Park Gate

Lea Castle, Kidderminster

NEW HOMES QUALITY CODE

Linden HOMES



Park Gate Lea Castle, Kidderminster

A wonderful new collection of 3 and 4 bedroom homes.

Situated on the outskirts of the picturesque village of Cookley, our exciting new Park Gate development offers a selection of beautiful homes that will suit everyone, whether you are looking for your first or next home.

Choosing to live here will mean you are ideally positioned for everything you and your family need. Situated close by is a shop, café, florist and a choice of takeaways; all family-run businesses. There are football and cricket clubs, and the village hall, situated alongside Cookley Playing Fields, welcomes many different groups. For a larger choice of amenities, Kidderminster town centre is just a short drive away. And for commuters, Kidderminster train station is around 2.4 miles away and provides regular services to Worcester and Birmingham.

Park Gate
Lea Castle, Kidderminster DY10 3PU | **01562 569 108**

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Park Gate

Lea Castle, Kidderminster

Development layout



4 bedroom homes

- The Edmund
- The Kempthorne
- The MacArthur
- The Pembroke
- The Pembroke II

3 bedroom homes

- The Croft
- The Elliot
- The Francis
- The Fiennes II

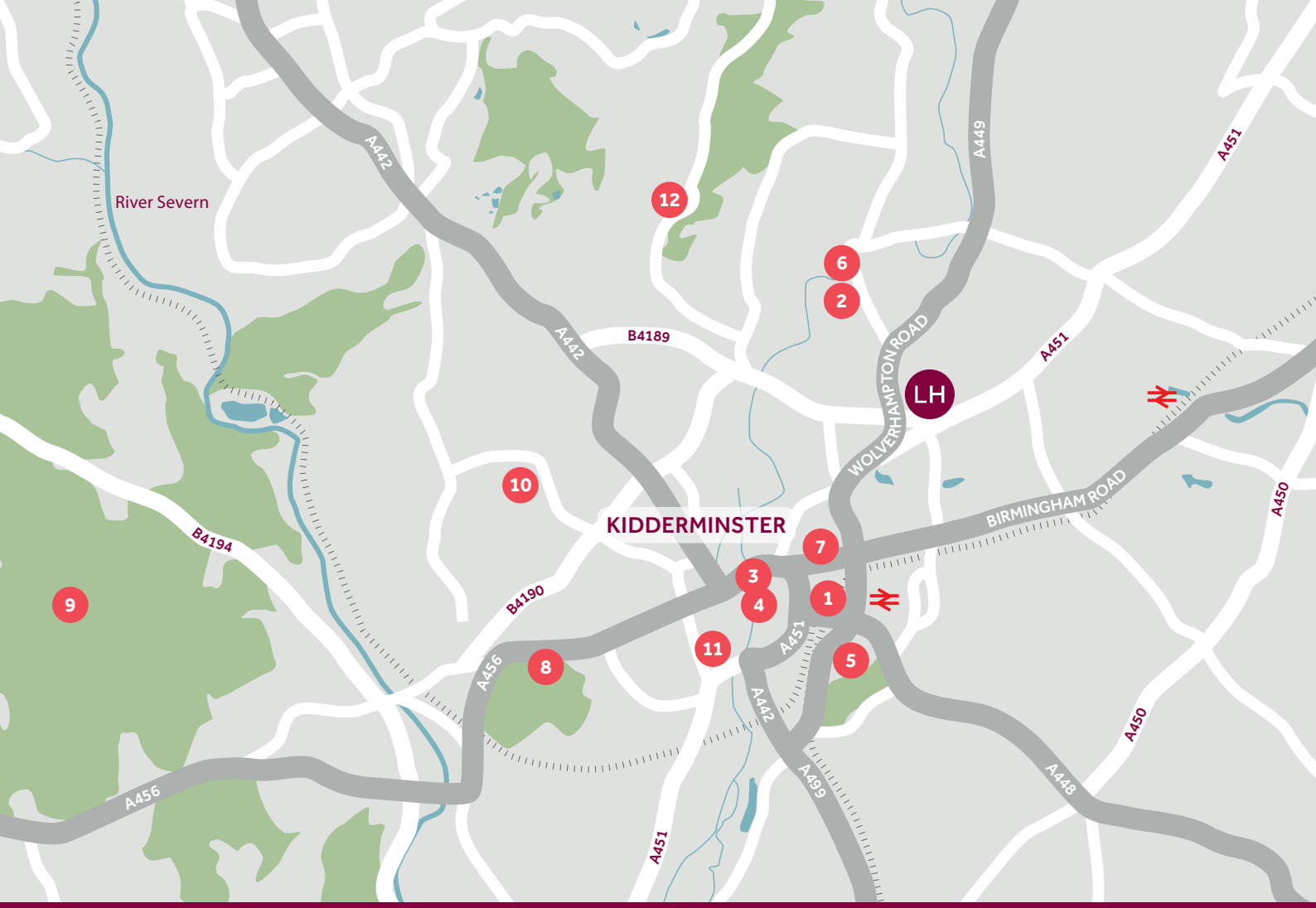
Pre-sold homes

- Apartments
- 2 bedroom homes
- 3 bedroom homes
- 4 bedroom homes

- Legally completed occupied homes

bs	bin store		embankment slope
bcp	bin collection point	**ss**	substation
ra	recyling area	**cs**	cycle store
- - -	boundary line		

The site plan shown on this page has been produced for home identification purposes only and is not to scale. The development layout, landscaping and tenure of all dwellings may be subject to change throughout the course of the development. Homes shown as "pre sold" and other properties sold on the general market may not be sold to individual owner occupiers and may instead be transferred to other purchasers, including private investors or affordable housing providers. As partner arrangements are agreed, the mix of tenures across a development can change significantly and rapidly. Finishes and materials may vary from those shown. Please check the details of your chosen plot and house type with the sales consultant. Development layout plan correct at time of production.



Around the local neighbourhood

1. Kidderminster Train Station
2. Cookley Sports and Social Club
3. Weavers Wharf Shopping Centre
4. Tesco Superstore
5. The Kidderminster Golf Club
6. Cookley Sebright Primary School
7. Holy Trinity Secondary School and Sixth Form Centre
8. West Midland Safari Park
9. Wyre Forest National Nature Reserve
10. Habberley Valley Local Nature Reserve
11. Brinton Park
12. Drakelow Tunnels

Vistry South West Midlands region
2 Bromwich Court, Gorsey Lane, Coleshill, West Midlands B46 1JU. Telephone: 01675 469 290

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The Elliot

3 bedroom home

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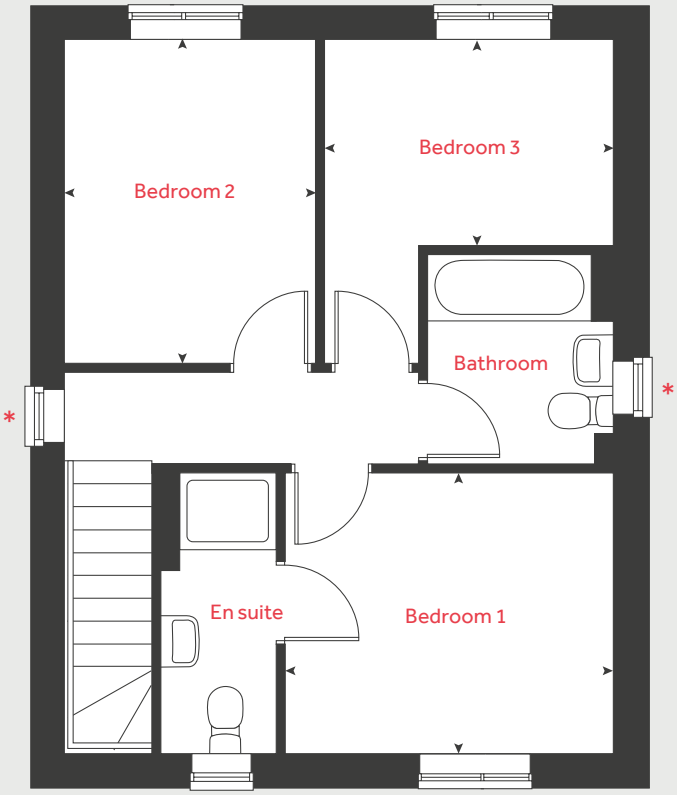
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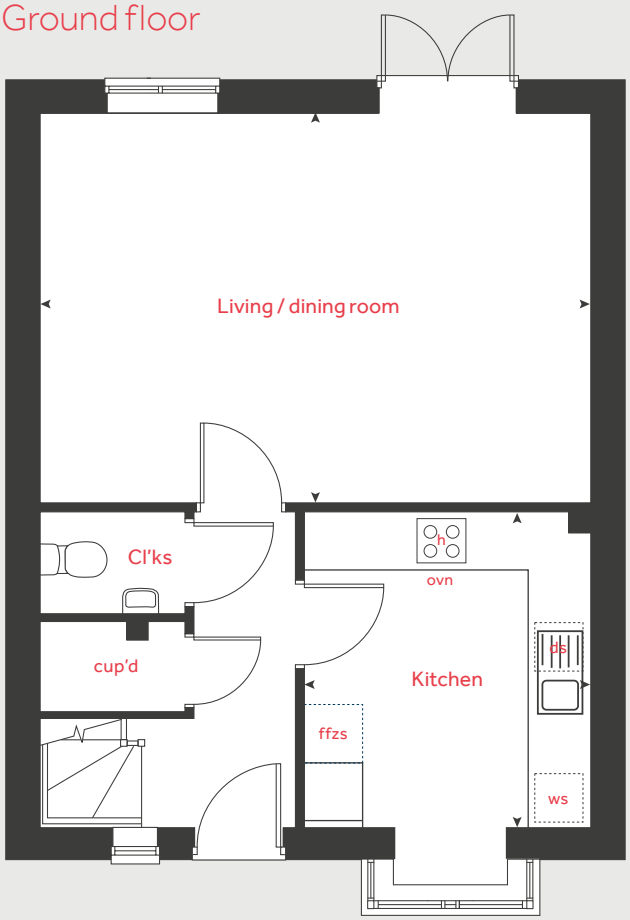
The Elliot

3 bedroom home

First floor



Ground floor



Ground floor

Kitchen
3.26m x 2.99m 10' 8" x 9' 10"

Living / dining room
5.72m x 4.04m 18' 9" x 13' 3"

First floor

Bedroom 1
3.41m x 2.91m 11' 2" x 9' 7"

Bedroom 2
3.03m x 2.14m 9' 11" x 7' 0"

Bedroom 3
3.35m x 2.60m 11' 0" x 8' 6"

h	hob	ffzs	fridge freezer space
ovn	oven	cup'd	cupboard
ws	washing machine space	◄ ►	measuring points
ds	dishwasher space		

* Windows apply to selected plots only. Please see sales consultant for further details.

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The Elliot

3 bedroom home

Park Gate

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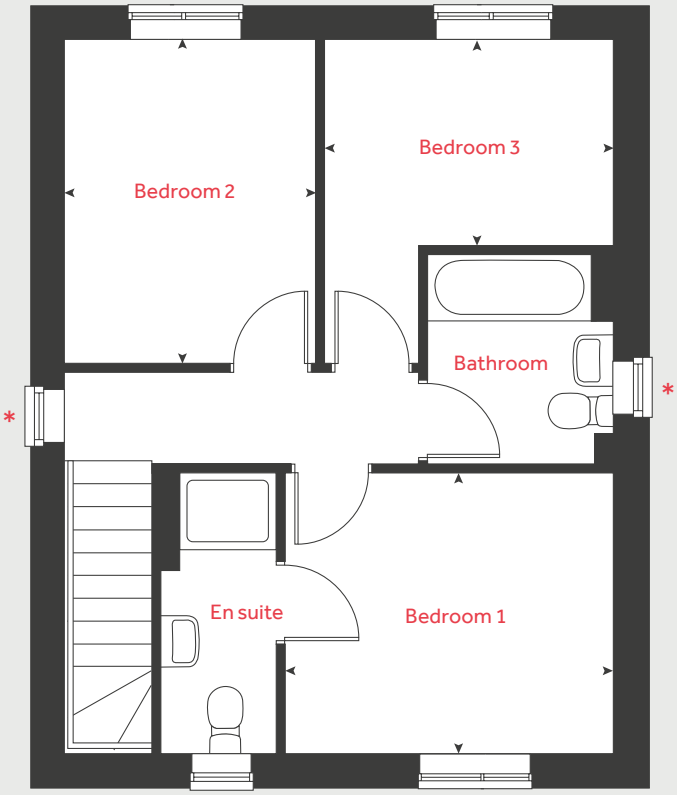
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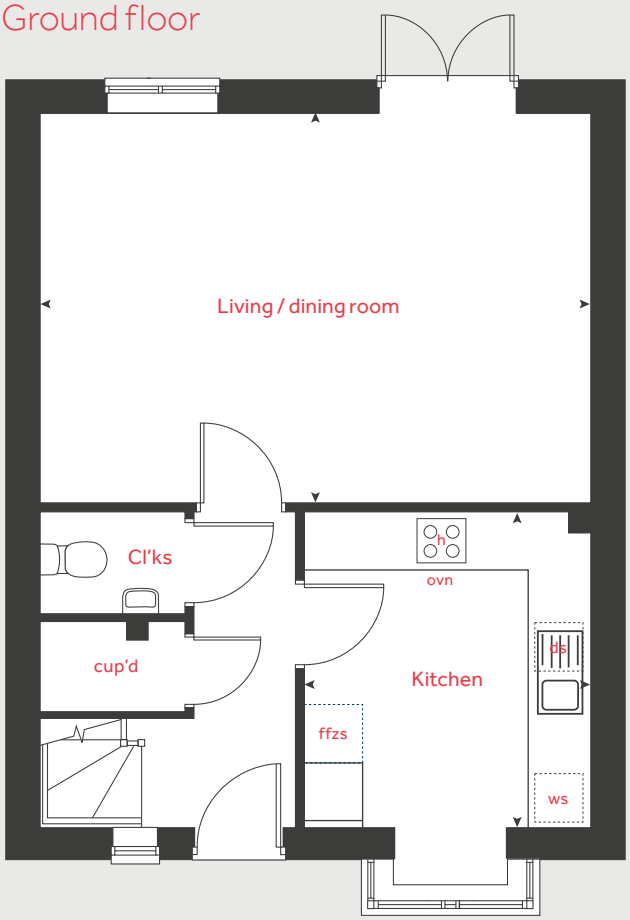
The Elliot

3 bedroom home

First floor



Ground floor



Ground floor

Kitchen
3.26m x 2.99m 10' 8" x 9' 10"

Living / dining room
5.72m x 4.04m 18' 9" x 13' 3"

First floor

Bedroom 1
3.41m x 2.91m 11' 2" x 9' 7"

Bedroom 2
3.03m x 2.14m 9' 11" x 7' 0"

Bedroom 3
3.35m x 2.60m 11' 0" x 8' 6"

h	hob	ffzs	fridge freezer space
ovn	oven	cup'd	cupboard
ws	washing machine space	◄ ►	measuring points
ds	dishwasher space		

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The Croft 3 bedroom home

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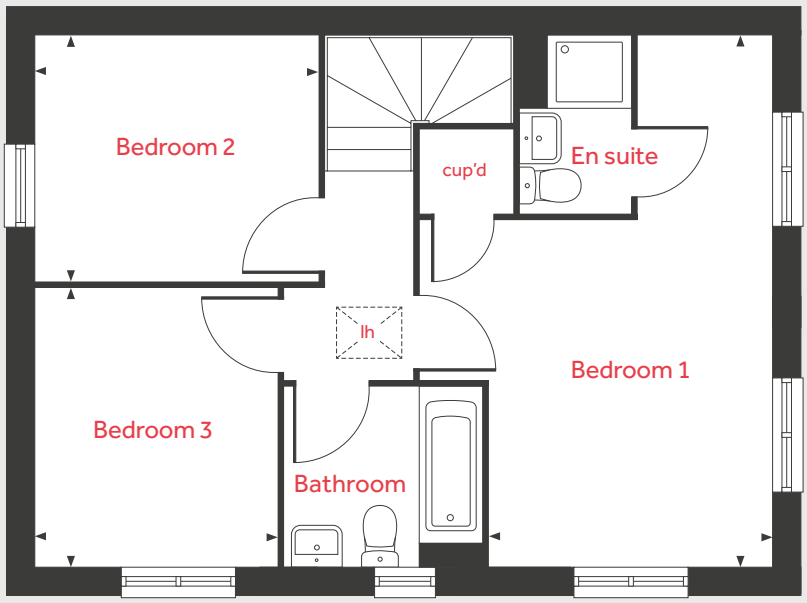
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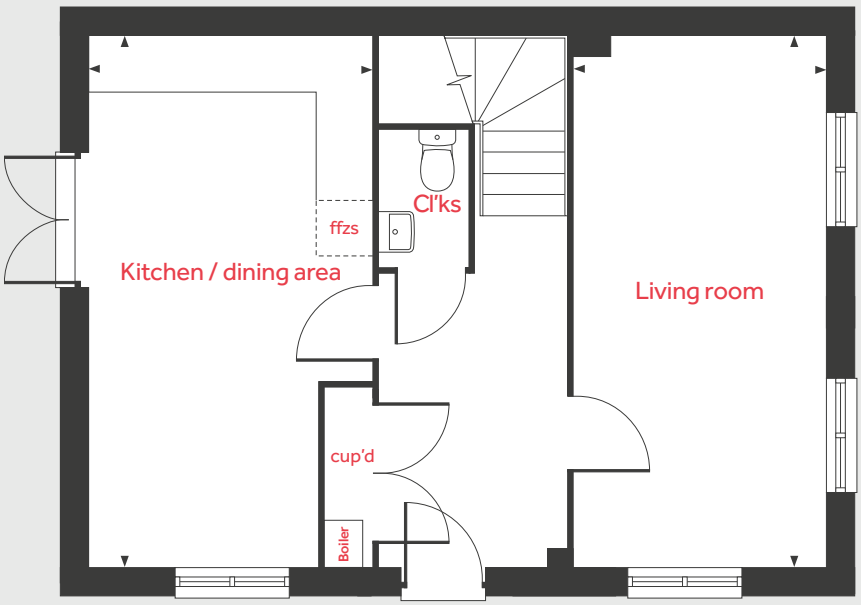
The Croft

3 bedroom home

First floor



Ground floor



Ground floor

Living room
5.81m x 2.69m 19'1" x 8'10"
Kitchen / dining area
5.81m x 3.02m 19'1" x 9'11"

First floor

Bedroom 1
5.81m x 3.09m 19'1" x 10'2"
Bedroom 2
3.08m x 2.69m 10'1" x 8'10"
Bedroom 3
3.03m x 2.63m 9'11" x 8'8"

lh	loft hatch	ffzs	fridge freezer space
cup'd	cupboard	◄ ►	measuring points

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The Fiennes II 3 bedroom home

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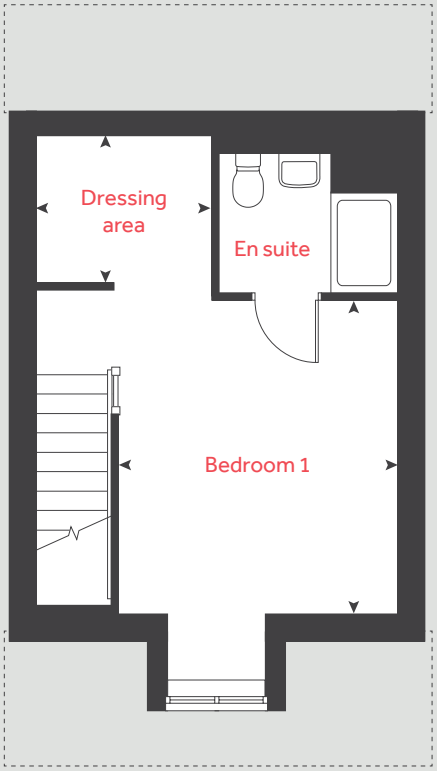
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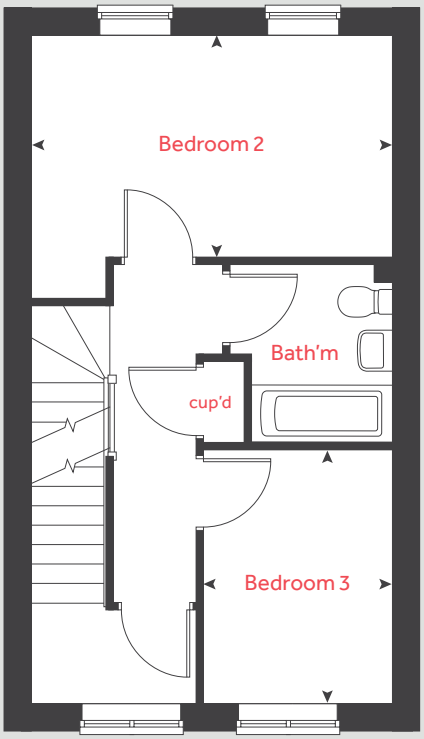
The Fiennes II

3 bedroom home

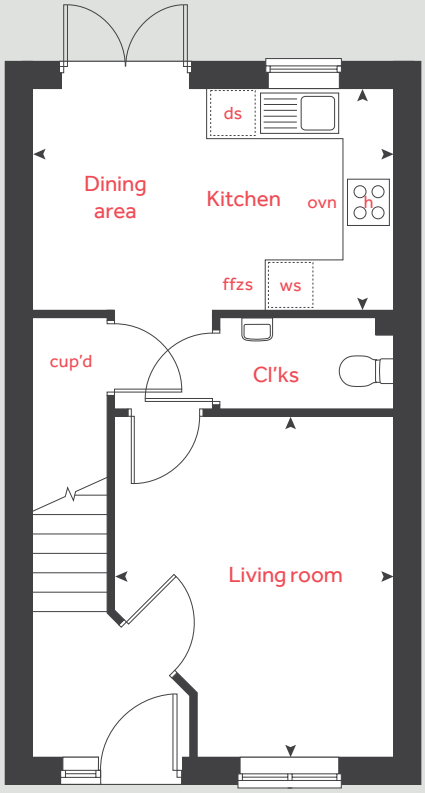
Second floor



First floor



Ground floor



Ground floor	metres	feet / inches
Kitchen / dining area	4.34 x 2.67	14' 3" x 8' 9"
Living room	4.11 x 3.36	13' 6" x 11' 0"

First floor		
Bedroom 2	4.37 x 2.67	14' 4" x 8' 9"
Bedroom 3	3.04 x 2.27	10' 0" x 7' 5"

Second floor		
Bedroom 1	3.89 x 3.35	12' 9" x 11' 0"
Dressing area	2.11 x 1.77	6' 11" x 5' 10"

h	hob	ds	dishwasher space
ovn	oven	cup'd	cupboard
ffzr	fridge freezer space	◄ ►	measuring points
ws	washing machine space		

The Fiennes II | Park Gate |

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The Francis 3 bedroom home

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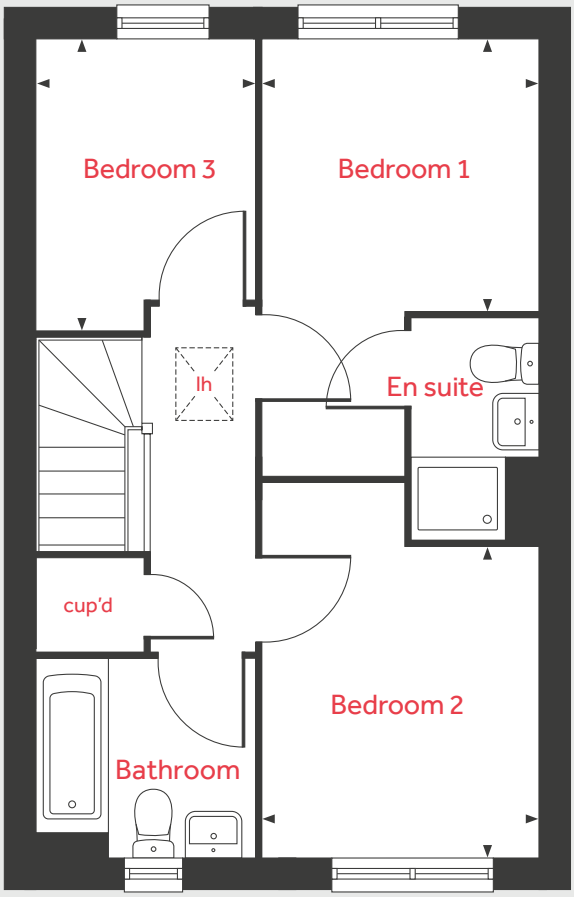
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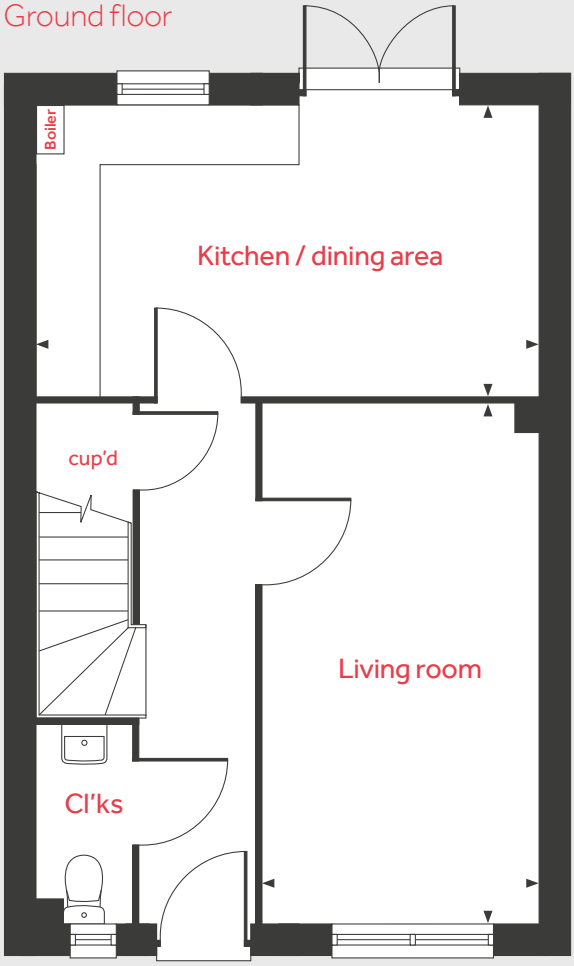
The Francis

3 bedroom home

First floor



Ground floor



Ground floor

Living room
5.11m x 2.64m 16'9" x 8'8"
Kitchen / dining area
4.91m x 2.79m 16'1" x 9'2"

First floor

Bedroom 1
2.68m x 2.67m 8'10" x 8'9"
Bedroom 2
3.06m x 2.67m 10'0" x 8'9"
Bedroom 3
2.55m x 2.15m 8'4" x 7'1"

lh	loft hatch	◄ ►	measuring points
cup'd	cupboard		

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The Edmund 4 bedroom home

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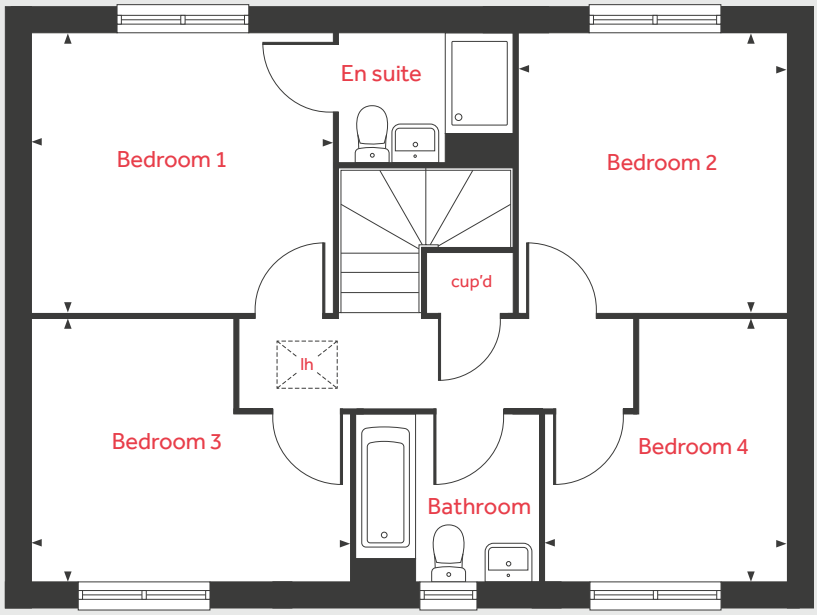
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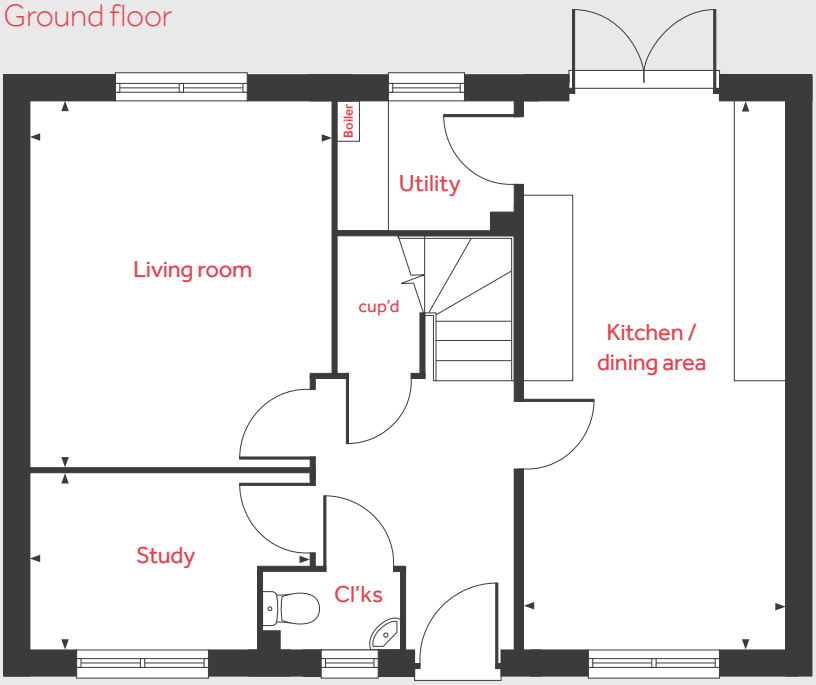
The Edmund

4 bedroom home

First floor



Ground floor



Ground floor

Living room
4.34m x 3.50m 14'3" x 11'6"
Kitchen / dining area
6.49m x 3.11m 21'4" x 10'2"
Study
2.63m x 2.06m 8'8" x 6'9"

First floor

Bedroom 1
3.57m x 3.31m 11'9" x 10'10"
Bedroom 2
3.31m x 3.17m 10'10" x 10'5"
Bedroom 3
3.77m x 3.09m 12'4" x 10'2"
Bedroom 4
3.09m x 2.86m 10'2" x 9'5"

lh	loft hatch	◄ ► measuring points
cup'd	cupboard	

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The MacArthur 4 bedroom home

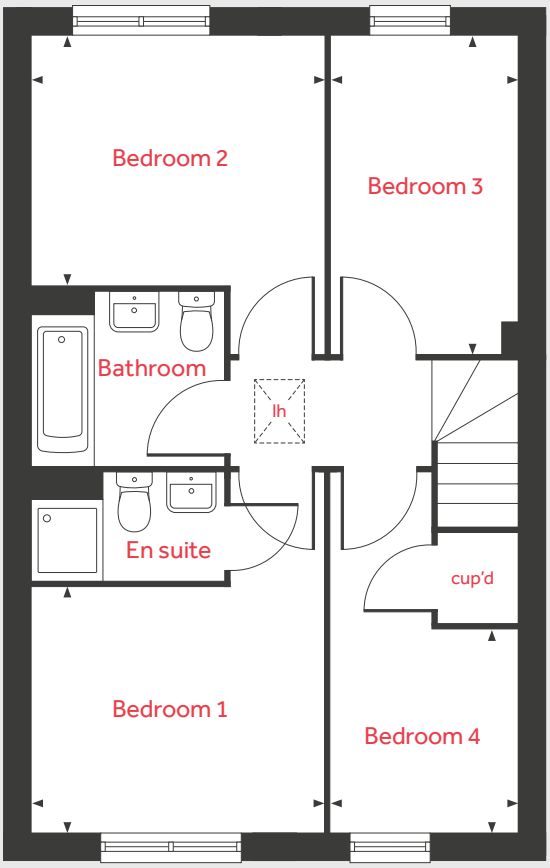
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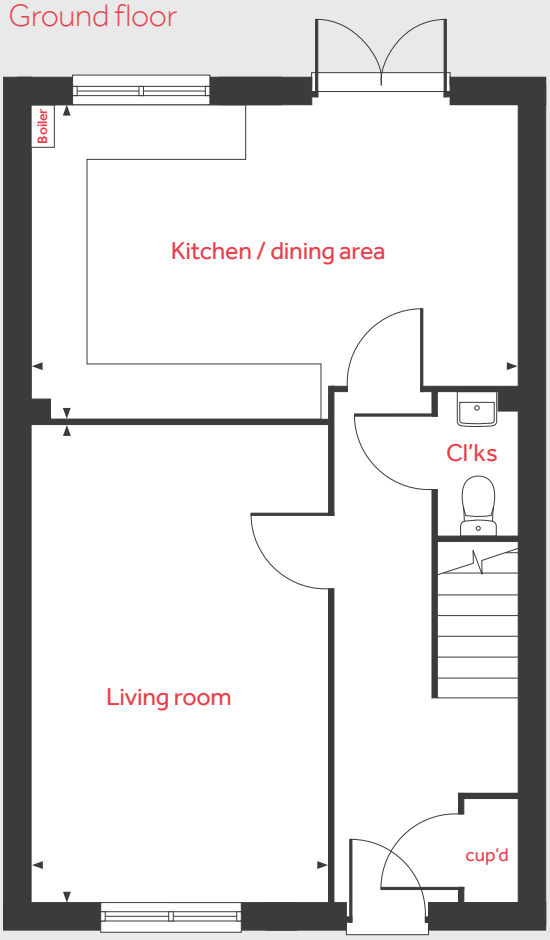
The MacArthur

4 bedroom home

First floor



Ground floor



Ground floor

Living room
5.30m x 3.27m 17'5" x 10'9"

Kitchen / dining area
5.47m x 3.51m 17'11" x 11'6"

First floor

Bedroom 1
3.28m x 2.77m 10'9" x 9'1"

Bedroom 2
3.28m x 2.76m 10'9" x 9'1"

Bedroom 3
3.54m x 2.11m 11'7" x 6'11"

Bedroom 4
2.29m x 2.11m 7'6" x 6'11"

lh	loft hatch	◄ ►	measuring points
cup'd	cupboard		

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The Pembroke 4 bedroom home

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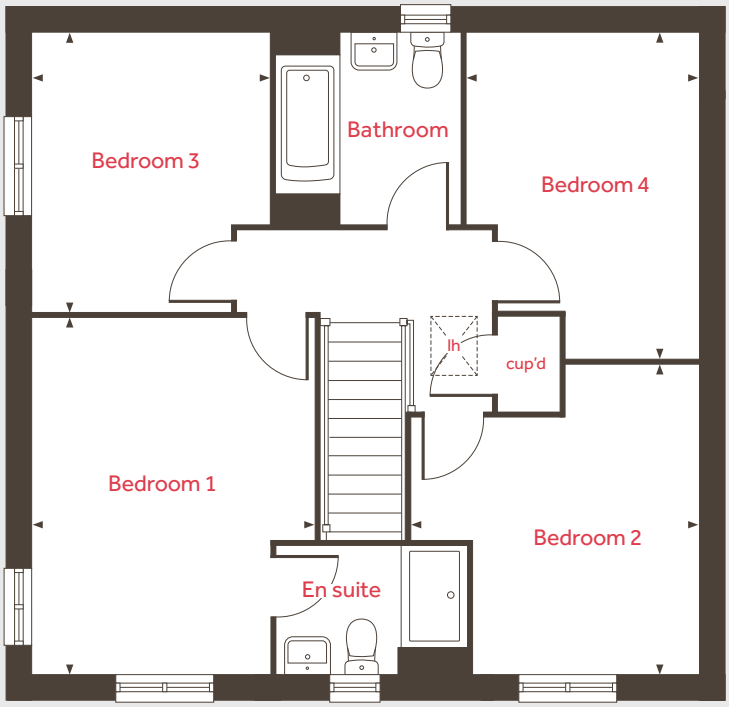
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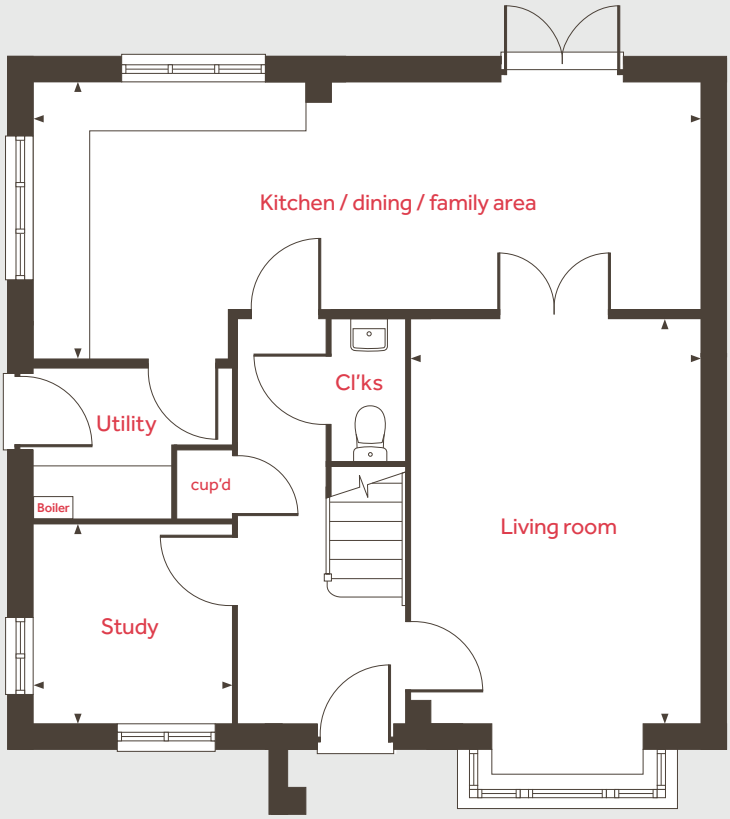
The Pembroke

4 bedroom home

First floor



Ground floor



Ground floor

Living room
4.83m x 3.50m 15'10" x 11'6"
Kitchen / dining / family area
8.06m x 3.34m 26'5" x 10'11"
Study
2.42m x 2.37m 7'11" x 7'9"

First floor

Bedroom 1
4.29m x 3.40m 14'1" x 11'2"
Bedroom 2
3.72m x 3.50m 12'2" x 11'6"
Bedroom 3
3.35m x 2.88m 11'0" x 9'5"
Bedroom 4
3.92m x 2.82m 12'10" x 9'3"

lh	loft hatch	◄ ► measuring points
cup'd	cupboard	

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The Pembroke II 4 bedroom home

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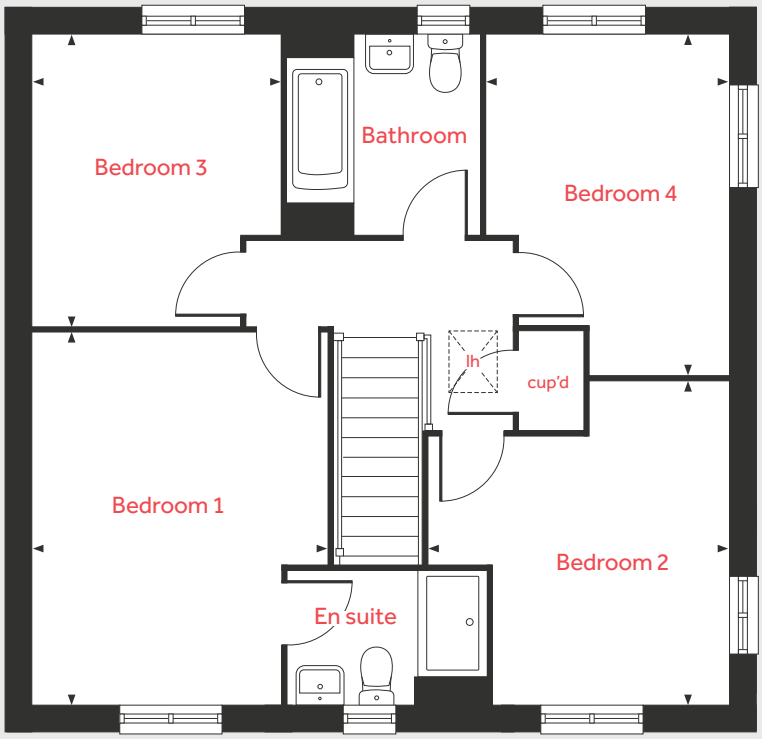
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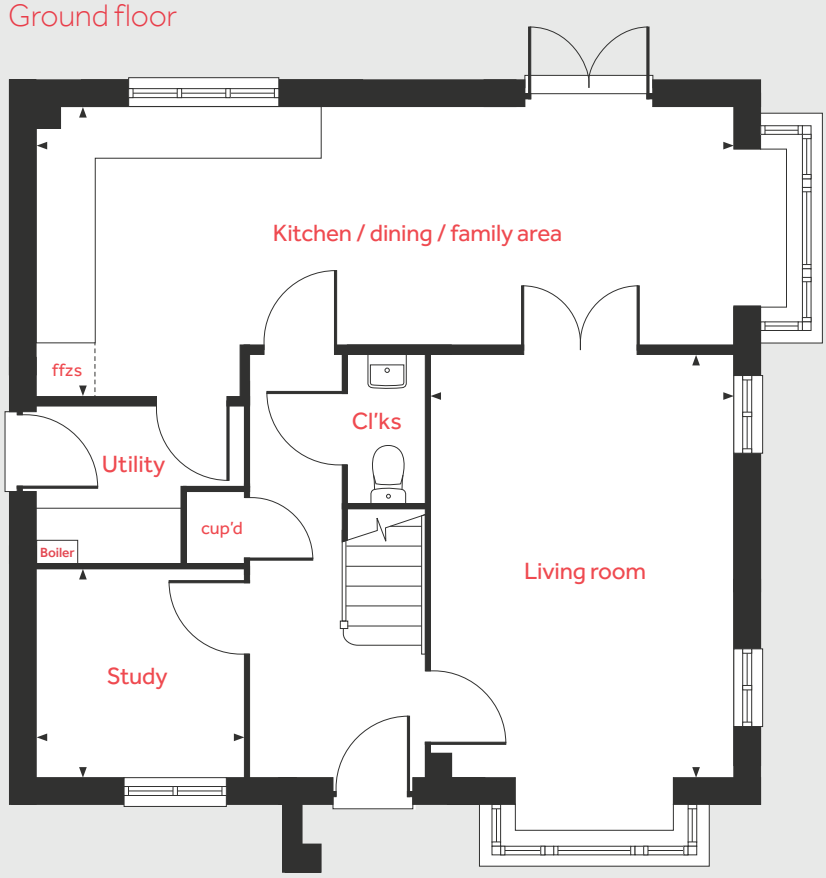
The Pembroke II

4 bedroom home

First floor



Ground floor



Ground floor

Living room
4.83m x 3.50m 15'10" x 11'6"
Kitchen / dining / family area
8.06m x 3.34m 26'5" x 10'11"
Study
2.42m x 2.37m 7'11" x 7'9"

First floor

Bedroom 1
4.29m x 3.40m 14'1" x 11'2"
Bedroom 2
3.72m x 3.50m 12'2" x 11'6"
Bedroom 3
3.35m x 2.88m 11'0" x 9'5"
Bedroom 4
3.92m x 2.82m 12'10" x 9'3"

lh	loft hatch	ffzs	fridge freezer space
cup'd	cupboard	◄ ►	measuring points

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The Kempthorne 4 bedroom home

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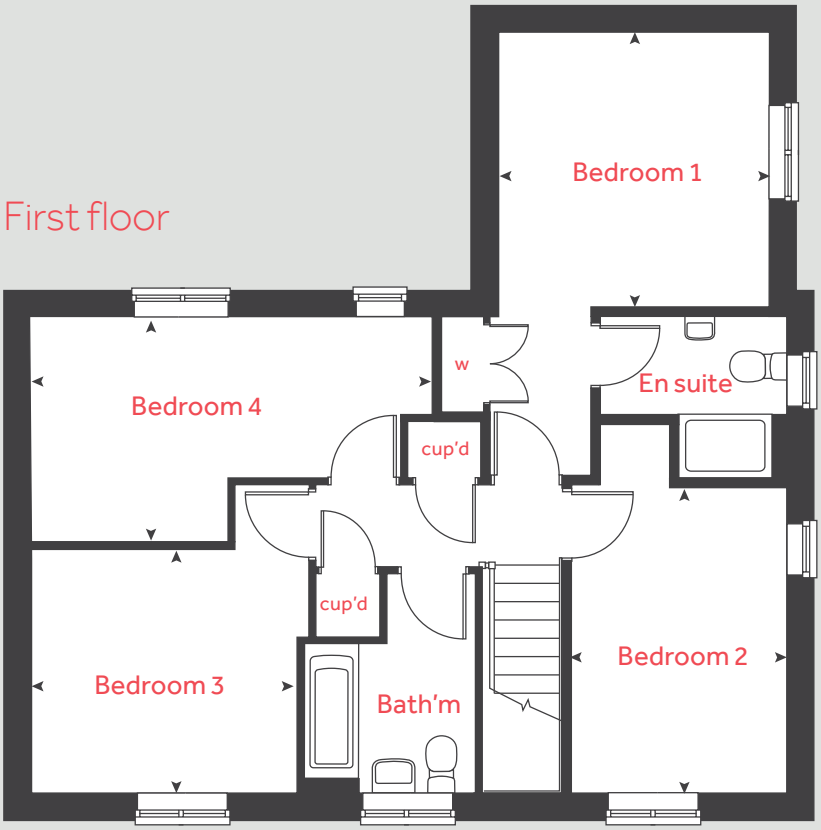
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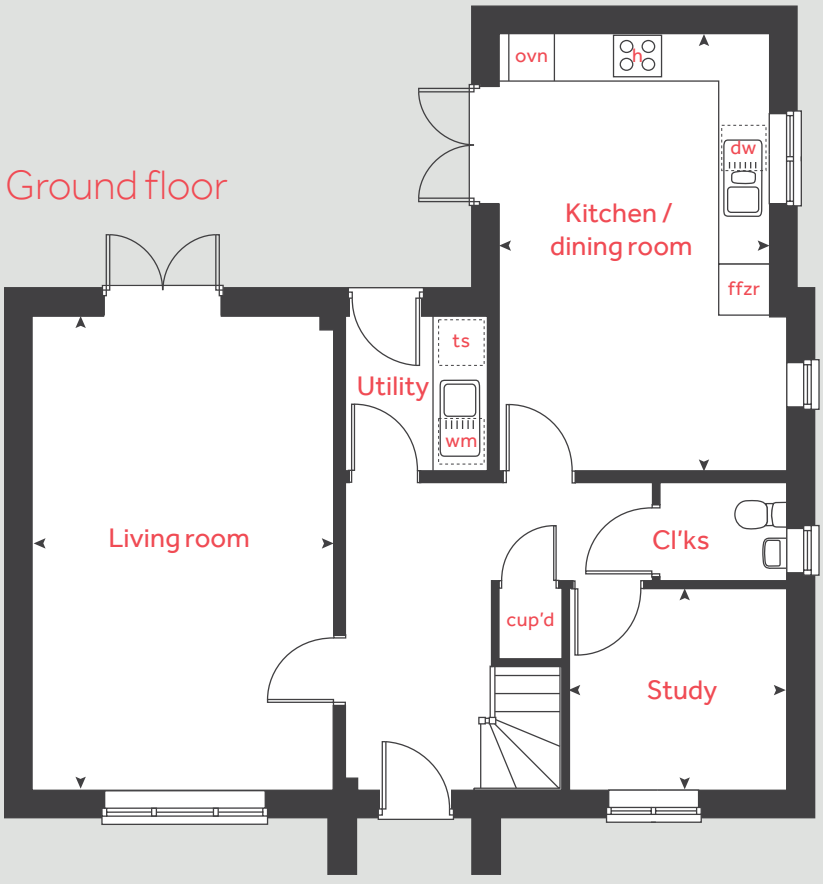
The Kempthorne

4 bedroom home

First floor



Ground floor



Ground floor	metres	feet / inches
Kitchen / dining room	5.57 x 3.67	18' 3" x 12' 1"
Living room	6.04 x 3.85	19' 10" x 12' 8"
Study	2.78 x 2.57	9' 2" x 8' 5"

First floor		
Bedroom 1	3.49 x 3.45	11' 5" x 11' 4"
Bedroom 2	3.91 x 2.78	12' 10" x 9' 2"
Bedroom 3	3.40 x 3.09	11' 2" x 10' 2"
Bedroom 4	5.12 x 2.86	16' 9" x 9' 5"

h	hob	ts	tumble dryer space
ovn	oven	cup'd	cupboard
ffzr	fridge freezer	w	wardrobe
dw	dishwasher	◄ ►	measuring points
wm	washing machine		

The Kempthorne | Park Gate |

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Specification

Park Gate

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Park Gate

Kidderminster

Use this guide to see what features are included in your new home. Your sales consultant will be happy to discuss the **Enhance** range of extras available.







	3 bedroom	The Elliot	The Framcis	The Croft	The Fiennes II	4 bedroom	The Edmund	The Pembroke	The Pembroke II	The MacArthur	The Kempthorne
Kitchen											
Symphony Koncept range kitchen with laminate worktop		■	■	■	■		■	■	■	■	■
Stainless steel sink and drainer (single bowl) with chrome mixer tap		■	■	■	■		■	■	■	■	■
Stainless steel sink and drainer (single bowl) with chrome mixer tap in utility							■	■	■	■	■
Indesit hob (60cm) with Indesit built-in single under oven, with stainless steel splashback and integrated silver hood		■	■	■	■						
Indesit hob (60 cm) with built-in single under oven, with stainless steel splashback and 60cm stainless steel chimney hood							■	■	■	■	■
Space for fridge freezer, dishwasher and washing machine with plumbing and electrics in kitchen (and utility where applicable)		■	■	■	■		■	■	■	■	■
Bathrooms and en suite(s)											
Ideal Standard contemporary white Tempo sanitary ware		■	■	■	■		■	■	■	■	■
Ideal Standard close coupled WC to cloakroom		■	■	■	■		■	■	■	■	■
Ideal Standard low profile shower tray with glass enclosure in en suite		■	■	■	■		■	■	■	■	■
Handheld hair wash attachment in bathroom		■	■	■	■		■	■	■	■	■
Shower over the bath											
Choice of standard wall tiling (splashback, 450mm height over bath, and full-height to shower cubicle)		■	■	■	■		■	■	■	■	■
White batten light holder		■	■	■	■		■	■	■	■	■
Doors and Windows											
Front door with multi-point security locking system and security chain		■	■	■	■		■	■	■	■	■
PVCu double glazing to windows		■	■	■	■		■	■	■	■	■

■ Fitted as standard - included in the property
* Subject to stage of construction
** Applicable to selected plots only. Please see sales consultant for further details.

This specification indicates, by means of a dot (■), the items that are included within the home. If there is no dot in a column, the item is not included. Any item not expressly listed or indicated within this specification is excluded from the standard build. For information on the Enhance upgrade options available depending on build stage, please speak with a sales consultant.

	3 bedroom	The Elliot	The Francis	The Croft	The Fiennes II	4 bedroom	The Edmund	The Pembroke	The Pembroke II	The MacArthur	The Kempthorne
Double glazed PVCu French doors		■	■	■	■		■	■	■	■	■
Internal doors to be ladder door style pre-primed with Brass Satin finish handles		■	■	■	■		■	■	■	■	■
Paving outside French doors		■	■	■	■		■	■	■	■	■
General											
PV solar panels**		■	■	■	■		■	■	■	■	■
Car charging point**		■	■	■	■		■	■	■	■	■
White painted walls and smooth white ceilings		■	■	■	■		■	■	■	■	■
Multi-media point in living room		■	■	■	■		■	■	■	■	■
TV point to lounge and family room (where applicable)		■	■	■	■		■	■	■	■	■
Master telephone socket to living room		■	■	■	■		■	■	■	■	■
Ideal combi-boiler with Honeywell heating control and room thermostat(s)		■	■	■	■		■	■	■	■	■
Thermostatic valves to all radiators (with the exception of rooms with separate thermostat control)		■	■	■	■		■	■	■	■	■
Contemporary lantern to front door and wiring only to the rear door		■	■	■	■		■	■	■	■	■
Mains wired smoke detectors with battery back-up		■	■	■	■		■	■	■	■	■
Battery powered Carbon Monoxide detector (wall mounted) to be provided for each floor		■	■	■	■		■	■	■	■	■
Power and lighting to garage (where in curtilage of the plot)		■	■	■	■		■	■	■	■	■
Enclosed fenced rear garden, and garden gate (where applicable)		■	■	■	■		■	■	■	■	■
NHBC Buildmark cover		■	■	■	■		■	■	■	■	■
First two years' customer service support from Linden Homes		■	■	■	■		■	■	■	■	■

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