



SPECIFICATIONS & OPTIONS

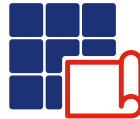


A quick guide to our standard features and fittings.

Ben Bailey homes include a whole range of fabulous fixtures and fittings which are all included in the price.



CONTEMPORARY QUALITY KITCHEN WITH DOUBLE OVEN



TILED AND CARPETED FLOORING THROUGHOUT



FITTED WARDROBE IN BEDROOM 1



INTERNAL DOOR AND HANDLE CHOICE



CEILING DOWNLIGHTS IN KITCHEN, BATHROOM AND EN-SUITE



APPLIANCES INCLUDING WINE FRIDGE AND INTEGRATED WASHING MACHINE



TURFED AND FENCED GARDENS



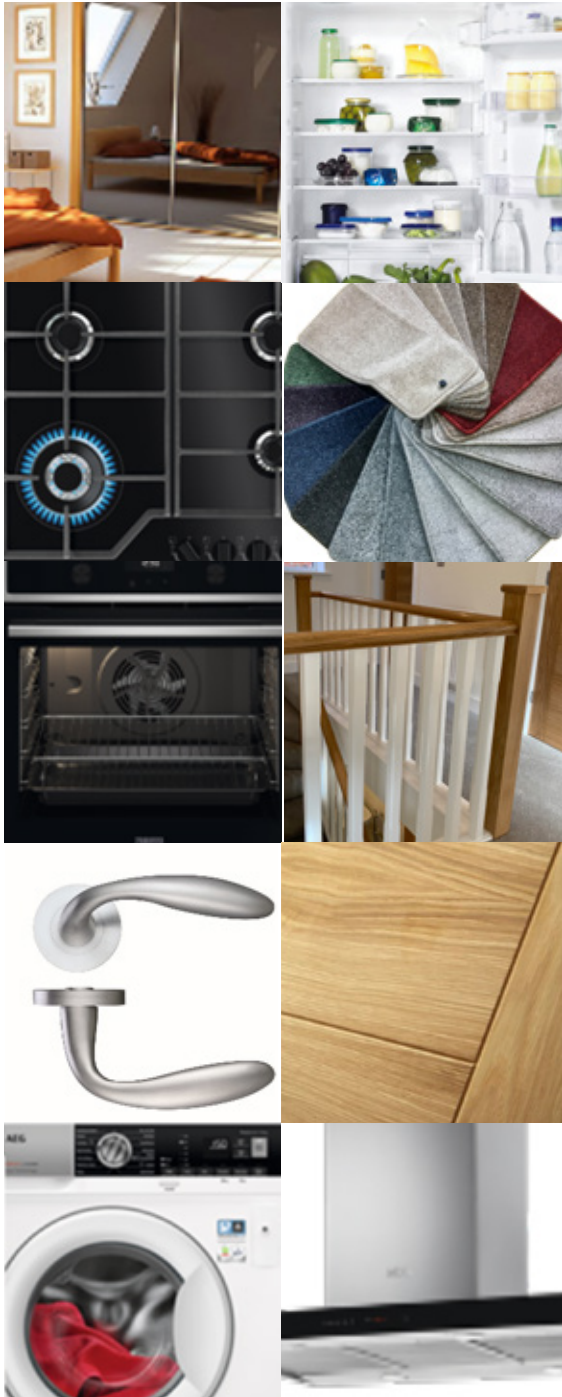
PRIVATE OFF ROAD PARKING



PRIVATE GARAGE (Detached homes only)



HALF WALL-TILED BATHROOMS AND EN-SUITE



INDEX

1.0	Externals:	1.1	Walls
		1.2	Roof
		1.3	Rainwater Goods
		1.4	Windows
		1.5	Glazing
		1.6	Canopies
		1.7	Doors
		1.8	Patio Doors
		1.9	Outside Lighting
		1.10	Garage
		1.11	Driveway/Patio/Landscaping
2.0	Internals:	2.1	Skirting & Architrave
		2.2	Staircase
		2.3	Wardrobes
		2.4	Internal Doors
		2.5	Internal Ironmongery
		2.6	Decoration
3.0	Kitchens:	3.1	Standard Appliances
		3.2	Upgraded Appliances
		3.3	Carcass/Cabinet Colours
		3.4	Standard Worktops
		3.5	Unit Doors
		3.5	Upgraded Worktops
4.0	Flooring:	4.1	Carpets
		4.2	Tiling
5.0	Bathroom, En-suite & Cloaks:	5.1	W.C.
		5.2	Wash Basin
		5.3	Wash Basin Taps
		5.4	Bath
		5.5	Bath Controls
		5.6	Shower
		5.7	Vanity Unit
		5.8	Tiling Colour Choices
6.0	Plumbing:	6.1	Heating System
		6.2	Standard Thermostats
		6.3	Upgraded Thermostats
7.0	Electrical:	7.1	Lighting
		7.2	Sockets
8.0	Broadband:	8.0	Broadband

1.0 Externals:

1.1 External Walls

Cavity walls will be formed using: Ibstock Morpeth Blend/ Ibstock Calderstone Red Russet Bricks, with 100mm full fill cavity wall insulation and 7n lightweight blockwork. Semi-dry cast sills & brick voussoirs will be fitted to door and window openings.

1.2 Roof

Redland Grey Mock Bond Ministonefold (**Semi-Detached plots**) and Redland Red Grovebury (**Detached plots**) Interlocking roof tiles, will be fitted to a timber trussed roof construction.

1.3 Rainwater Goods

Polypipe 125mm square gutters, and 65mm square down pipes will be installed.

1.4 Windows

Linear UPVC windows are finished externally in Cream, (RAL 9001), White internally. The windows will be fitted with chrome handles, operating on an espagnolette shoot bolt locking system.

1.5 Glazing

Sealed double glazed units will be fitted throughout, obscure glass to bathroom and other applicable windows will also be fitted.

1.6 Canopies

GRP canopies will be fitted to specific plots as indicated on external drawings.

1.7 External Doors

GRP Anthracite (RAL 7016) doors (White internally) will be fitted to front & rear where applicable.

Features:

1. Multi-point locking.
2. Door viewer & chain to (front door).
3. Letter Box to (front door).
4. Internal glazing beads.

1.8 French & Bifold Doors

French Doors and *Bifold Doors will be constructed in UPVC, fully glazed, colour RAL 9001 (Cream) externally and White internally. *Bifold doors are to Penrose and Farnley house type only*.

Features:

1. Multi-point locking.
2. Internal glazing beads.

1.0 Externals:

1.9 Outside Lighting

External ambient up & down lighting provided, 2 either side of the front door and 2 to the rear French or Bifold doors.

1.10 Garage

A manually operated Garador (or similar approved) steel retractable garage door (RAL 7016) will be installed, with the option for client upgrade to a Cardale DC650 electric operator.

1.11 Driveway/Patio/Landscaping

Tarmac Bitumen will be laid to the private driveways and 50mm concrete pin kerbs to the perimeter 450 x 450mm (Charcoal). Oakdale Centurion paving flags will be laid to paths and patio areas enabling access around the property.

The front and back gardens will be turfed with plants and shrubs provided in line with planning requirements. Each property will have a 1.8m high single sided closeboarded timber treated fence.

2.0 Internals:



2.1 Skirting & Architrave

Ground Floor

- 119mm MDF square section skirting will be fitted along with 69mm MDF square section architrave.
- All door casings will be constructed in MDF.

First Floor

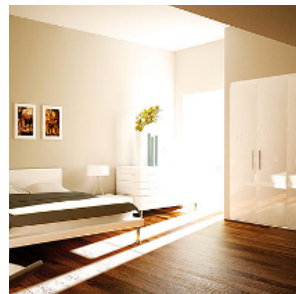
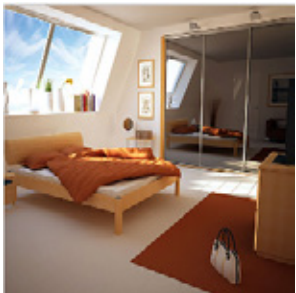
- 119mm MDF square section skirting will be fitted along with 69mm MDF square section architrave.
- All door casings will be constructed in MDF.

2.2 Staircase

Ground floor to first floor will feature white softwood strings, Oak full newels, MDF treads and risers. Oak handrails with 41mm white stop chamfered spindles to give an elegant finish to your staircase. *Images shown will vary in design*

2.3 Wardrobes

Sliding wardrobes will be fitted (with soft close hinges) to bedroom 1 (or dressing area) as standard. These are supplied by Goodings of Sheffield. If you prefer a hinged option, these can be supplied as an upgrade. A brochure and samples of carcass colours, handle option and finish, is available in our choices showroom on site. Ask your sales executive for more details.



2.0 Internals:



2.4 Internal Doors

A choice of white or oak veneered door (upgrade option) from the Todd Doors range will be fitted throughout the property:

1. ISEO C4500 (white)
2. ISEO B4500 (oak) - Upgrade

1. Features of the ISEO C4500 Standard Option

Deluxe primed MDF face over a medium weight semi-solid core with v-groove detail.

2. Features of the ISEO B4500 Upgrade Option

American White Oak veneer, factory finished in clear satin lacquer with colour matched v-groove detail. A captivating modern style to complement any home.

2.5 Internal Ironmongery

A choice of door handle from the Till & Whitehead ironmongery range can be chosen to complement your internal door. These will be on display in our choices showroom on site.

2.6 Decoration

Walls and ceilings will be roller finished in 2 coats of Crown RAL 9010 - Avante White.

Primed MDF skirting boards, architraves and window board will be finished with 2 under coats and 1 top coat of white gloss paint.

The staircase finish will be white gloss and wood stain. White caulk will be installed around the top of all skirting boards and architraves.

3.0 Kitchen:



All homes feature a high quality, well designed kitchen from the Omega 'Mackintosh' range. The units come with an extensive choice of colours for carcass, door, extrusion/inset handles and worktops, to truly customise your kitchen. These fabulous kitchens also include glass splashback, LED under unit lighting, soft closing hinges, drawers and appliances. Please see below for the following list of standard kitchen appliances and accessories:

1. Zanussi integrated fridge freezer
2. Zanussi integrated dishwasher
3. Zanussi gas hob
4. Zanussi integrated cooker hood
5. Electrolux island hood *Farnley house type only*
6. Zanussi built in ovens
7. Zanussi integrated washing machine
8. Caple wine cooler
9. 1 1/2 undermount sink with drainer grooves
10. Mixer tap
11. 40mm Duropal laminate worktops will be fitted to the kitchen with 100mm upstand
12. Glass splashback fitted behind hob *Excludes Farnley house type*

3.1 Standard Appliances

Zanussi ZBB2441SV Integrated Fridge Freezer

Thanks to this freezer's Low Frost technology, less frequent defrosting is needed than with standard systems. And with hardly any ice forming in between the shelves, defrosting and cleaning is quick and easy.

Zanussi ZDLN1511 Integrated Dishwasher

The Series 20 AirDry dishwasher automatically opens the door in the final part of the cycle, letting fresh air inside - performing three times better than our closed-door systems. Automatic drying, with no extra effort from you. Just unload when it suits your schedule.

Zanussi ZGGN645K Gas Hob

Get quick, accurate cooking results with the Series 60 SpeedBurner gas hob. The burners are designed to directly heat the base of pots and pans. Saving up to 20% energy usage for boiling, frying or simmering.

Zanussi ZHG51251G Integrated Cooker Hood

You can keep the air in your kitchen clean without compromising on space, thanks to the canopy hood from Zanussi. It installs directly into your overhead cabinet, taking up hardly any room. And because of its subtle design, it doesn't interfere with the style in your home.



Electrolux LF1519X Island Hood

This advanced cooker hood features a powerful motor that whisks away cooking fumes quickly, so you can enjoy a cleaner atmosphere for cooking, eating and relaxing. Energy-efficient LEDs are ideal for sociable areas like the kitchen, where lighting is used frequently and for long periods of time. Bright, long-lasting and incredibly energy-efficient, they're an essential feature in modern homes.



Zanussi ZOCND7X1 Built-in Oven

Boost your cooking space with this stainless steel built-in single oven from Zanussi. This 72-litre capacity and multifunctional model has lots of handy programmes for pizza, lasagne, or veg - you can easily choose the right temperatures every time. And you don't need to worry about cakes being raw in the middle, as the Even Cooking technology circulates hot air to reach every inch.



Caple WI3124 Wine Cooler

Small enough for everyday and big enough for special occasions and parties this fantastic black undercounter wine cooler from Caple comes as standard in every home. It has space to hold 19 bottles of your favourite wine and an easy to use temperature control so you can keep your drinks suitably chilled.



Zanussi Z712W43BI Integrated Washing Machine

7kg Load, A+++ Energy Rating. Have peace of mind with a washing machine you can rely on, made to run quietly and offering a range of programmes, it comes with Auto-adjust, weighing each load and adjusting the cycle to use the most efficient settings, making every wash as economical as possible.



3.2 Upgraded Appliances

We know you like to add your own personal touch to your new home, that's why we offer a range of optional upgrades throughout. Below is our AEG upgrade package to further enhance your kitchen.

AEG Integrated Fridge Freezer

This stylish frost-free A++ energy rated fridge freezer will compliment any kitchen design, with its internal LED lighting to ensure bright and even light shines in every corner of your fridge. AEG lets you organise your fridge storage just the way you like it, you can rearrange bins quickly and with ease to maximise storage space and rely on our secure shelves for heavier items.

AEG Integrated Dishwasher

Advanced AirDry technology maximises drying performance using natural airflow. The door automatically opens 10cm in the final stage of the cycle, drying dishes naturally and effectively. AirDry performs three times better than closed-door systems.

AEG FlameLight Gas on Glass Hob

This AEG gas hob with FlameLight adds a new level of safety and confidence to cooking with gas. The bright LED lights tell you at a glance if a burner is turned on or off, and if a pan support is still hot after use, so you can concentrate more on making great-tasting food and less on worrying about safety.



AEG Integrated Cooker Hood

The most discreet of kitchen hoods, it is designed with integrated Hob2Hood connectivity. The hands-free system allows the hob to communicate with the hood, intuitively managing the air ventilation and lighting in the cooking area. All without being seen.



AEG Island Hood Extractor

Designed to fit above the kitchen island, this island hood aligns perfectly into your modern kitchen. Boasting a powerful motor, ensuring an efficient performance, that will clear your kitchen air from odours however large the kitchen.



AEG Built-in SteamBake Oven with Pyrolytic cleaning

In addition to all your standard oven functions, the PlusSteam button in this SteamBake oven adds steam at the beginning of the baking process. The steam cooking keeps the dough moist on the surface to create a golden colour and tasty crust whilst the heart stays soft and tender. In addition to baking crispy and tasty breads, muffins and pies, your roasted chicken, grilled spare ribs and lasagne will get equally delicious and even cooking results.



AEG 7kg integrated Washer Dryer

This 7000 series washer dryer integrates with other appliances, runs quietly and provides total care for delicate fabrics. DualSense tailors the temperature and motion of the drum to each load, washing and drying them in one cycle. This minimises the need for dry-cleaning and handwashing.

3.3 Carcass/Cabinet Colours

To complement or contrast with the extensive range of unit door colours available there are 11 cabinet/carcass colours and finishes to choose from.



Platinum White



Gloss White



Aluminium



Matt Ivory



Cashmere Matt



Cashmere Gloss



Graphite



Lissa Oak



Sand Oak



Matt Limestone



White Oak

3.4 Standard Worktops

We have a beautiful range of 60 high-quality Duropal laminate worktops to choose from in a variety of colours/designs, please see below for a brief overview of the colours available; a sample range will be available in our choices centre on site.



Block Walnut



Glacial Storm



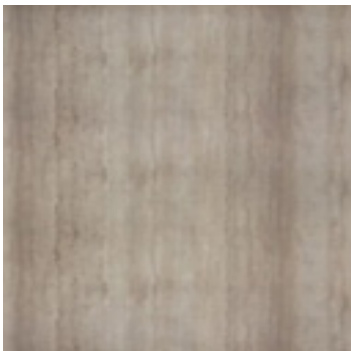
Ponderosa Pine



Chapel Oak



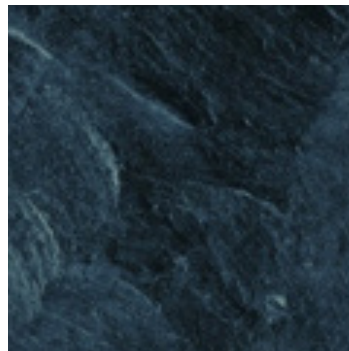
Oxyd Grey



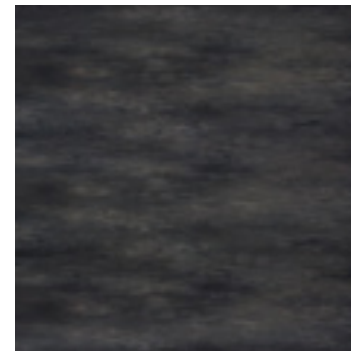
Tavertine



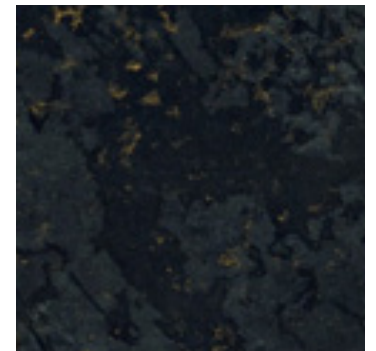
Senoma Oak



Welsh Slate



Rabac



Star Black

3.5 Unit Doors

A range of 29 carefully selected door colour variants are available to complement your carcass and worktop choices making your dream kitchen come to life. Below are just a few of the colour options available.



Linear Lissa Oak



Linear White Oak



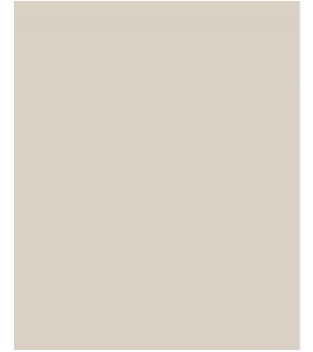
Linear Bardoling Oak



Chic Ivory



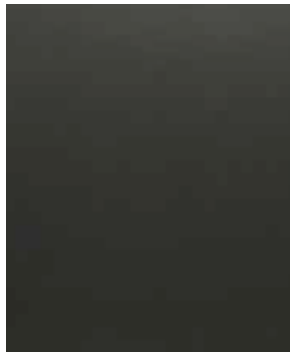
Chic Light Grey



Chic Cashmere



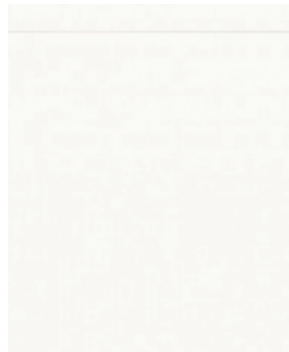
Chic Dusk Grey



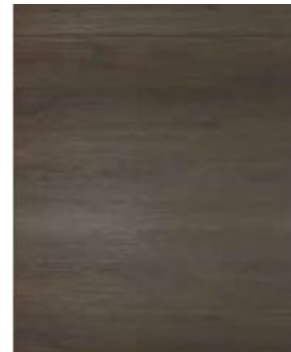
Chic Graphite



Chic Dark Blue



Sheer Gloss White



Linear Gladstone Oak



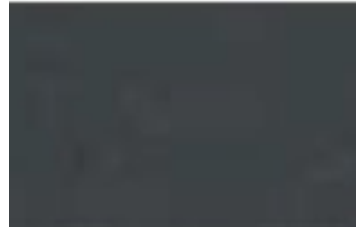
Linear Bellato Grey

3.6 Upgraded Worktops

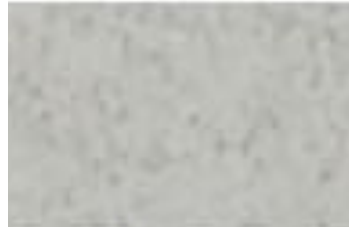
We can offer the opportunity to add an exquisite touch to your kitchen by way of 20mm Silestone worktops, these are durable, low maintenance and add a premium look to any kitchen. Please see below for colour options.



Blanco Norte



Margengo



Niebla



Blanco Stellar



Coral Clay



White Arabesque

4.0 Flooring



4.1 Carpets

Amalfi Twist Pile 100% Polypropylene, stain resistant, non-fading heavy domestic twist pile to be fitted as standard to the following areas:

1. Hallway
2. Lounge
3. Staircase
4. Landing
5. All Bedrooms
6. Study

Samples available in our choices centre on site.

Colour options clockwise as stated below;

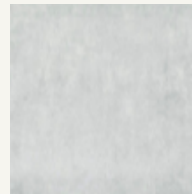
171. Sandstone, 72. Natural, 92. Latte, 93. Biscuit, 94. Hazelnut, 95. Espresso, 22. Claret, 91. Autumn, 90. Cotton, 193. Slate, 190. Gunmetal, 174. Stardust, 176. Mercury, 177. Platinum, 75. Pewter, 77. Graphite, 82. Denim, 15. Lavender, 40. Moss



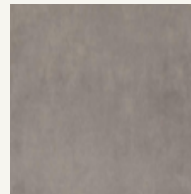
From the Storm Range

4.2 Floor Tiles

Our comprehensive range of high-quality ceramic floor tiles have been chosen specifically to complement your new home. See below for the colour options;



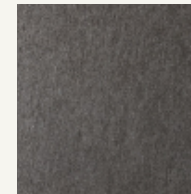
330x330 Storm Basic - Grey



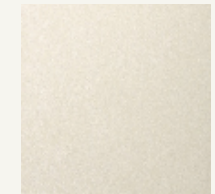
330x330 Storm Basic - Anthracite



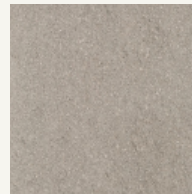
330x300 Infinity Basic - Grey



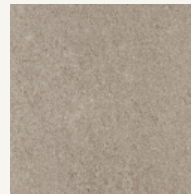
330x300 Infinity Basic - Grafite



330x300 Infinity Basic - Pearl



450x450 Ethimo - Grey



450x450 Ethimo - Beige



450x450 Ethimo - White



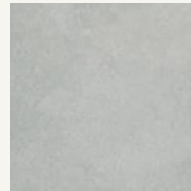
600x150 Ribera - White



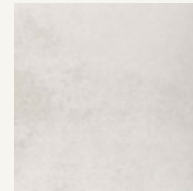
600x150 Ribera - Grey



600x150 Ribera - Nut (WoodEffect)



600x600 Riga Gris - (Mark 2)



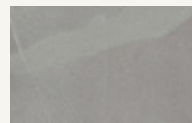
600x600 Riga Pearl - (Mark 2)



600x600 Riga Vision - (Mark 2)



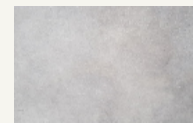
600x300 Dolomite Cloudy



600x300 Dolomite Misty



610x303 Choice - Sand



610x303 Choice - Ash



610x303 Choice - Light

5.0 Bathroom & En-suite



The Bathroom, En-suite and Cloaks comprise the following modern features (please note sizing will vary from room to room)

Family Bathroom

- Merlin shower enclosure & tray
- Roca Nexo & Debba sanitaryware
- Vado Brassware & Shower
- Stelrad chrome towel radiator

Bed 1 En-suite

- Merlin shower enclosure & tray
- Roca Nexo & Debba sanitaryware
- Vado Brassware & Shower
- Stelrad chrome towel radiator

Cloak Room

- Vado Brassware
- Roca Nexo & Debba sanitaryware
- Stelrad chrome towel radiator

5.1 WC

The Roca Nexo Compact Close Coupled WC Pan comes with a cistern and luxury toilet seat.

5.2 Wash Basin

Roca Debba Basin with trap cover is a wall hung 1 tap hole basin from Roca. The Debba collection of sanitaryware features a stylish minimalist design - this designer basin is made from quality vitreous china with a stunning white gloss finish.

5.3 Wash Basin Taps

The Vado Ion Basin Mixer is a smooth bodied, single lever deck mounted with universal basin waste in a sleek chrome finish.

5.4 Bath

Roca 1700 x 700 bath is from Roca's 'The Gap' range. It is a smooth, acrylic, rectangular design perfect to optimise space in any bathroom. The finish of the bath is complemented by an integrated tiled panel.



5.5 Bath Controls

Vado Celsius square bath/shower mixer is a chrome, wall mounted 2-way mixer, providing a modern design solution to running a bath or taking a shower.

5.6 Shower

The Vado Velo shower is a round thermostatic shower valve with integrated diverter and rigid riser with single function shower head and shower handset finished in chrome.

5.7 Vanity Unit - Upgrades

If you wish to add a bit of luxury storage to your Bathroom, En-suite or Cloaks with a designer vanity unit, see the Roca Debba collections below.

Roca Debba Furniture Basin

Roca Debba Compact Basin & Twin Drawer Unit

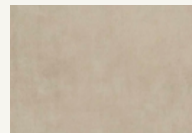


From the Ethimo Range

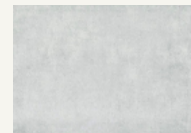
5.8 Tiling Colour Choices

All bathrooms will be half tiled in high quality ceramic tiles (cloakroom to splash back area only) from our suppliers at Nick Firth of Sheffield. There is an option to fully tile the Bathroom and En-suite as an upgrade if you purchase your property at an early build stage. Please speak to the sales executive on site for more details and to view the tile samples in our choices centre.

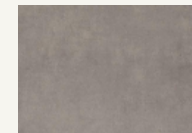
Bathroom/En-suite/Cloaks Tile Colours



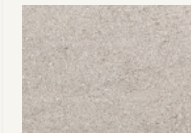
400x250 Storm
- Beige



400x250 Storm
- Basic Grey



400x250 Storm
- Anthracite



400x250 Ethimo
- Grey



400x250 Ethimo
- Beige



400x250 Storm
- Decor



600x300 Storm
- Decor



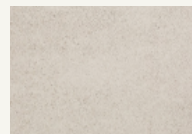
400x250 Storm
- Decor



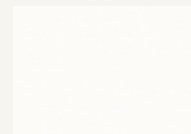
400x250 Ethimo
- Line Decor



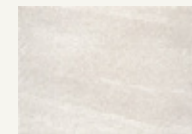
400x250 Ethimo
- Line Decor



400x250 Ethimo
- White



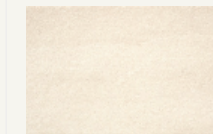
400x250 Infinity
- White



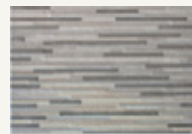
500x250
Windsor - Grey



500x250
Windsor - White



500x250
Windsor - Beige



400x250 Ethimo
- Line Decor



400x250 Infinity
- Pearl



500x250
Windsor - Feature



500x250
Windsor - Feature



500x250
Windsor - Feature

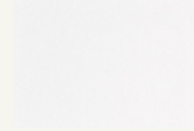


From the Infinity Range

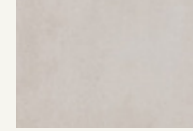
Bathroom/En-suite/Cloaks Tile Colours



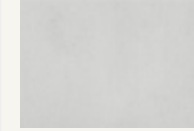
500x250
Blade Perla



400x250
Plain White



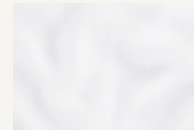
500x330
Nitid Arena



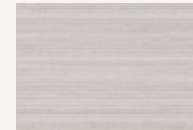
500x330
Nitid Pearl



500x330
Nitid Gris



400x250
Bumpy White



500x330
Nitid Décor



500x330
Nitid Décor



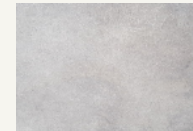
500x330
Nitid Décor



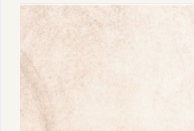
610x303
Jupiter Morengo



610x303
Choice - Sand



610x303
Choice - Ash



610x303
Choice - Light



610x303
Choice - Decor



610x303
Choice - Decor



610x303
Choice - Decor

6.0 Plumbing



6.1 Heating System

A gas fired central heating system will be fitted comprising an Ideal Logic ESP135 heat only boiler with Ideal Thermostore unvented cylinder or an Ideal combination boiler. All radiators will be from the Stelrad compact range. All homes feature a Stelrad chrome towel radiator in the Bathroom, En-suite and Cloaks as standard.

Radiators will have thermostatic radiator valves fitted (TRVs). These are self-regulating valve, which work by sensing the room temperature, adjusting accordingly and shutting off the when the desired temperature is reached. By fitting one to each radiator, you can easily control the temperature in each room (No TRV fitted in rooms with a thermostat)

Images; Left - Ideal Logic ESP135 Boiler. Right - Ideal Thermostore Unvented Cylinder

6.2 Standard Thermostats

The house will have zoned heating which will be controlled by a Honeywell CM707 heating controller fitted at Ground Floor and First Floor level.

6.3 Upgraded Thermostats

The T6 series smart programmable thermostat from Honeywell integrates with almost every heating system. Touch-screen technology makes scheduling, changing and overriding temperatures easy and the Lyric app gives complete control over home heating; including schedules and automated synchronisation with the thermostat. Using the smartphone location feature the Lyric T6R communicates with the app to determine when a property is vacant, or when you are on your way home, adjusting the temperature automatically. Features a choice of schedule settings including 7 - day, 5/2 day and single day scheduling with up to 6 x different time settings per day. 'Apple Home Kit' ready, meaning it can be controlled using an Apple device (requires iOS 8.1 or later), as part of a suite of home kit compatible products. Compatible with 24-230V on/off and 'OpenTherm' appliances such as gas boilers, combi-boilers and heat pumps.



7.0 Electrical Installation



8.0 Services

7.0 Electrical Installation

Ample provision is made for lighting and socket outlets throughout the property and TV aerial points to the lounge, kitchen/dining area, study and all bedrooms.

Ambient up/down lights will be fitted to external door points front and rear.

A Texecom Veritas security alarm will be fitted to all plots. A user manual will be made available on handover. Image shown is control pad.

Chrome LED down lights are fitted to:

1. Bathroom.
2. Kitchen/Dining.
3. En-suite.

Where no provision is made for down lighting a drop pendant will be installed, alternatively downlights can be provided as an upgrade option in any chosen room (build stage dependent).

The kitchen will be equipped with all necessary power points for appliances and LED under unit lighting will be provided.

8.0 Broadband

Full fibre enabled broadband connection will be provided to the property as standard. This give the potential for 'superfast' broadband speeds.



Burdwell Works, 172 New Mill Road, Brockholes, Holmfirth,

West Yorkshire, HD9 7AZ 01484 667777

information@ben-baileyhomes.co.uk www.ben-baileyhomes.co.uk

*This specification has been prepared to indicate the materials and fittings proposed to be used in the construction of the dwelling and associated works.

Due to our commitment for continuous improvement and subject to availability, Ben Bailey Homes Ltd reserve the right to change design, method of construction, materials and fittings included in the works as specified*