



THE ORCHARD, HADLOW, TN11 0HP – SALES FEATURES

- **Feature: thermally efficient “heavyweight” houses** maintaining a stable temperature, with **triple glazed windows and doors** with a 10 year warranty (subject to conditions and exclusions)
Benefit: houses feel cool in summer and warm in winter due to minimal heat loss; triple glazing provides better sound and thermal insulation and a comfortable living environment
- **Feature: highly insulated houses** with Predicted Energy Assessment rating B
Benefit: low energy bills (estimated to be £430 per annum) and lower carbon footprint
- **Feature: low maintenance exterior finishes** including through-colour render with 10 year warranty from Wetherby Building Systems Ltd, and stained Siberian Larch cladding
Benefit: minimal maintenance for the owner, saving both time and money, and providing the additional benefit that the community of all six properties will continue to look good over a long period of time
- **Feature: ‘Secured by Design’ external doors with 5 lever locks and locks to windows**
Benefit: the ‘Secured by Design’ scheme is an industry wide Police initiative supported by the Home Office and part of the Government’s National Planning Policy Framework for new homes to adopt crime prevention measures; this warrants greater security and can offer cheaper insurance cover
- **Feature: 10 year structural warranty** provided by Build-Zone, underwritten by Lloyds
Benefit: buyers have the reassurance and peace of mind that the home has been built to the standards required for this structural warranty and the knowledge that such a warranty is in place, should it be needed. It is often a condition of mortgage applications that a structural warranty is in place and Build-Zone is widely accepted by leading banks and building societies helping potential buyers obtain the mortgage they may need in order to purchase
- **Feature:** houses designed along the principles of **‘Lifetime Homes’** incorporating easily accessible door and window handles, switches and controls, within reach for wheelchair users. The ceiling between the master bedroom and en suite has been strengthened to accommodate a hoist and the en suite and bathroom walls have been strengthened to accommodate grab rails should they be required later. The accessible layout, door widths and thresholds on front and rear doors have all been designed to accommodate wheelchair users, with easy access from the undercover car parking space
Benefit: long term value: even if wheelchair access is not required by the buyers now, this is a sales features when they sell and opens the market to the widest range of buyers, especially valuable in an ageing market.
- **Feature: security alarm system** with connected carbon monoxide / fire detectors

Benefit: peace of mind and comfort for home owner and beneficial when insuring the home

- **Feature:** all kitchens fitted with **Bosch** induction hob, oven, dishwasher , fridge/freezer and washing machine with a 2 year warranty
Benefit: quality reliable brand; no need for buyers to have their own appliances transported and plumbed in
- **Feature:** **Vent Axia whole house mechanical ventilation with heat recovery system**, to minimise heat loss whilst maintaining indoor air quality. Fresh, filtered air is supplied to habitable rooms and stale moist air is extracted from “wet” rooms. The system filters and tempers/heats the drawn in air before it is delivered back to the habitable rooms. The air supply and extract diffusers are fitted in the ceilings. The system has an automatic humidity sensor which will boost the speed of the extract fan if an increased presence of moisture is detected, e.g. from bathing or cooking. The removal of pollutants such as carbon dioxide and internal odours are important factors in maintaining indoor air quality, and preventing mildew and mould. Under warranty for up to 5 years
Benefit: this creates a healthier living environment by improving air quality, reducing noise, heat loss and air pollution (as there is no need to open windows); especially useful for those suffering with hay fever and other air borne allergies.
- **Feature:** **Worcester Bosch (Greenstar 36CDi Classic) condensing combi boiler** with high flow rate; a ‘Which?’ best buy with a 5-year warranty.
Benefit: A condensing boiler means lower energy bills compared to a non-condensing boiler and a reduced carbon footprint; a combi boiler does not require a hot water tank and will be up to 30% more energy efficient than its conventional counterpart . Water is heated on demand so there is an unlimited supply of hot water available. The high flow rate means a bath can be run at the same time as other hot water taps.
- **Feature:** wet **underfloor heating system** fitted throughout
Benefit: provides an even heat where you want it; at your feet rather than head, plus no need for radiators allowing more flexible furniture layouts
- **Feature:** **wood burning stove** (Nibe Contura 510 style) with a 5 year warranty
Benefit: homely and cosy feature providing an alternative/additional source of heating
- **Feature:** **terrestrial TV and data cable points** to bedrooms, dining and living rooms
Benefit: convenient pre-wiring for easy hook up by purchaser
- **Feature:** **low energy lighting** throughout the property
Benefit: lower bills and lower carbon footprint
- **Feature:** **semi boarded lofts** measuring at least 7 square metres, with power, light and loft ladders
Benefit: additional easily accessed storage
- **Feature:** **Velux sun tunnels** to bathroom and en-suite
Benefit: provides a source of natural daylight to internal rooms
- **Feature:** **demister pads** fitted to bathroom and en suite mirrors
Benefit: no need to wipe mirrors to remove steam thereby avoiding smeary mirrors

- **Feature: well stocked, landscaped gardens** with a variety of trees, perennial and herbaceous plants giving year round interest. The rear gardens include a shed base, raised beds and a compost bin
Benefit: a landscape designer was employed to design the planting scheme to enable the buyers to move in and enjoy the garden; raised beds make gardening easier for those with restricted mobility
- **Feature: sandstone paving to patio and block pavers to parking space;** limestone chippings to drive and parking area
Benefit: the use of quality, durable materials which will last
- **Feature: external power sockets and tap**
Benefit: the houses have been designed for ease of use and convenience, for tasks such as car washing and garden maintenance
- **Feature: an outside bench seat/boot or parcel locker** by the front door
Benefit: to provide somewhere to sit, remove and store outdoor footwear or receive parcels.
- **Feature:** each property has **2 dedicated car parking spaces**, one of which is a **covered car porch** adjacent to the house. The car porch is also fitted with an **electric vehicle charging point**. There are two additional car parking spaces for visitors to The Orchard. Each property also has a dedicated **bin store**, located close to the road for convenience of collection
Benefit: easy access from car to house, with protection from the elements.
- **Feature: central communal area with wild flower meadow grass, fruit trees** and two seating areas to be shared and enjoyed by the owners of all six properties.
Benefit: a wonderful visual amenity and a shared space where a sense of community can be fostered and enjoyed by all six properties.
- **Feature: a gated development** with electric vehicular gates controlled by personal radio key fobs and fixed speakerphone patched through to your phone of choice
Benefit: provides peace of mind and security, reduces risk of intrusion and may reduce insurance premium
- **Feature:** a management company will own the freehold of the communal, shared areas, including the central orchard and driveway. **The owners of the six properties will be the only members of this management company** and will therefore decide how it is to be maintained and the costs incurred
Benefit: the owners of the properties remain in control of the adjacent shared environment for their own enjoyment and decide how the orchard is to be maintained, with expenses being shared; there are no ground rents payable to a third party.
- **Feature:** each owner will receive an **'operating and maintenance manual'** detailing salient points for the upkeep and maintenance of the house, including copies of all key documents such as warranties etc.
Benefit: peace of mind knowing everything is comprehensively documented in one place.