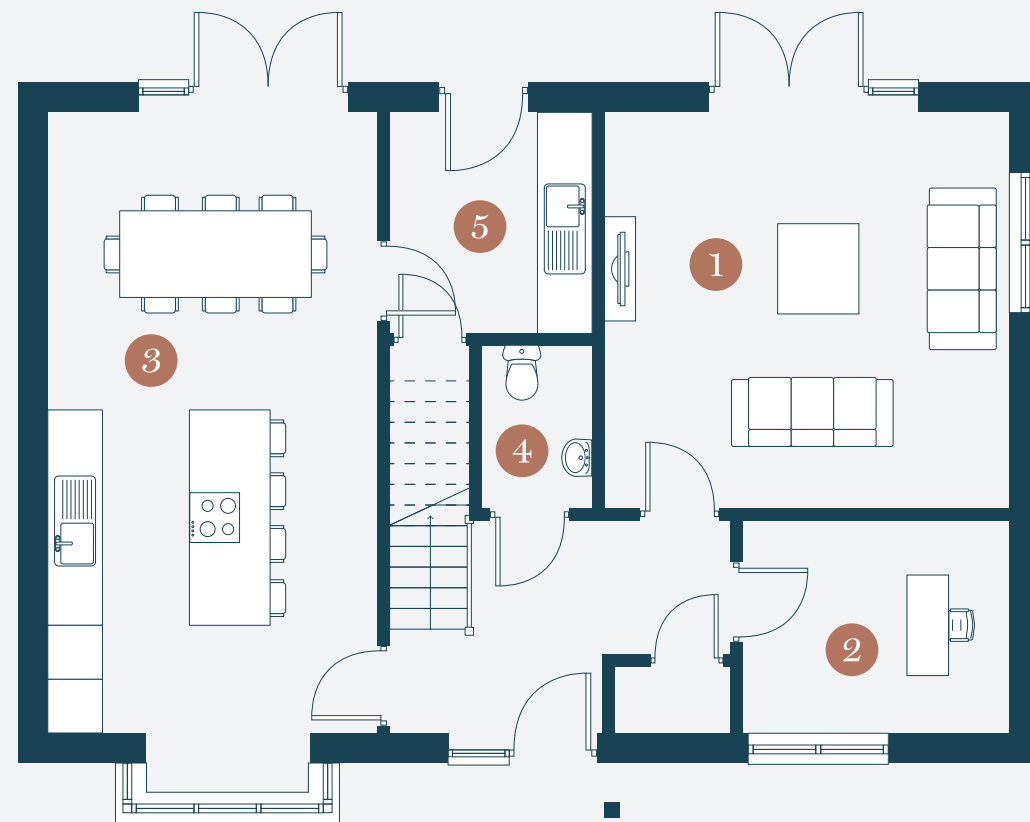


CGI for illustration purpose only

# BARNBY

## 4 Bedroom House

Plots: 15, 30, 49

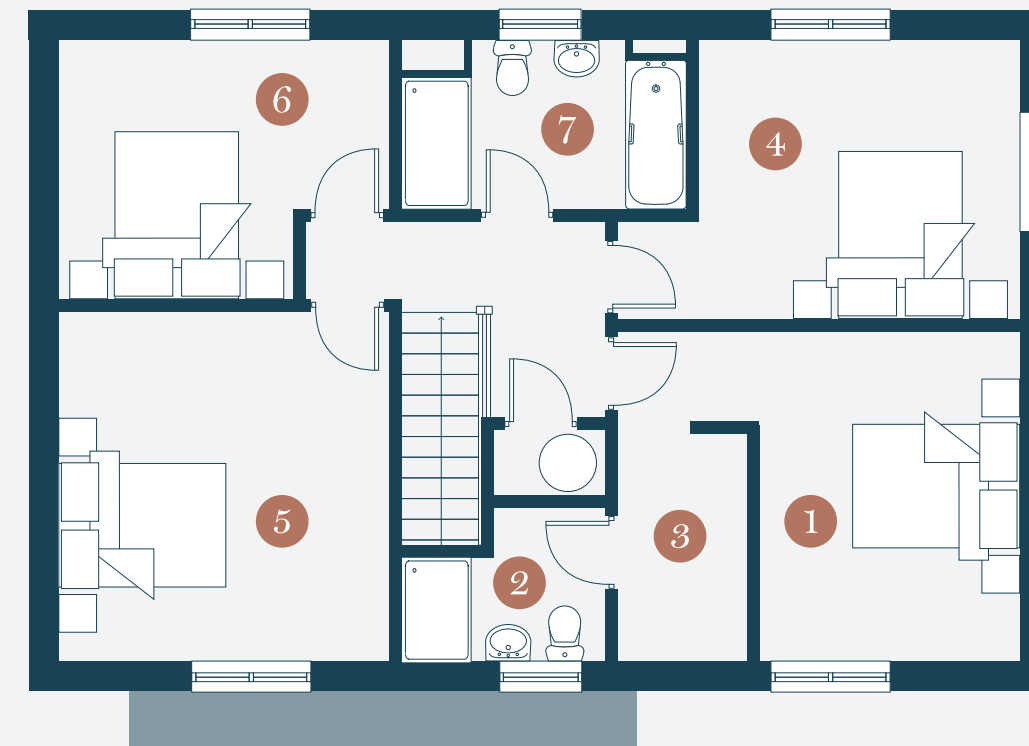


### GROUND FLOOR

1.	Lounge	4.45m x 4.56m	14ft 7" x 14ft 11"
2.	Study	2.43m x 3.01m	8ft 0" x 9ft 10"
3.	Kitchen/Dining	7.70m x 3.71m Max	25ft 3" x 12ft 2" Max
4.	Wc	1.85m x 1.25m	6ft 0" x 4ft 1"
5.	Utility	2.50m x 2.28m	8ft 2" x 7ft 5"

CGI image based on plot 15.

This information is intended for illustration purposes only and may be subject to change. Each property shown may not include features as detailed in the illustration or specification, floor plans are not to scale, and depict an indicative lifestyle only. At the time of preparation our intention is that dimensions supplied are accurate to within +/- 50 mm (+/- 2"). This information is not intended to be used or relied upon for measuring carpet/flooring sizes or, space for appliance or items of furniture. Consequently, this information should be used for guidance only.



### FIRST FLOOR

1.	Bedroom 1	3.74m x 4.55m Max	12ft 3" x 14ft 11" Max
2.	En-suite 1	1.77m x 2.30m	5ft 9" x 7ft 7"
3.	Dressing 1	2.59m x 1.48m	8ft 6" x 4ft 10"
4.	Bedroom 2	3.14m x 4.55m Max	10ft 4" x 14ft 11" Max
5.	Bedroom 3	3.97m x 3.73m	13ft 0" x 12ft 3"
6.	Bedroom 4	2.91m x 3.73m Max	9ft 7" x 12ft 3" Max
7.	Bathroom	1.90m x 3.23m	6ft 3" x 10ft 7"

# DRAYTON

**4 Bedroom House**  
Detached

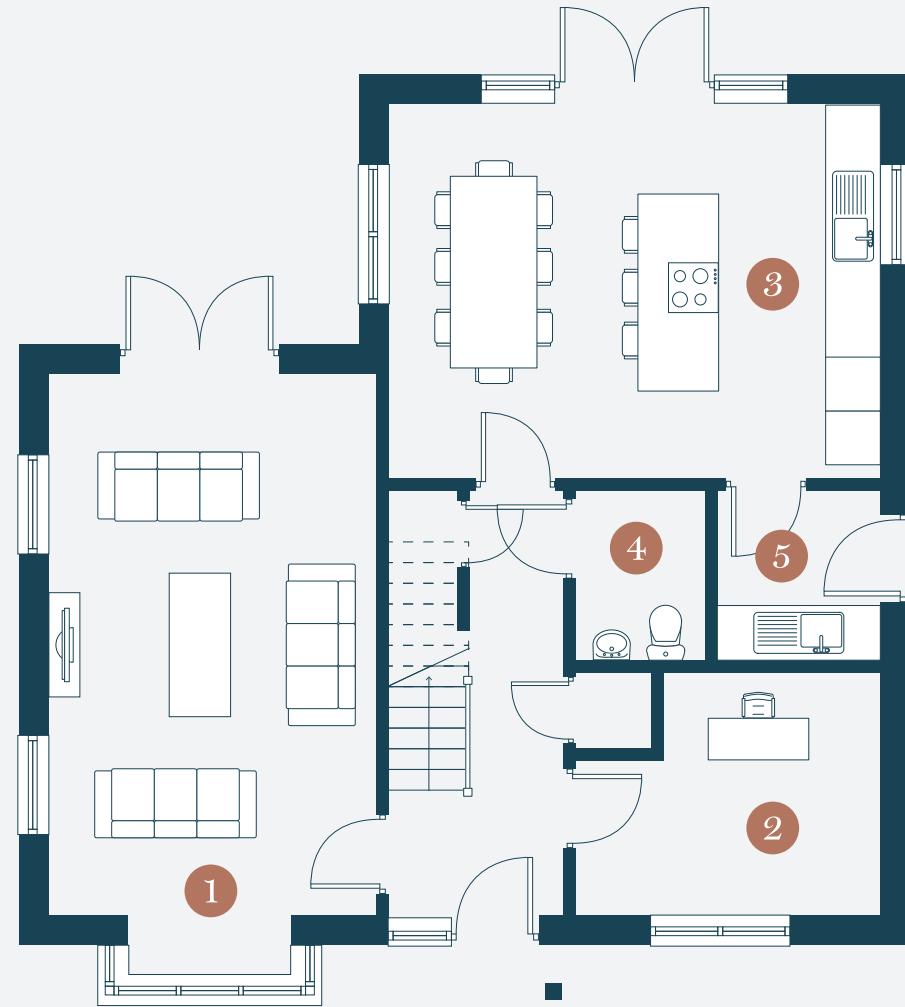


CGI for illustration purpose only

# DRAYTON

## 4 Bedroom House

Plots: 1, 8, 31, 33

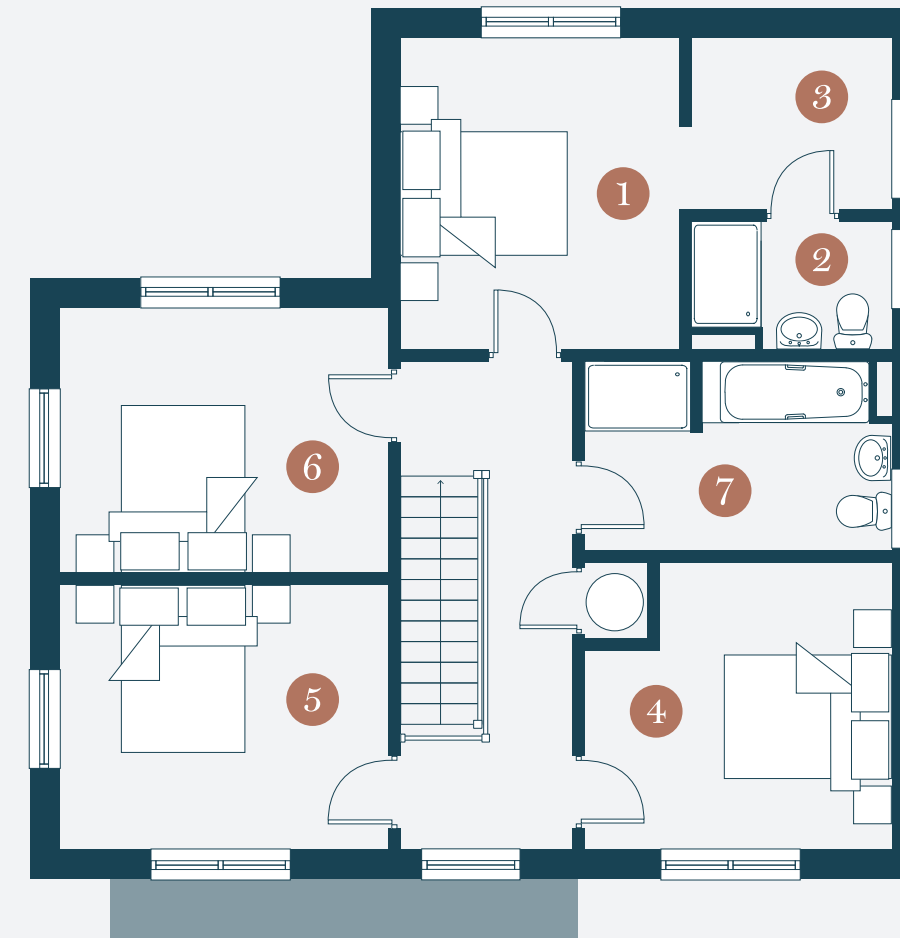


### GROUND FLOOR

1.	Lounge	6.78m x 3.69m Max	22ft 3" x 12ft 1" Max
2.	Study	2.75m x 3.44m Max	9ft 0" x 11ft 3" Max
3.	Kitchen/Dining	4.22m x 5.54m	13ft 10" x 18ft 2"
4.	Wc	1.92m x 1.47m	6ft 3" x 4ft 10"
5.	Utility	1.92m x 1.85m	6ft 3" x 6ft 0"

CGI image based on plot 1.

This information is intended for illustration purposes only and may be subject to change. Each property shown may not include features as detailed in the illustration or specification, floor plans are not to scale, and depict an indicative lifestyle only. At the time of preparation our intention is that dimensions supplied are accurate to within +/- 50 mm (+/- 2"). This information is not intended to be used or relied upon for measuring carpet/flooring sizes or, space for appliance or items of furniture. Consequently, this information should be used for guidance only.



### FIRST FLOOR

1.	Bedroom 1	3.52m x 3.15m	11ft 6" x 10ft 4"
2.	En-suite 1	1.45m x 2.27m	4ft 9" x 7ft 5"
3.	Dressing 1	1.95m x 2.27m	6ft 4" x 7ft 5"
4.	Bedroom 2	3.24m x 3.46m Max	10ft 7" x 11ft 4" Max
5.	Bedroom 3	2.99m x 3.71m	9ft 10" x 11ft 4"
6.	Bedroom 4	2.99m x 3.71m	9ft 10" x 11ft 4"
7.	Bathroom	2.15m x 3.46m	7ft 0" x 11ft 4"

# CLARBOROUGH

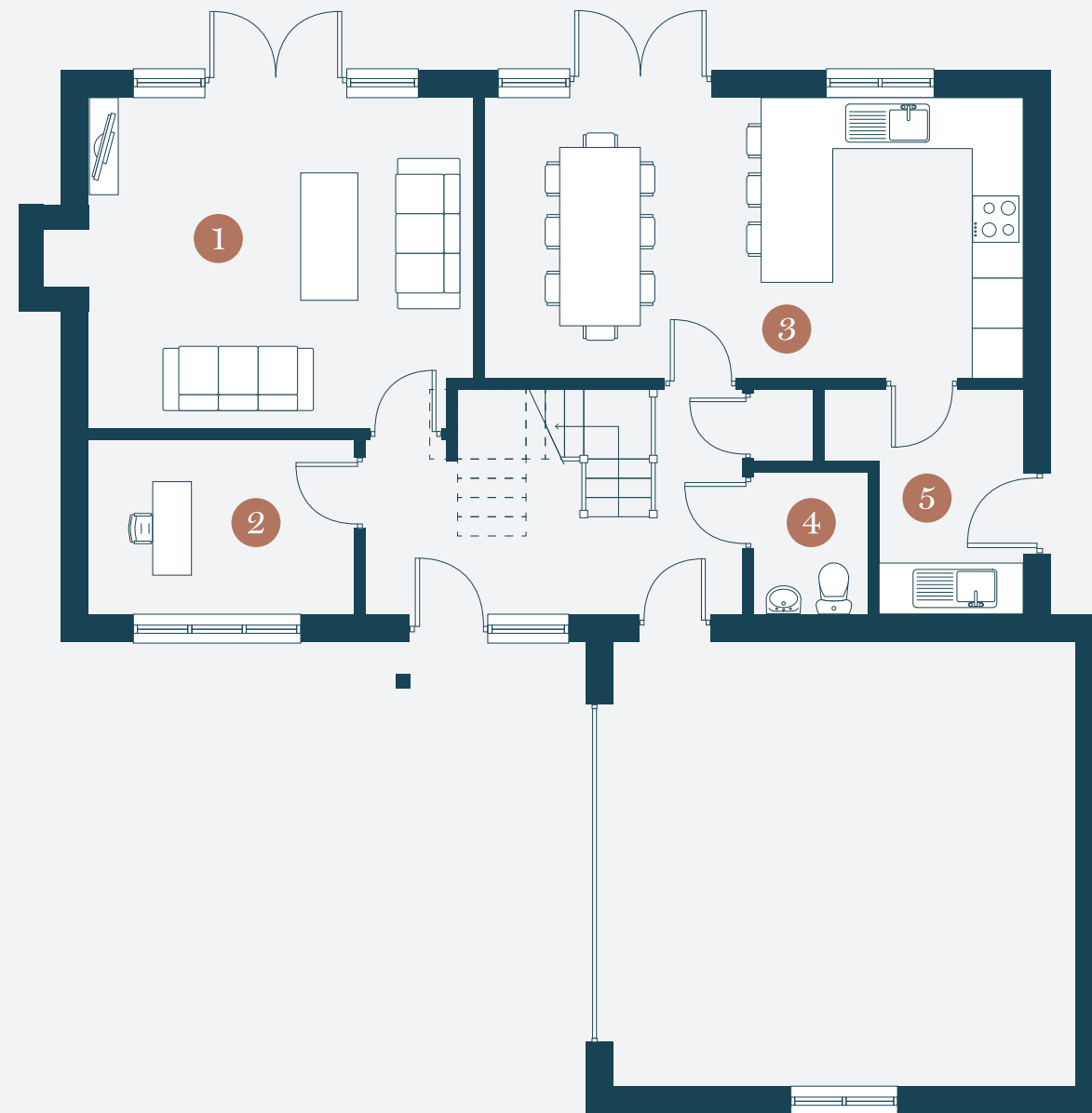
**5 Bedroom House**  
Detached



CGI for illustration purpose only

# CLARBOROUGH

**5 Bedroom House**  
Plots: 7, 9, 17, 51, 65



## GROUND FLOOR

1.	Lounge	4.89m x 4.20m Max	16ft 0" x 13ft 9" Max
2.	Study	3.38m x 2.21m	11ft 1" x 7ft 3"
3.	Kitchen/Dining	6.83m x 3.57m	22ft 5" x 11ft 8"
4.	Wc	1.47m x 1.82m	4ft 10" x 5ft 11"
5.	Utility	2.54m x 2.85m Max	8ft 4" x 9ft 4" Max

CGI image based on plot 65.

This information is intended for illustration purposes only and may be subject to change. Each property shown may not include features as detailed in the illustration or specification, floor plans are not to scale, and depict an indicative lifestyle only. At the time of preparation our

intention is that dimensions supplied are accurate to within +/- 50 mm (+/- 2"). This information is not intended to be used or relied upon for measuring carpet/flooring sizes or, space for appliance or items of furniture. Consequently, this information should be used for guidance only.



## FIRST FLOOR

1.	Bedroom 1	4.34m x 3.29m	14ft 3" x 10ft 9"
2.	En-suite 1	2.09m x 1.87m	6ft 10" x 6ft 1"
3.	Dressing 1	4.34m x 2.24m	14ft 3" x 7ft 4"
4.	Bedroom 2	3.36m x 3.72m Max	11ft 0" x 12ft 2" Max
5.	En-suite 2	1.42m x 2.33m	4ft 8" x 7ft 8"
6.	Bedroom 3	4.61m x 2.67m	15ft 1" x 8ft 9"
7.	Bedroom 4	3.36m x 2.72m	11ft 0" x 8ft 11"
8.	Bedroom 5	2.29m x 3.59m Max	7ft 6" x 11ft 9" Max
9.	Bathroom	3.41m x 2.61m Max	11ft 2" x 8ft 6" Max

**BLYTH**

**5 Bedroom House**  
Detached



CGI for illustration purpose only

# BLYTH

## 5 Bedroom House

Plot: 48



### GROUND FLOOR

1.	Lounge	5.77m x 3.69m	5ft 10" x 12ft 1"
2.	Study	2.13m x 3.69m Max	7ft 0" x 12ft 1" Max
3.	Kitchen/Dining	8.01m x 4.60m Max	26ft 3" x 15ft 1" Max
4.	Wc	1.48m x 2.04m	4ft 10" x 6ft 8"
5.	Utility	1.48m x 2.85m	4ft 10" x 9ft 4"

CGI image based on plot 48.

This information is intended for illustration purposes only and may be subject to change. Each property shown may not include features as detailed in the illustration or specification, floor plans are not to scale, and depict an indicative lifestyle only. At the time of preparation our

intention is that dimensions supplied are accurate to within +/- 50 mm (+/- 2"). This information is not intended to be used or relied upon for measuring carpet/flooring sizes or, space for appliance or items of furniture. Consequently, this information should be used for guidance only.



### FIRST FLOOR

1.	Bedroom 1	3.33m x 4.36m	10ft 11" x 14ft 3"
2.	En-suite 1	1.45m x 2.46m	4ft 9" x 8ft 0"
3.	Bedroom 2	3.44m x 3.71m Max	11ft 3" x 12ft 2" Max
4.	En-suite 2	1.45m x 2.46m	4ft 9" x 8ft 0"
5.	Bedroom 3	3.44m x 3.71m Max	11ft 3" x 12ft 2" Max
6.	Bedroom 4	3.33m x 3.61m	10ft 11" x 11ft 10"
7.	Bedroom 5	3.33m x 2.40m	10ft 11" x 7ft 10"
8.	Bathroom	2.07m x 2.95m	6ft 9" x 9ft 8"



# BARNBY V1

4 Bedroom House  
Detached

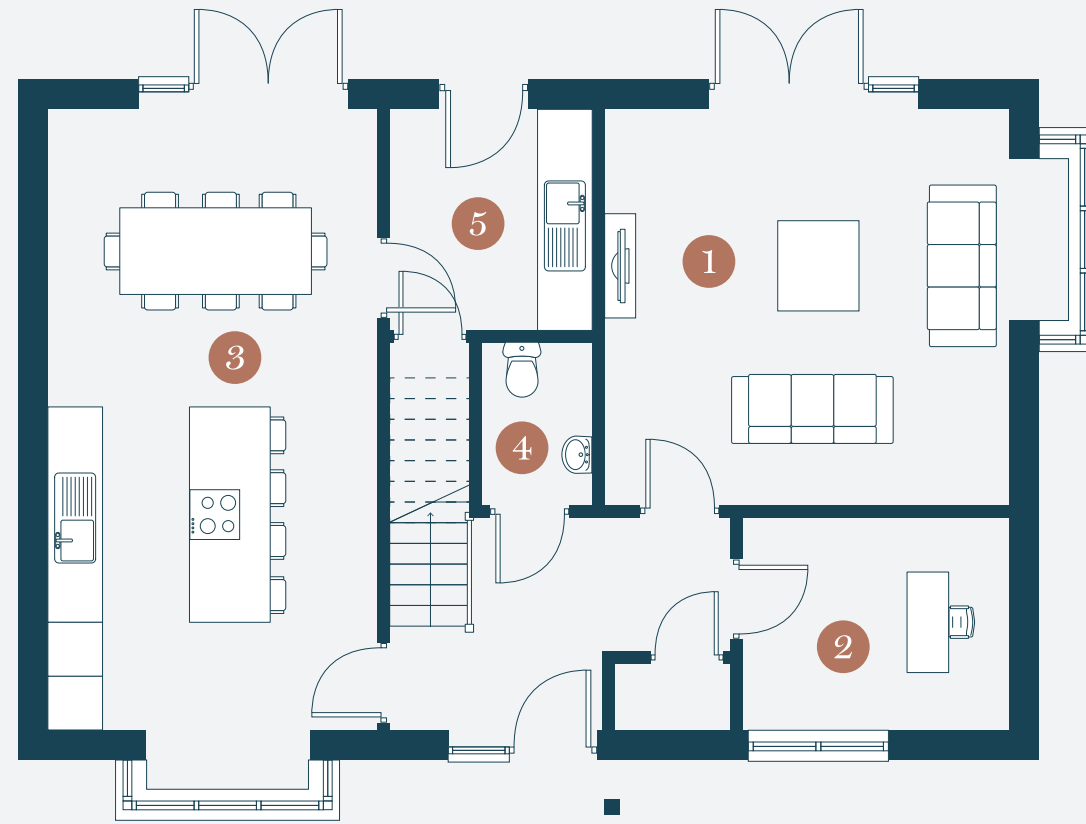


CGI for illustration purpose only

# BARNBY V1

## 4 Bedroom House

Plot: 11, 47 & 64

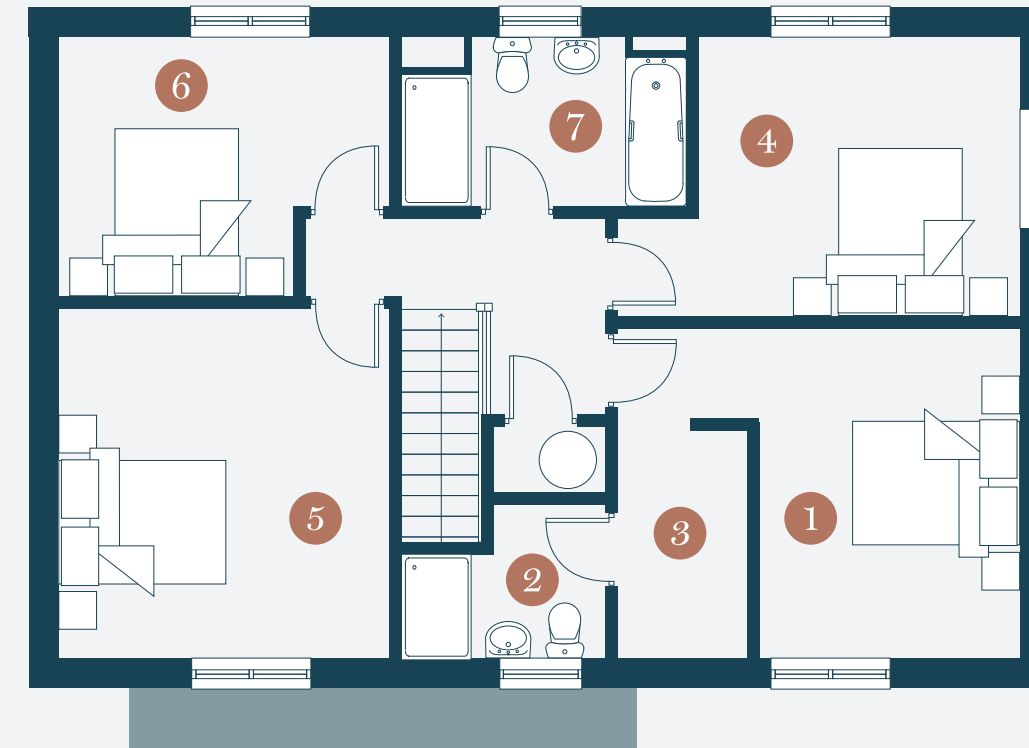


### GROUND FLOOR

1.	Lounge	4.45m x 5.24m Max	14ft 7" x 17ft 2" Max
2.	Study	2.43m x 3.01m	8ft 0" x 9ft 10"
3.	Kitchen/Dining	7.70m x 3.71m Max	25ft 3" x 12ft 2" Max
4.	Wc	1.85m x 1.25m	6ft 0" x 4ft 1"
5.	Utility	2.50m x 2.28m	8ft 2" x 7ft 5"

CGI image based on plot 11.

This information is intended for illustration purposes only and may be subject to change. Each property shown may not include features as detailed in the illustration or specification, floor plans are not to scale, and depict an indicative lifestyle only. At the time of preparation our intention is that dimensions supplied are accurate to within +/- 50 mm (+/- 2"). This information is not intended to be used or relied upon for measuring carpet/flooring sizes or, space for appliance or items of furniture. Consequently, this information should be used for guidance only.



### FIRST FLOOR

1.	Bedroom 1	3.74m x 4.55m Max	12ft 3" x 14ft 11" Max
2.	En-suite 1	1.77m x 2.30m	5ft 9" x 7ft 7"
3.	Dressing 1	2.59m x 1.48m	8ft 6" x 4ft 10"
4.	Bedroom 2	3.14m x 4.55m Max	10ft 4" x 14ft 11" Max
5.	Bedroom 3	3.97m x 3.73m	13ft 0" x 12ft 3"
6.	Bedroom 4	2.91m x 3.73m Max	9ft 7" x 12ft 3" Max
7.	Bathroom	1.90m x 3.23m	6ft 3" x 10ft 7"

# BLYTH V1

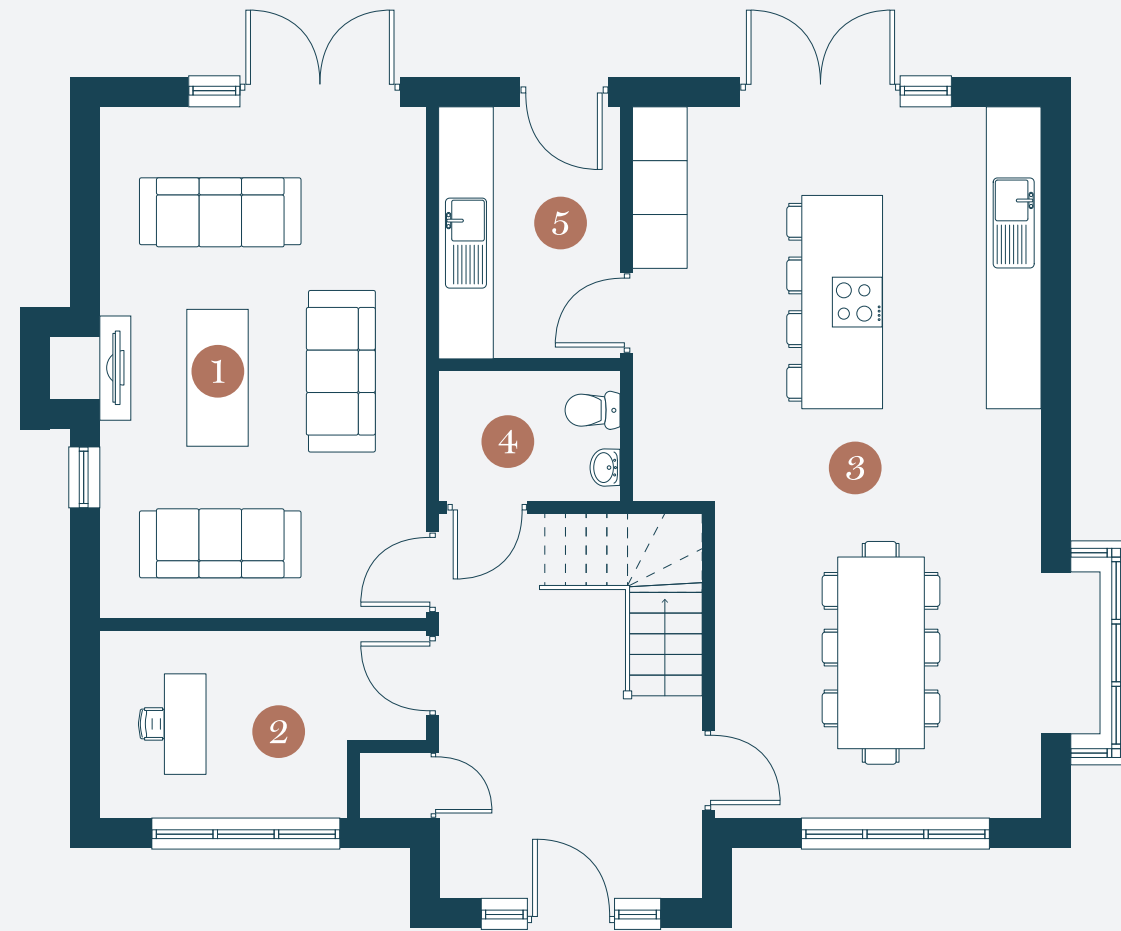
5 Bedroom House  
Detached



CGI for illustration purpose only

# BLYTH V1

**5 Bedroom House**  
Plot: 2, 44 & 71



## GROUND FLOOR

1.	Lounge	5.77m x 3.69m	5ft 10" x 12ft 1"
2.	Study	2.13m x 3.69m Max	7ft 0" x 12ft 1" Max
3.	Kitchen/Dining	8.01m x 4.60m Max	26ft 3" x 15ft 1" Max
4.	Wc	1.48m x 2.04m	4ft 10" x 6ft 8"
5.	Utility	1.48m x 2.85m	4ft 10" x 9ft 4"

CGI image based on plot 71.

This information is intended for illustration purposes only and may be subject to change. Each property shown may not include features as detailed in the illustration or specification, floor plans are not to scale, and depict an indicative lifestyle only. At the time of preparation our

intention is that dimensions supplied are accurate to within +/- 50 mm (+/- 2"). This information is not intended to be used or relied upon for measuring carpet/flooring sizes or, space for appliance or items of furniture. Consequently, this information should be used for guidance only.



## FIRST FLOOR

1.	Bedroom 1	3.33m x 4.36m	10ft 11" x 14ft 3"
2.	En-suite 1	1.45m x 2.46m	4ft 9" x 8ft 0"
3.	Bedroom 2	3.44m x 3.71m Max	11ft 3" x 12ft 2" Max
4.	En-suite 2	1.45m x 2.46m	4ft 9" x 8ft 0"
5.	Bedroom 3	3.44m x 3.71m Max	11ft 3" x 12ft 2" Max
6.	Bedroom 4	3.33m x 3.61m	10ft 11" x 11ft 10"
7.	Bedroom 5	3.33m x 2.40m	10ft 11" x 7ft 10"
8.	Bathroom	2.07m x 2.95m	6ft 9" x 9ft 8"



For enquiries please contact:

[brackenfields@taggarhomes.com](mailto:brackenfields@taggarhomes.com)

[www.taggarhomes.com](http://www.taggarhomes.com)

