



BARLEYFIELDS

WEELEY

ROSE
Homes for life



WHERE COAST AND COUNTRYSIDE COLLIDE

Welcome to Barleyfields, Weeley –
The Gateway to the North Essex Coast

Barleyfields is a thoughtfully designed new development of stylish houses and bungalows in the charming village of Weeley. Here, you'll enjoy the best of modern, energy-efficient living within a picturesque semi-rural setting. With stunning countryside, beautiful coastal scenery, and a wealth of amenities close by, Barleyfields offers the ideal balance of tranquillity and convenience.



"Our commitment to raising the standards of house building is unwavering. We continuously strive to enhance every aspect of our design, from kerb appeal and layout to interior specification and quality of delivery. Our focus on the customer journey ensures that each homeowner enjoys a seamless and rewarding experience, from the moment they first visit one of our developments to the day they move into their new home."

ROSE
Homes for life

Book your appointment at:
[ROSEBUILDERS.CO.UK](https://rosebuilders.co.uk)

Barleyfields, Barleyfield Drive, Weeley, Essex
Telephone: 01206 392613

Steven Rose
Managing Director

WELCOME TO ROSE WHERE YOUR HOME IS OUR HERITAGE

ROSE is more than just a housing development business; it is the culmination of over a century of dedication, quality, and family values. Our story began in the 1890's with H.L. Rose and Sons, a family business that laid the foundations for what we are today. Over five generations, we have remained faithful to our geographical roots in Essex, building new homes that embody the same principles of quality, integrity, trust, and care that have guided us since our inception.

We take great pride in earning multiple local and national awards for our craftsmanship and quality, reflecting our unwavering commitment to excellence. By upholding traditional skills, we ensure that superior quality is seamlessly woven into every stage of our building process.



THE ORWELL

COLLECTION



THE CECILIA (BUNGALOW)

2-BEDROOM DETACHED
6



THE BETTINA

2-BEDROOM DETACHED/SEMI-DETACHED
37, 52(h)



THE CHLOE

2-BEDROOM SEMI-DETACHED
21, 22(h), 24(h), 53, 78(h), 79,
81(h), 82, 84(h) & 85



THE DARCEY (BUNGALOW)

2-BEDROOM DETACHED
4 & 5



THE LILY (BUNGALOW)

2-BEDROOM DETACHED
2(h) & 3



THE OLIVIA

3-BEDROOM SEMI-DETACHED
18, 19(h), 20(h), 23, 25, 35(h), 36, 38(h),
39, 50(h), 51, 57(h), 58, 60(h),
61, 89(h), 90, 92(h) & 93



THE OLIVIA VARIATION

3-BEDROOM DETACHED
26, 27, 77, 80(h) & 83(h)



THE DAMASK

3-BEDROOM DETACHED
17, 86, 87(h) & 98(h)



THE DAMASK VARIATION

3-BEDROOM DETACHED
28 & 34



THE ELEANOR

3-BEDROOM DETACHED
56, 88(h) & 91(h)



THE GEORGIA

3-BEDROOM SEMI-DETACHED
32(h), 33, 62(h), 63, 64(h),
65, 94(h), 95, 96(h) & 97



THE CECILIA (BUNGALOW)

THE ORWELL COLLECTION

2-BEDROOM DETACHED HOME

Plot 6



Ground Floor

Living/Dining Room	5.80m x 4.29m	19'1" x 14'1"
Kitchen	4.29m x 3.55m	14'1" x 11'8"
Principal Bedroom	3.51m x 3.25m	11'6" x 10'8"
Bedroom 2	3.73m x 3.08m	12'3" x 10'1"

C - Cupboard, W - Wardrobe, E/S - Ensuite. Arrows indicate where measurements are taken from. Floor plans and computer generated images are indicative only and external finishes may vary. Please refer to the drawings in the marketing suite. Dimensions shown may vary within a tolerance of +/-50mm and are not intended to be used for carpet sizes, appliance sizes or items of furniture. Floor plans are not shown to scale.

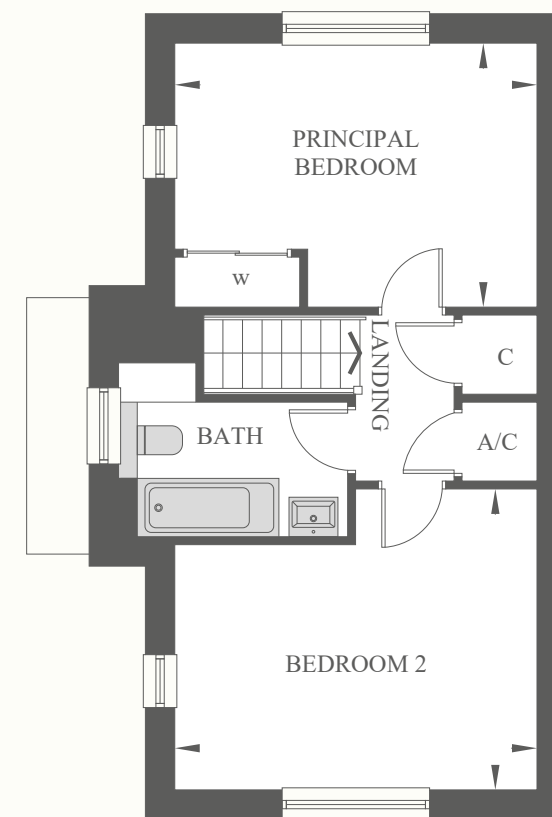
THE BETTINA

THE ORWELL COLLECTION

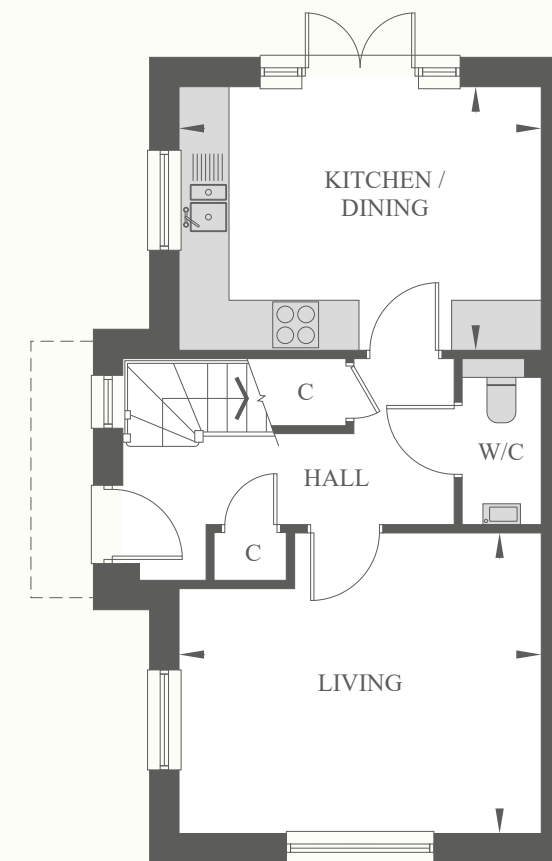
2-BEDROOM DETACHED/SEMI-DETACHED HOME
Plots 37 & 52(h)



Living Room	4.29m x 3.55m	14'1" x 11'8"
Kitchen/Dining Room	4.29m x 3.11m	14'1" x 10'3"
Principal Bedroom	4.29m x 3.12m	14'1" x 10'3"
Bedroom 2	4.29m x 3.57m	14'1" x 11'9"



First Floor



Ground Floor

C - Cupboard, W - Wardrobe, E/S - Ensuite, (h) - Handed. Arrows indicate where measurements are taken from. Floor plans and computer generated images are indicative only and external finishes may vary. Please refer to the drawings in the marketing suite. Dimensions shown may vary within a tolerance of +/-50mm and are not intended to be used for carpet sizes, appliance sizes or items of furniture. Floor plans are not shown to scale.

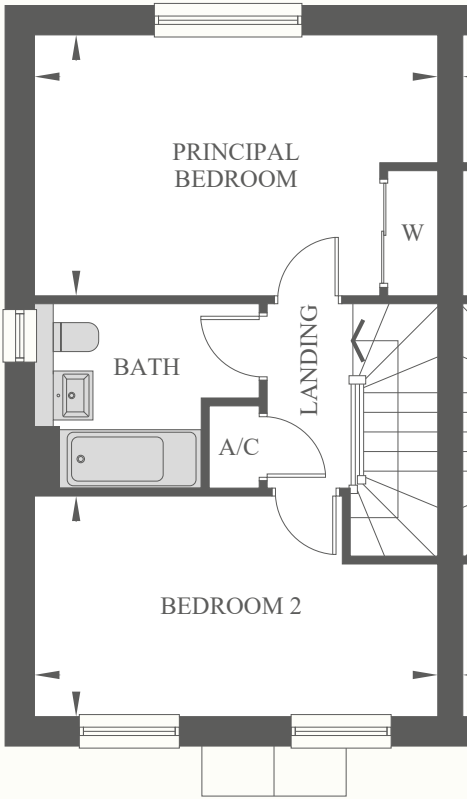
THE CHLOE

THE ORWELL COLLECTION

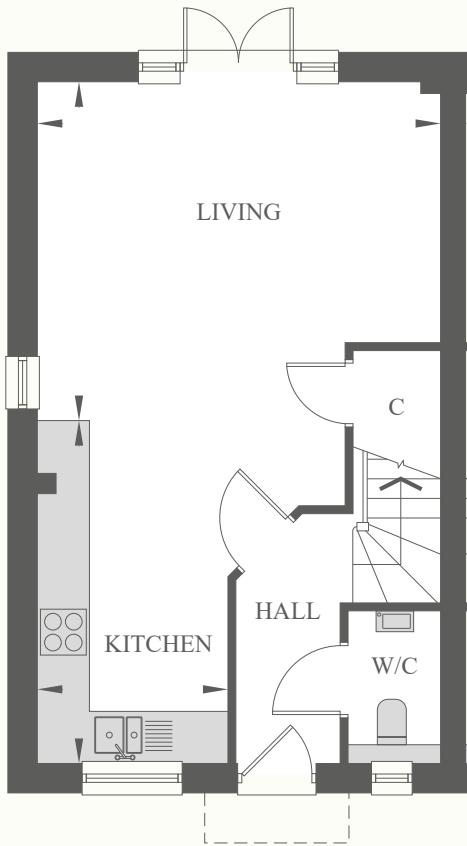
2-BEDROOM SEMI-DETACHED HOME
Plots 21, 22(h), 24(h), 53, 78(h), 79, 81(h), 82, 84(h) & 85



Living Room	4.78m x 4.04m	15'8" x 13'3"
Kitchen/Dining Room	4.07m x 2.24m	13'4" x 7'4"
Principal Bedroom	4.78m x 3.08m	15'8" x 10'2"
Bedroom 2	4.78m x 2.60m	15'8" x 8'7"



First Floor



Ground Floor

C - Cupboard, W - Wardrobe, E/S - Ensuite, (h) - Handed. Arrows indicate where measurements are taken from. Floor plans and computer generated images are indicative only and external finishes may vary. Please refer to the drawings in the marketing suite. Dimensions shown may vary within a tolerance of +/-50mm and are not intended to be used for carpet sizes, appliance sizes or items of furniture. Floor plans are not shown to scale.



THE DARCEY (BUNGALOW)

THE ORWELL COLLECTION

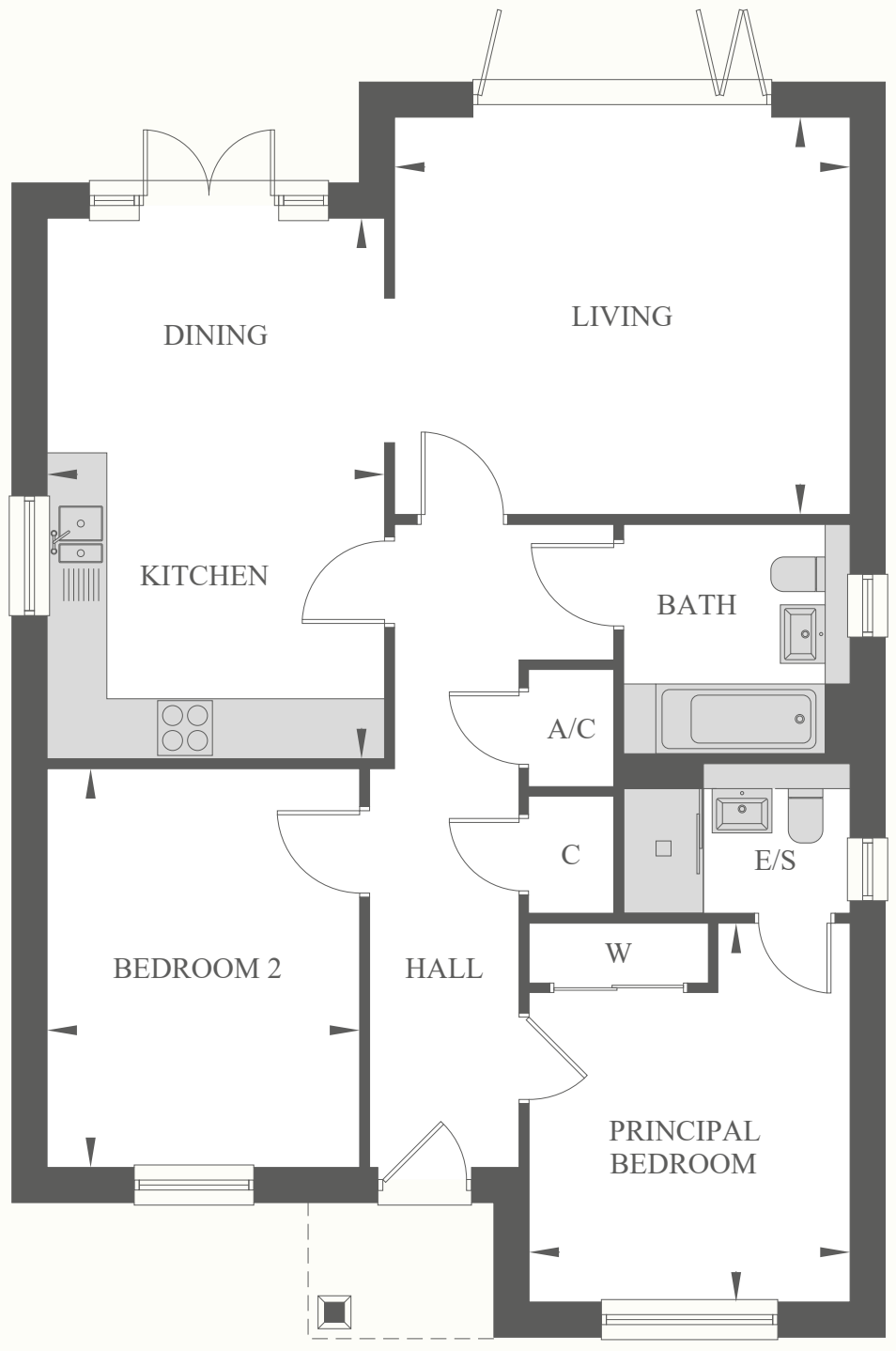
2-BEDROOM DETACHED HOME

Plots 4 & 5



12

13



Ground Floor

Living Room	4.52m x 3.93m	14'10" x 12'11"
Kitchen/Dining Room	5.37m x 3.33m	17'8" x 10'11"
Principal Bedroom	3.75m x 3.17m	12'4" x 10'5"
Bedroom 2	3.95m x 3.08m	12'11" x 10'2"

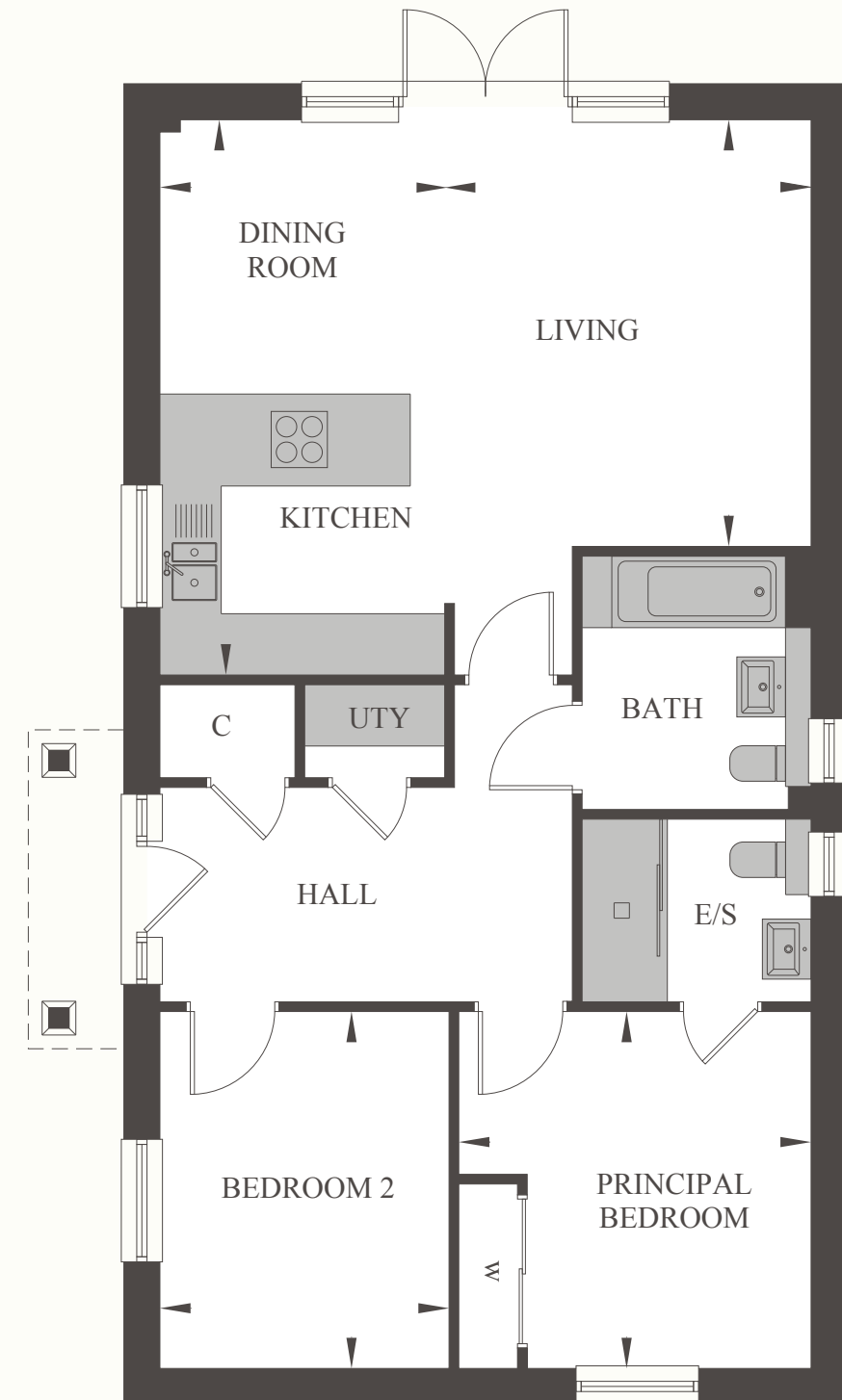
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THE LILY
THE ORWELL COLLECTION

2-BEDROOM DETACHED HOME
Plots 2(h) & 3



Living Room	4.12m x 3.58m	13'6" x 11'9"
Kitchen/Dining Room	5.38m x 2.73m	17'8" x 9'0"
Principal Bedroom	3.44m x 3.39m	11'4" x 11'2"
Bedroom 2	3.44m x 2.78m	11'4" x 9'1"



Ground Floor

Window and patio
door placement
differ for Plot 2

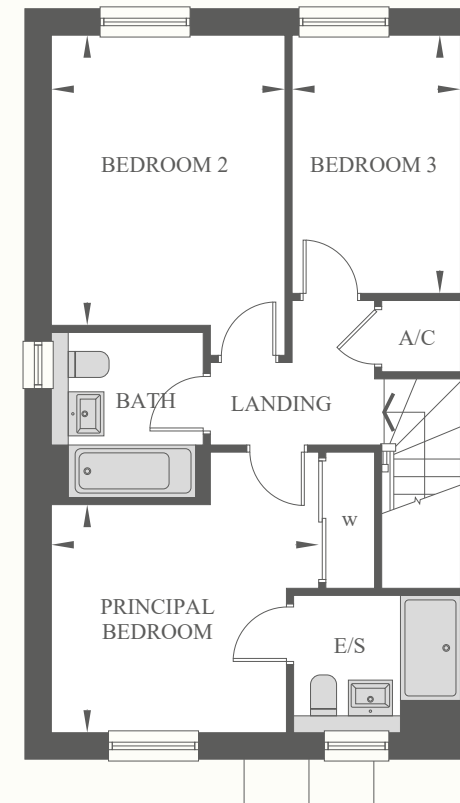
C - Cupboard, W - Wardrobe, E/S - Ensuite, (h) - Handed. Arrows indicate where measurements are taken from. Floor plans and computer generated images are indicative only and external finishes may vary. Please refer to the drawings in the marketing suite. Dimensions shown may vary within a tolerance of +/-50mm and are not intended to be used for carpet sizes, appliance sizes or items of furniture. Floor plans are not shown to scale.

THE OLIVIA

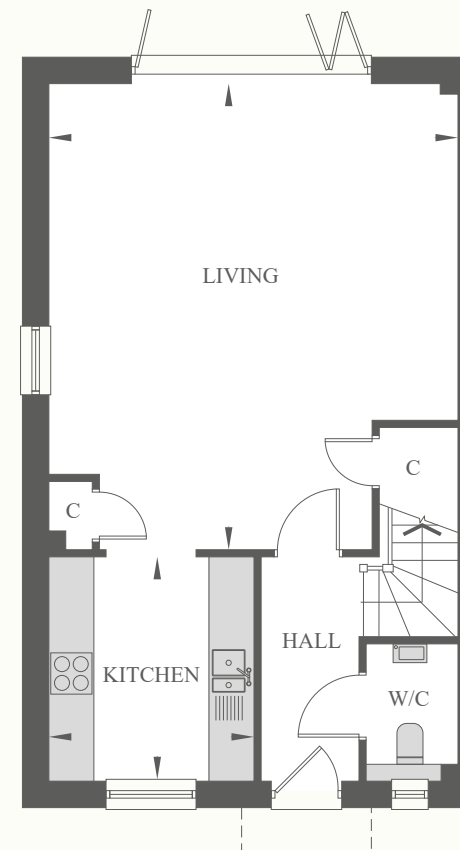
THE ORWELL COLLECTION

3-BEDROOM SEMI-DETACHED HOME

Plots 18, 19(h), 20(h), 23, 25, 35(h), 36, 38(h), 39, 50(h), 51, 57(h), 58, 60(h), 61, 89(h), 90, 92(h) & 93



First Floor



Ground Floor

Living/Dining Room	6.17m x 5.40m	20'3" x 17'9"
Kitchen	2.95m x 2.69m	9'8" x 8'10"
Principal Bedroom	3.52m x 3.00m	11'7" x 9'10"
Bedroom 2	3.82m x 3.07m	12'7" x 10'1"
Bedroom 3	3.40m x 2.20m	11'2" x 7'3"

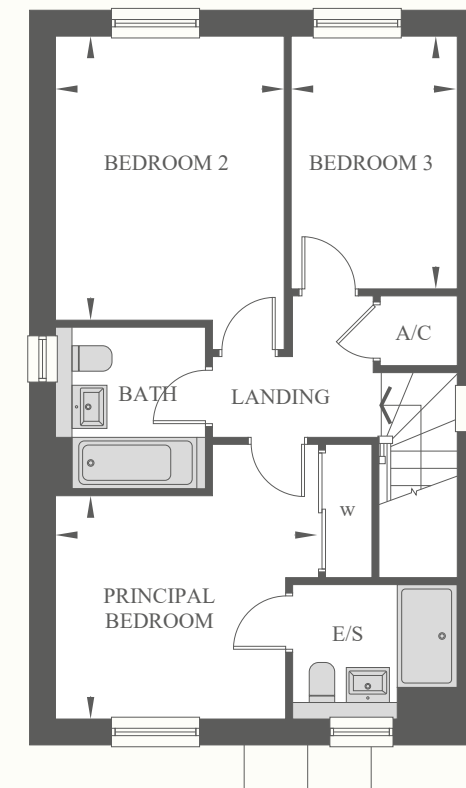
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THE OLIVIA V
THE ORWELL COLLECTION

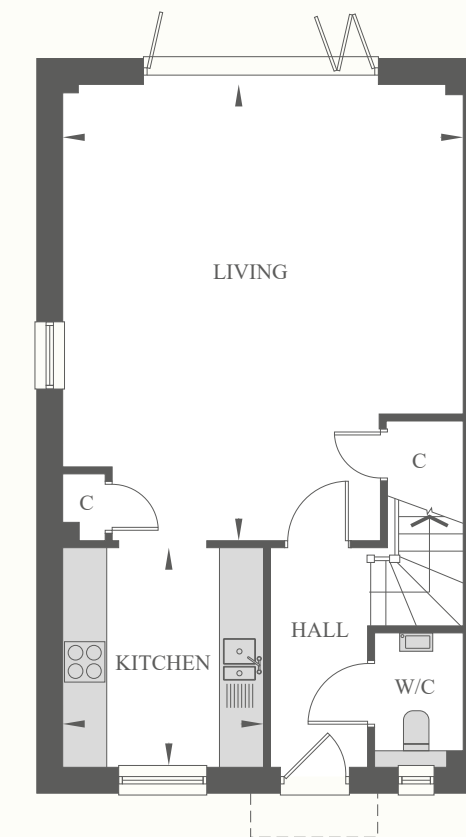
3-BEDROOM DETACHED HOME
Plots 26, 27, 77, 80(h) & 83(h)



Living/Dining Room	6.17m x 5.42m	20'3" x 17'9"
Kitchen	2.95m x 2.69m	9'8" x 8'10"
Principal Bedroom	3.54m x 3.00m	11'7" x 9'10"
Bedroom 2	3.82m x 3.07m	12'7" x 10'1"
Bedroom 3	3.40m x 2.20m	11'2" x 7'3"



First Floor



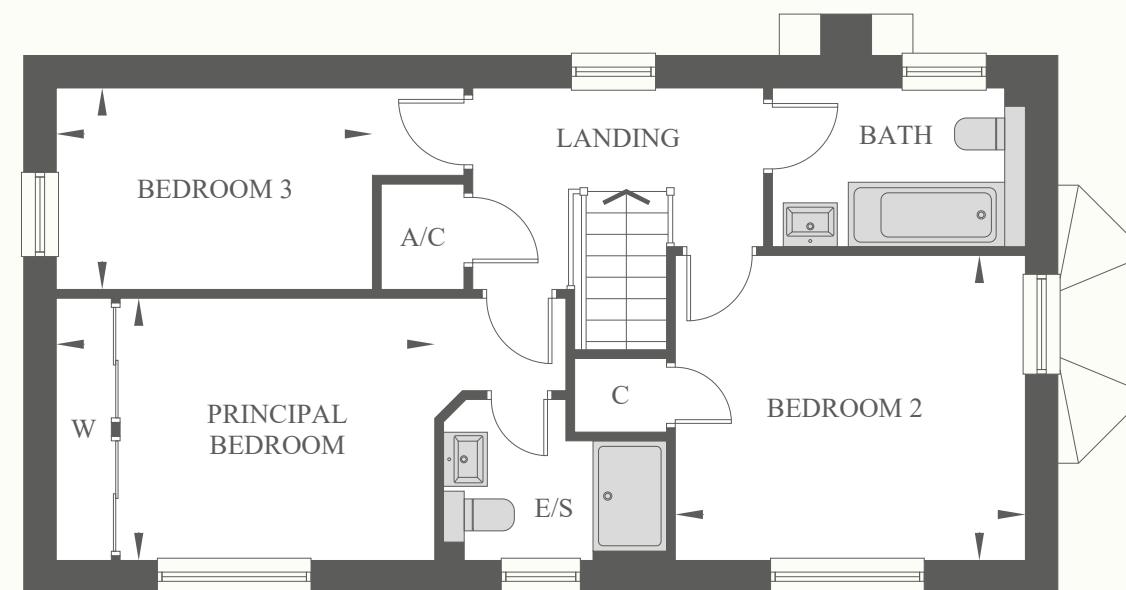
Ground Floor

C - Cupboard, W - Wardrobe, E/S - Ensuite, (h) - Handed. Arrows indicate where measurements are taken from. Floor plans and computer generated images are indicative only and external finishes may vary. Please refer to the drawings in the marketing suite. Dimensions shown may vary within a tolerance of +/-50mm and are not intended to be used for carpet sizes, appliance sizes or items of furniture. Floor plans are not shown to scale.

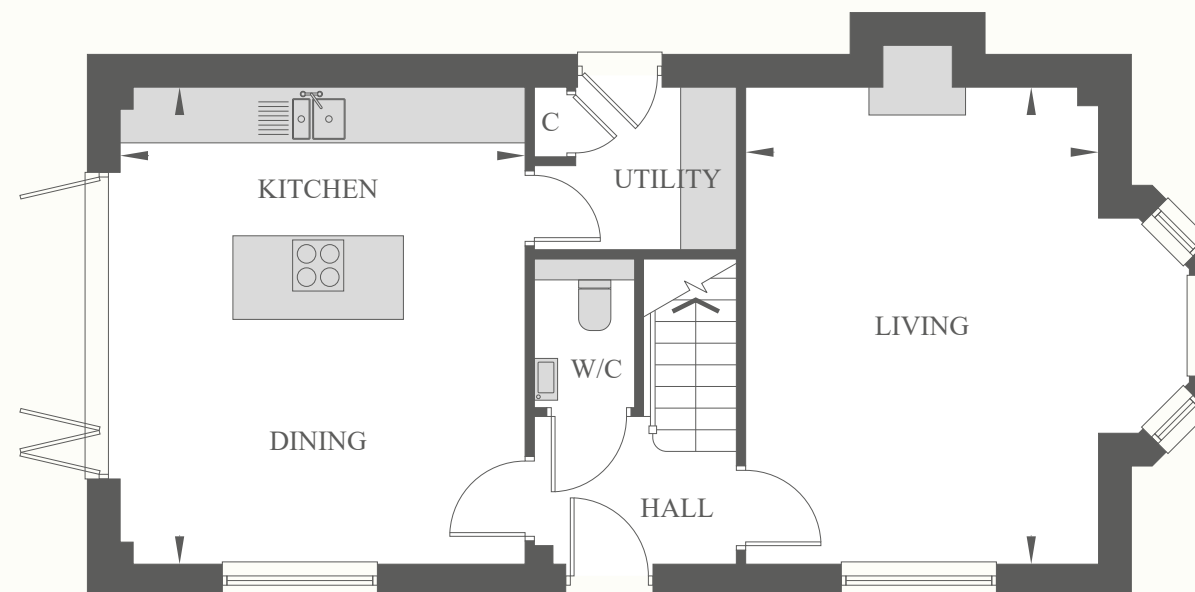
THE DAMASK

THE ORWELL COLLECTION

3-BEDROOM DETACHED HOME
Plots 17, 86, 87(h) & 98(h)



First Floor



Ground Floor

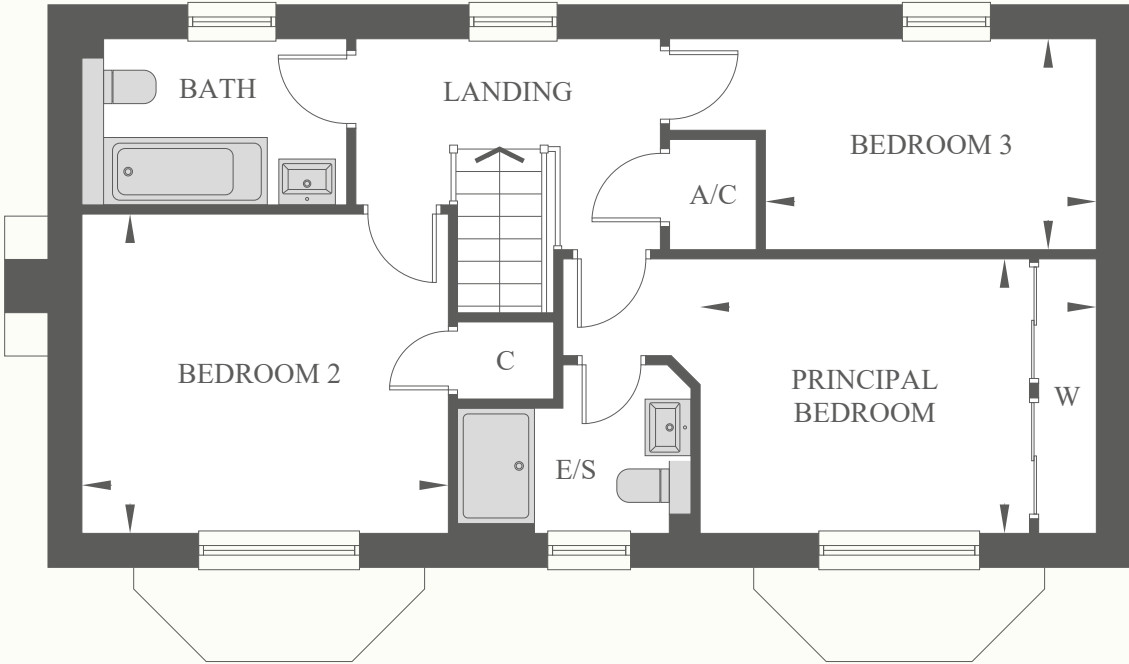
Living Room	5.08m x 3.75m	16'8" x 12'4"
Kitchen/Dining Room	5.08m x 4.31m	16'8" x 14'2"
Principal Bedroom	4.07m x 2.81m	13'4" x 9'3"
Bedroom 2	3.76m x 3.27m	12'4" x 10'9"
Bedroom 3	3.39m x 2.15m	11'2" x 7'1"

C - Cupboard, W - Wardrobe, E/S - Ensuite, (h) - Handed. Arrows indicate where measurements are taken from. Floor plans and computer generated images are indicative only and external finishes may vary. Please refer to the drawings in the marketing suite. Dimensions shown may vary within a tolerance of +/-50mm and are not intended to be used for carpet sizes, appliance sizes or items of furniture. Floor plans are not shown to scale.

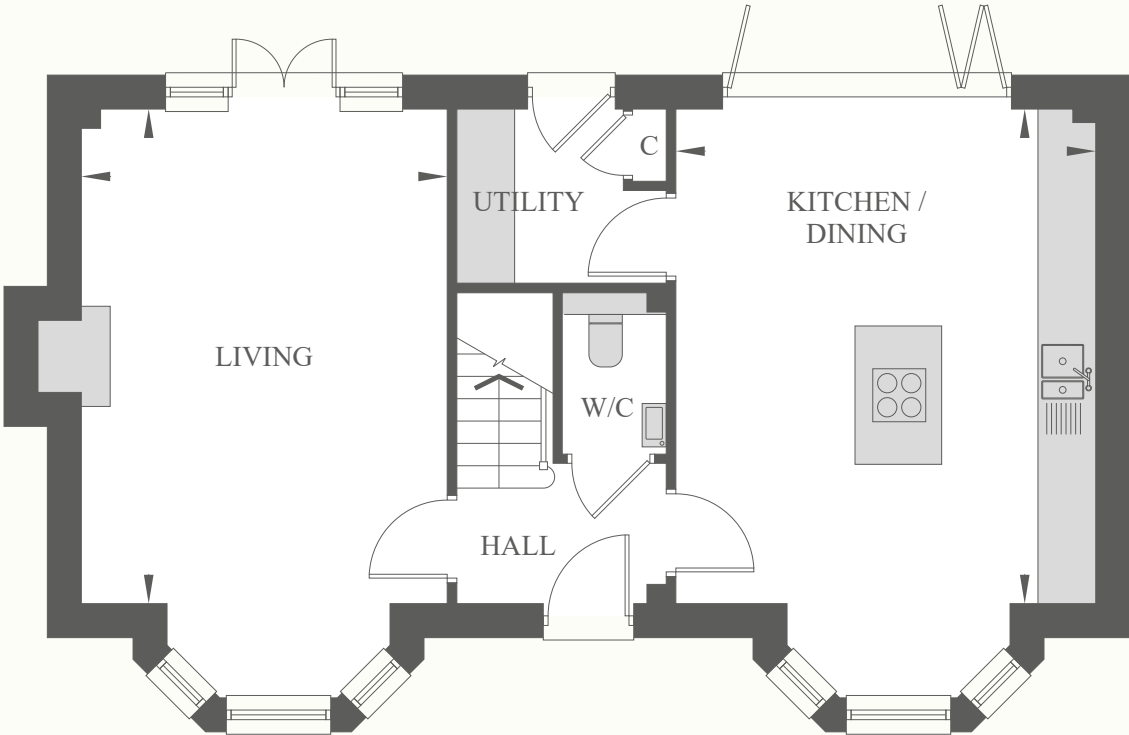
THE DAMASK V

THE ORWELL COLLECTION

3-BEDROOM DETACHED HOME
Plots 28 & 34



First Floor



Ground Floor

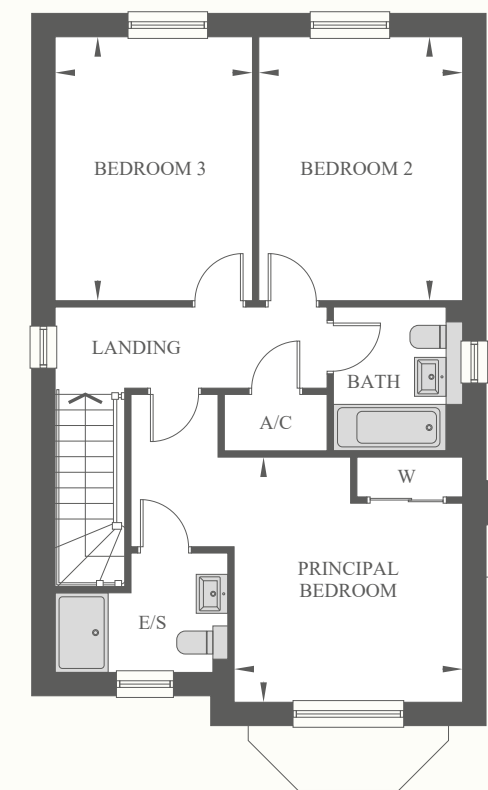
Living Room	5.08m x 3.75m	16'8" x 12'4"
Kitchen/Dining Room	5.08m x 4.31m	16'8" x 14'2"
Principal Bedroom	4.07m x 2.81m	13'4" x 9'3"
Bedroom 2	3.76m x 3.27m	12'4" x 10'9"
Bedroom 3	3.39m x 2.15m	11'2" x 7'1"

C - Cupboard, W - Wardrobe, E/S - Ensuite. Arrows indicate where measurements are taken from. Floor plans and computer generated images are indicative only and external finishes may vary. Please refer to the drawings in the marketing suite. Dimensions shown may vary within a tolerance of +/-50mm and are not intended to be used for carpet sizes, appliance sizes or items of furniture. Floor plans are not shown to scale.

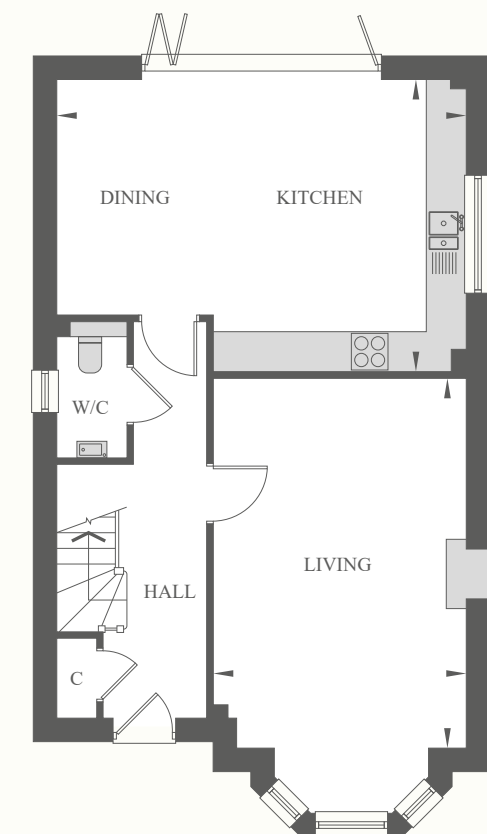
THE ELEANOR

THE ORWELL COLLECTION

3-BEDROOM DETACHED HOME
Plots 56, 88(h) & 91(h)



First Floor



Ground Floor

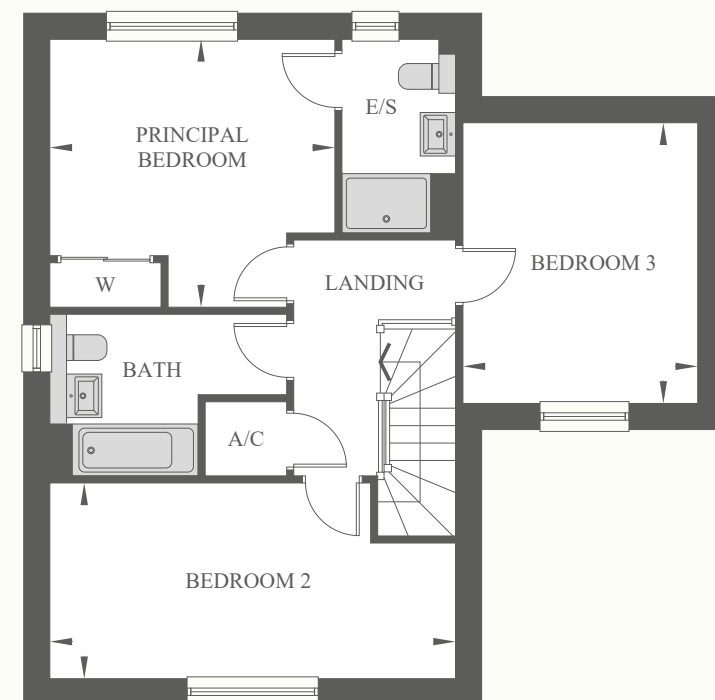
Living Room	5.50m x 3.74m	18'1" x 12'4"
Kitchen/Dining Room	6.09m x 4.33m	20'0" x 14'3"
Principal Bedroom	3.65m x 3.39m	12'0" x 11'2"
Bedroom 2	3.94m x 3.03m	12'11" x 9'11"
Bedroom 3	3.94m x 2.93m	12'11" x 9'8"

C - Cupboard, W - Wardrobe, E/S - Ensuite, (h) - Handed. Arrows indicate where measurements are taken from. Floor plans and computer generated images are indicative only and external finishes may vary. Please refer to the drawings in the marketing suite. Dimensions shown may vary within a tolerance of +/-50mm and are not intended to be used for carpet sizes, appliance sizes or items of furniture. Floor plans are not shown to scale.

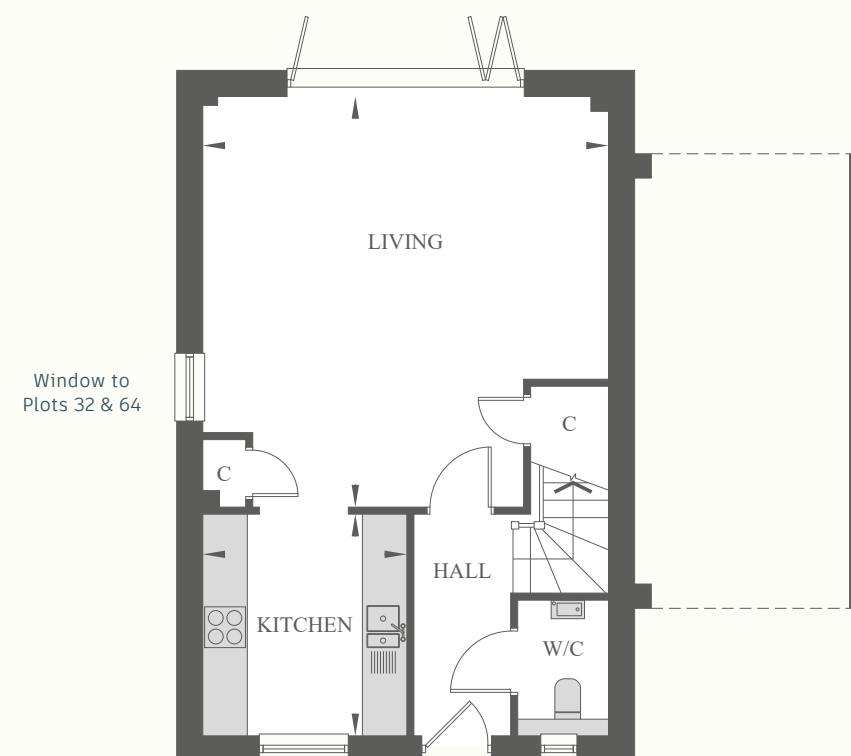
THE GEORGIA

THE ORWELL COLLECTION

3-BEDROOM SEMI-DETACHED HOME
Plots 32(h), 33, 62(h), 63, 64(h), 65, 94(h), 95, 96(h) & 97



First Floor



Ground Floor

Living/Dining Room	5.49m x 5.42m	18'0" x 17'9"
Kitchen	2.95m x 2.71m	9'8" x 8'11"
Principal Bedroom	3.80m x 3.57m	12'6" x 11'9"
Bedroom 2	5.42m x 2.60m	17'9" x 8'6"
Bedroom 3	3.73m x 3.12m	12'3" x 10'3"

C - Cupboard, W - Wardrobe, E/S - En-suite, (h) - Handed. Arrows indicate where measurements are taken from. Floor plans and computer generated images are indicative only and external finishes may vary. Please refer to the drawings in the marketing suite. Dimensions shown may vary within a tolerance of +/-50mm and are not intended to be used for carpet sizes, appliance sizes or items of furniture. Floor plans are not shown to scale.

THE ORWELL COLLECTION

KITCHEN/UTILITY

- Stylish fitted kitchen with integrated appliances and laminate worktops with matching upstands, selected from an extensive range of finishes and styles*
- Integrated single oven/s**
- Integrated dishwasher
- Integrated fridge freezer
- Chrome switches and sockets at eye level
- Ceramic hob
- Extractor hood with light
- Stainless steel splashback
- 1½ bowl stainless steel sink with chrome mixer tap
- Under pelmet lighting (where applicable)/ LED downlights to ceiling
- Tiled floors from an extensive range*
- Soft-close drawers and doors, cutlery tray and recycling bins
- Space and plumbing for a washing machine or washer/dryer in utility; if no utility integrated washing machine in the kitchen provided

ENVIRONMENT

- 'Fabric First' construction providing highly insulated homes designed to the latest regulations which achieve excellent energy performance ratings and minimal heat loss

INTERNAL FINISHES

- Plastered walls and ceilings with matt emulsion finish
- Satinwood painted woodwork with gloss finished window sills
- Oak handrail to staircases with white painted spindles
- Chrome electrical switches and sockets at eye level on the ground floor. White switches and the sockets at low level on ground floor and throughout the remainder of the house
- 5 vertical panel, white painted internal doors with high quality chrome ironmongery
- Wardrobe to principal bedroom with shelf, hanging rail and LED lighting. Mirrored doors where sliding doors provided
- Grooved design skirting boards with architrave to match
- White UPVC windows with chrome ironmongery

BATHROOM, EN-SUITE & CLOAKROOM

- Stylish 'Roca' sanitary ware with complementary chrome fittings
- Vanity units in choice of colours* (provided where applicable)
- Stone resin low profile shower trays with clear glass enclosures and contemporary chrome fittings
- Heated towel rails to bathrooms and en-suites – individually controlled
- LED downlights to ceilings
- Floor and wall tiling from an extensive range*
- Single toothbrush charger and shaver socket to principal en-suite. Provided in the main bathroom where no en-suite

* Subject to reservation timing/build programme ** Plot dependent – undermounted - single ovens only
*** Colours provided from our range **** Maximum provision 7.2KW



EXTERNALLY

- Composite front door with polished chrome door furniture
- Black guttering and downpipes
- White UPVC fascia, soffit, and barge boards
- External lights
- Doorbell to front door
- External tap
- Attractive numeral plaque to front aspect
- Natural stone paved entrance paths and patios to rear
- Block paved driveway and parking areas
- External power socket
- Electric car charger ****
- Power and lighting to garage if applicable
- Cultivated turf and planting to front gardens in accordance with the approved planting design
- Turf to rear gardens

CONNECTIVITY/BROADBAND

- 'Fibre to the Home' fibre optic broadband connection to your home hub, providing locally unrivalled upload and download speeds
- CAT 6 cabling from home hub
- Data points and USB charge points to all bedrooms, living rooms, kitchen, or kitchen/dining/family room. Two data points provided to study/smallest bedroom for home office provision. TV points provided to living room and principal bedroom only

SPACE & WATER HEATING

- Air to water heat pump to provide heating and domestic hot water
- Underfloor heating to ground floors with zonal thermostatic control
- White radiators with individual thermostatic radiator valve controls to first floor rooms
- Multi-fuel stove with granite or limestone* hearth and surround (to house types with flued chimneys)

THE CARAVELLE

COLLECTION



THE IMOGEN VARIATION

4-BEDROOM SEMI-DETACHED
99(h) & 100



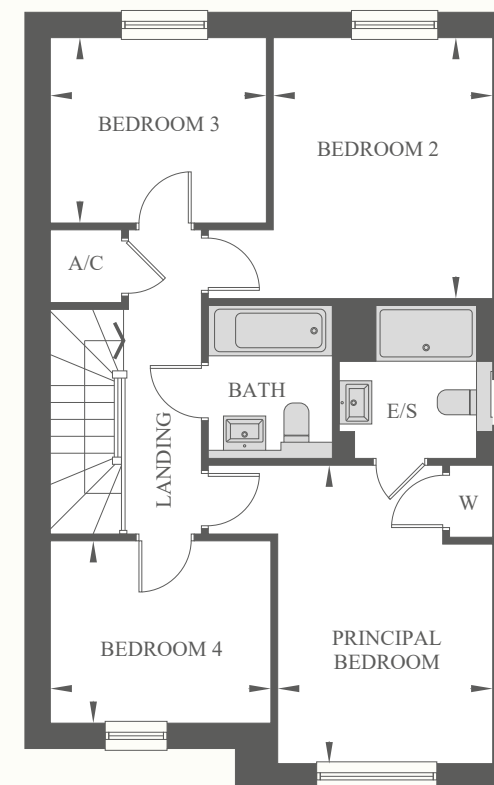
THE RUBY

4-BEDROOM DETACHED
29(h), 30, 31 & 59

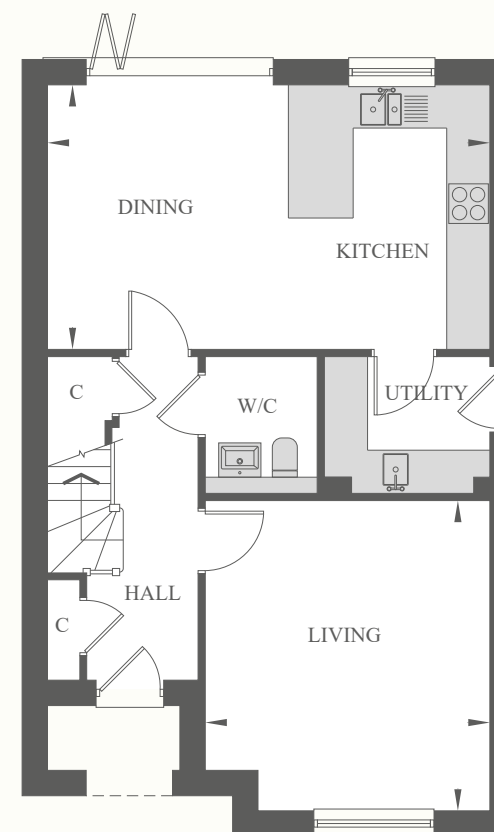


THE RUBY
THE CARAVELLE COLLECTION

4-BEDROOM DETACHED HOME
Plots 29(h), 30, 31 & 59



First Floor



Ground Floor

Living Room	4.26m x 3.90m	14'0" x 12'10"
Kitchen/Dining Room	6.09m x 3.62m	20'0" x 11'11"
Principal Bedroom	4.10m x 2.94m	13'6" x 9'8"
Bedroom 2	3.58m x 3.01m	11'9" x 9'11"
Bedroom 3	2.96m x 2.51m	9'9" x 8'3"
Bedroom 4	3.02m x 2.49m	9'11" x 8'2"

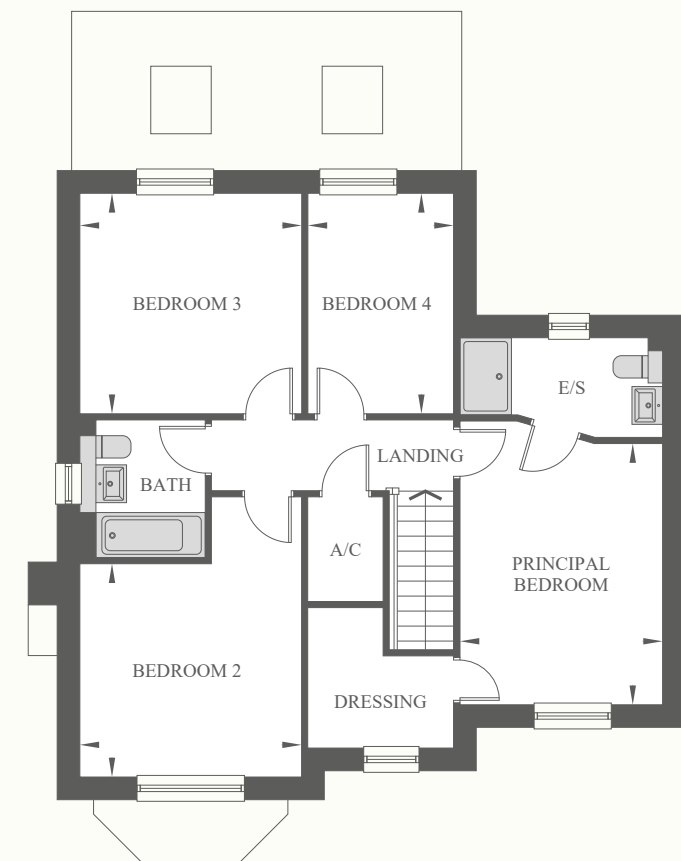
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THE IMOGEN V
THE CARAVELLE COLLECTION

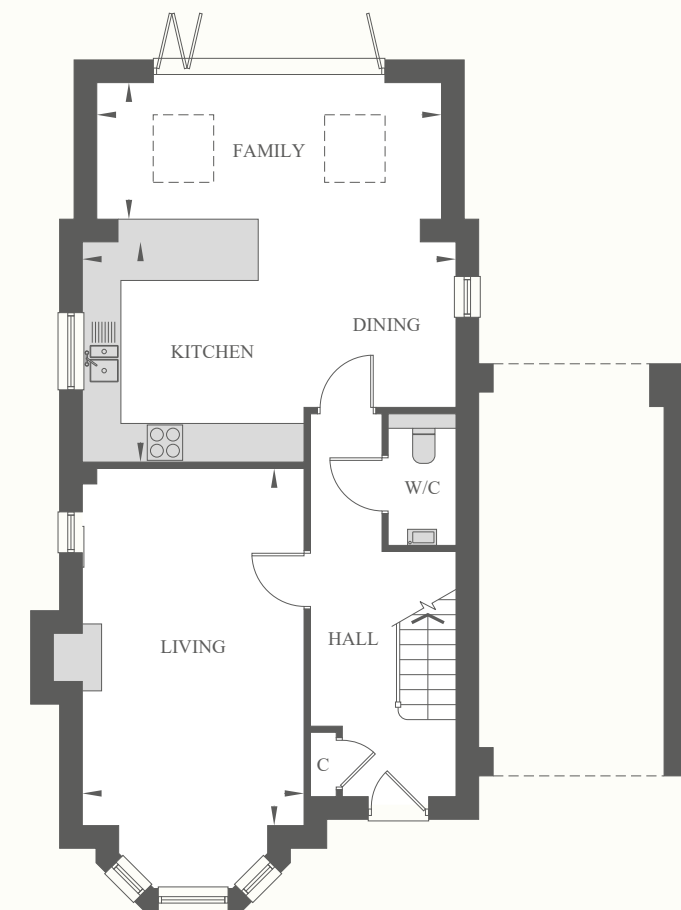
4-BEDROOM SEMI-DETACHED HOME
Plots 99(h) & 100



Living Room	5.50m x 3.39m	18'1" x 11'2"
Kitchen/Dining Room	5.76m x 3.37m	18'11" x 11'1"
Family Room	5.31m x 2.07m	17'5" x 6'10"
Principal Bedroom	4.02m x 3.10m	13'2" x 10'2"
Bedroom 2	3.40m x 3.27m	11'2" x 10'9"
Bedroom 3	3.41m x 3.38m	11'2" x 11'1"
Bedroom 4	3.38m x 2.22m	11'1" x 7'4"



First Floor



Ground Floor

C - Cupboard, W - Wardrobe, E/S - Ensuite, (h) - Handed. Arrows indicate where measurements are taken from. Floor plans and computer generated images are indicative only and external finishes may vary. Please refer to the drawings in the marketing suite. Dimensions shown may vary within a tolerance of +/-50mm and are not intended to be used for carpet sizes, appliance sizes or items of furniture. Floor plans are not shown to scale.

THE CARAVELLE COLLECTION

KITCHEN/UTILITY

- Stylish fitted kitchen with integrated appliances and laminate worktops* matching upstands, selected from an extensive range of finishes and styles**
- Induction / Ceramic hob (Please note that a ceramic hob is a better option if you have a pacemaker)
- Integrated double oven
- Extractor hood with light
- Integrated dishwasher
- Integrated fridge freezer
- Integrated washing machine if no utility
- Stainless steel or coloured glass splashback***
- 1 1/2 bowl stainless steel sink with chrome mixer tap
- Under pelmet lighting (where applicable) / LED downlights to ceiling
- Chrome switches and sockets at eye level
- Tiled floors from an extensive range**
- Space and plumbing for a washing machine or washer/dryer in utility; if no utility integrated washing machine in the kitchen provided
- Soft-close drawers and doors, cutlery tray and recycling bins

ENVIRONMENT

- 'Fabric First' construction providing highly insulated homes designed to the latest regulations which achieve excellent energy performance ratings and minimal heat loss

INTERNAL FINISHES

- Plastered walls and ceilings with matt emulsion finish
- Satinwood painted woodwork with gloss finished window sills
- Oak handrail to staircases with white painted spindles
- Chrome electrical switches and sockets at eye level on the ground floor. White switches and sockets at low level on ground floor and throughout the remainder of the house
- 5 vertical panel, white painted internal doors with high quality chrome ironmongery
- Wardrobe to principal bedroom with shelf, hanging rail and LED lighting. Mirrored doors where sliding doors provided
- Grooved design skirting boards with architrave to match
- UPVC windows with chrome ironmongery

BATHROOM, EN-SUITE & CLOAKROOM

- Stylish 'Roca' sanitary ware with complementary chrome fittings
- Vanity units in choice of colours** (provided where applicable) to en-suite and family bathroom
- Stone resin low profile shower trays with clear glass enclosures and contemporary chrome fittings
- Heated towel rails to bathrooms and en-suites – individually controlled
- LED downlights to ceilings
- Single toothbrush charger and shaver socket to principal en-suite
- Regular mirrors provided
- Floor and wall tiling from an extensive range*

* Choice of standard or 20mm square edged profile ** Subject to reservation timing/build programme
*** Black or white coloured glass available **** Maximum provision 7.2KW



EXTERNALLY

- Composite front door with polished chrome door furniture
- Black guttering and downpipes
- White UPVC fascia, soffit, and barge boards
- External lights
- Doorbell to front door
- External tap
- Attractive numeral plaque to front aspect
- Natural stone paved entrance paths and patios to rear
- Block paved driveway and parking areas
- External power socket
- Electric car charger ****
- Power and lighting to garage if applicable
- Cultivated turf and planting to front gardens in accordance with the approved planting design
- Turf to rear gardens

CONNECTIVITY/BROADBAND

- 'Fibre to the Home' fibre optic broadband connection to your home hub, providing locally unrivalled upload and download speeds
- CAT 6 cabling from home hub
- Data points and USB charge points to all bedrooms, living rooms, kitchen, or kitchen/dining/family room. Two data points provided to study/smallest bedroom for home office provision. TV points provided to living room and principal bedroom only

SPACE & WATER HEATING

- Air to water heat pump to provide heating and domestic hot water
- Underfloor heating to ground floors with zonal thermostatic control
- White radiators with individual thermostatic valve controls to first floor rooms
- Multi-fuel stove with granite or limestone* hearth and surround with mantle (to house types with flued chimneys)

THE LAUREATE

COLLECTION



THE WILLOW

4-BEDROOM DETACHED
16(h)



THE BERKELEY

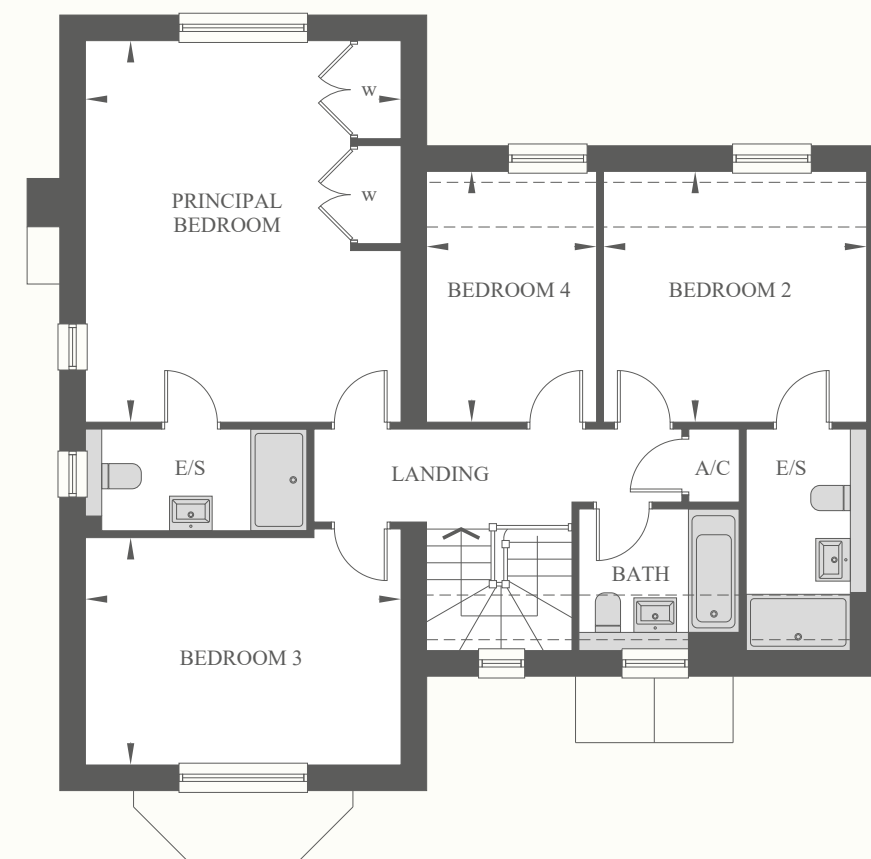
4-BEDROOM DETACHED
1 & 66



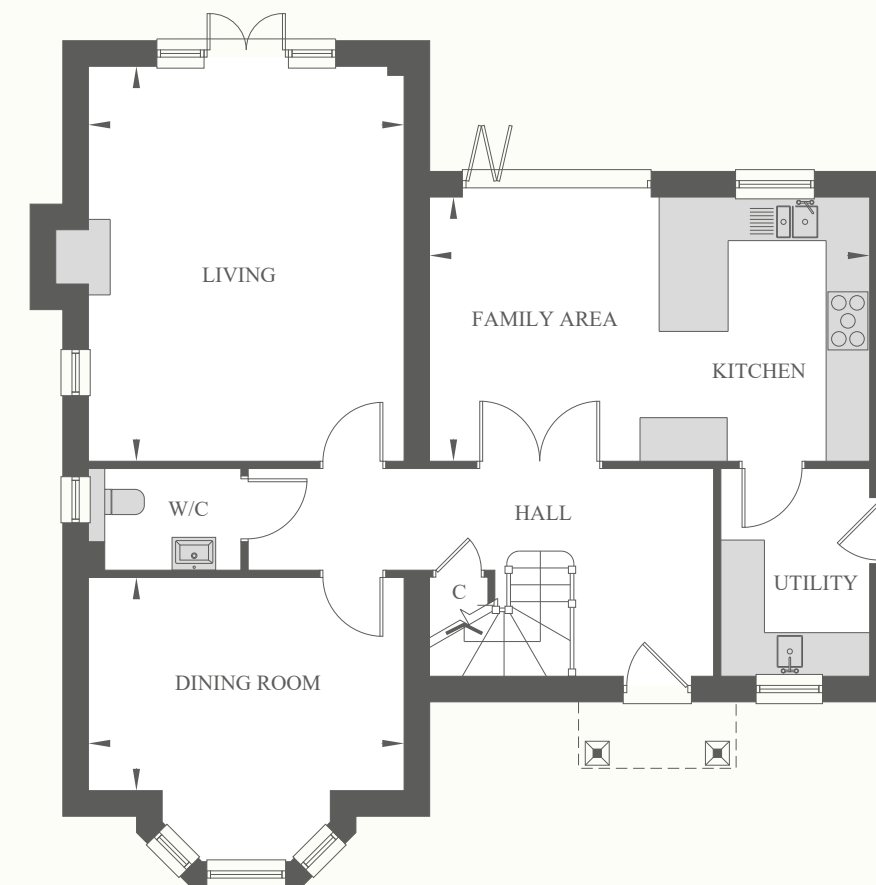
THE WILLOW

THE LAUREATE COLLECTION

4-BEDROOM DETACHED HOME
Plot 16(h)



First Floor



Ground Floor

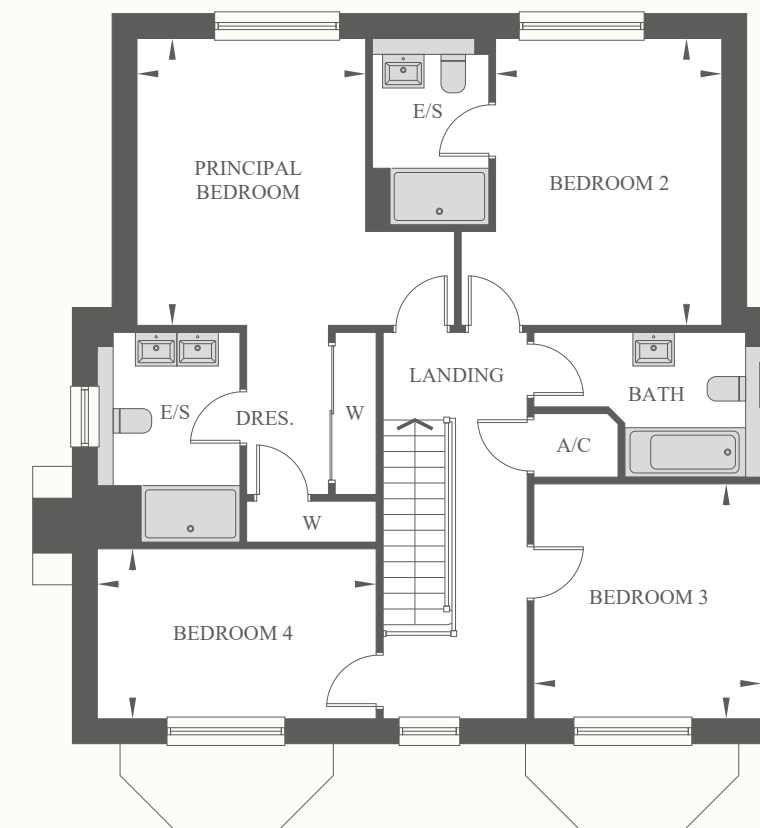
Living Room	5.38m x 4.29m	17'8" x 14'1"
Kitchen/Family Room	6.01m x 3.58m	19'9" x 11'9"
Dining Room	4.29m x 2.88m	14'1" x 9'6"
Principal Bedroom	5.21m x 4.29m	17'1" x 14'1"
Bedroom 2	4.29m x 3.09m	14'1" x 10'2"
Bedroom 3	3.58m x 3.41m	11'9" x 11'2"
Bedroom 4	3.41m x 2.30m	11'2" x 7'7"

C - Cupboard, W - Wardrobe, E/S - Ensuite, (h) - Handed. Arrows indicate where measurements are taken from. Floor plans and computer generated images are indicative only and external finishes may vary. Please refer to the drawings in the marketing suite. Dimensions shown may vary within a tolerance of +/-50mm and are not intended to be used for carpet sizes, appliance sizes or items of furniture. Floor plans are not shown to scale.

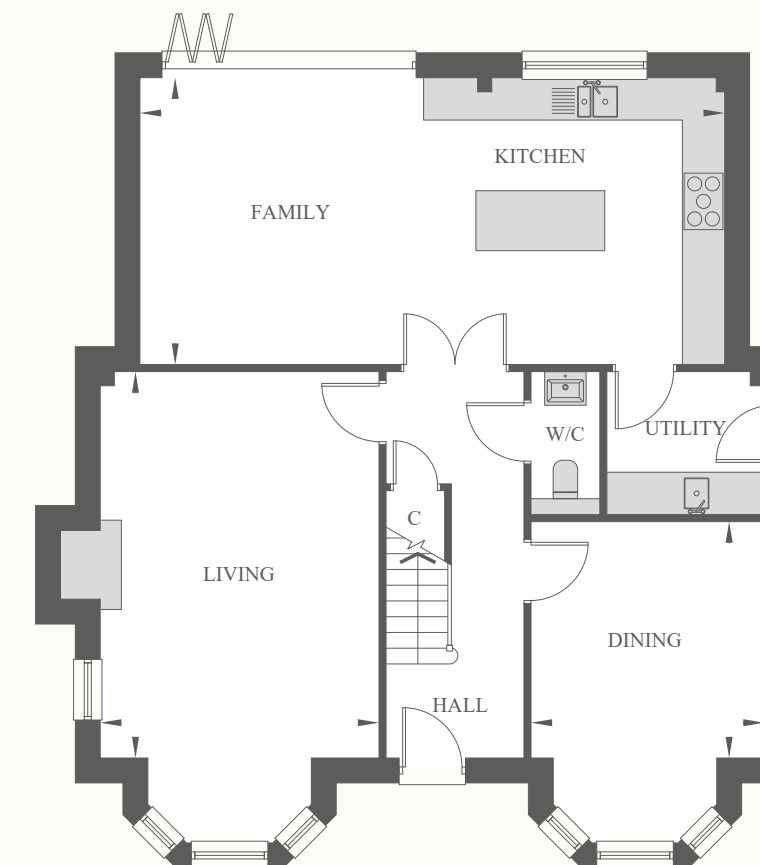
THE BERKELEY

THE LAUREATE COLLECTION

4-BEDROOM DETACHED HOME
Plots 1 & 66



First Floor



Ground Floor

Living Room	5.42m x 3.90m	17'9" x 12'10"
Kitchen/Family Room	8.23m x 4.01m	27'0" x 13'2"
Dining Room	3.29m x 3.25m	10'10" x 10'8"
Principal Bedroom	4.01m x 3.20m	13'2" x 10'6"
Bedroom 2	4.01m x 3.16m	13'2" x 10'5"
Bedroom 3	3.28m x 3.17m	10'9" x 10'5"
Bedroom 4	3.90m x 2.35m	12'10" x 7'9"

C - Cupboard, W - Wardrobe, E/S - Ensuite. Arrows indicate where measurements are taken from. Floor plans and computer generated images are indicative only and external finishes may vary. Please refer to the drawings in the marketing suite. Dimensions shown may vary within a tolerance of +/-50mm and are not intended to be used for carpet sizes, appliance sizes or items of furniture. Floor plans are not shown to scale.

THE LAUREATE COLLECTION

KITCHEN/UTILITY

- Stylish fitted kitchen with integrated appliances and stone worktops with matching upstands, selected from an extensive range of finishes and styles*
- Laminate worktops and upstands in utility room
- Integrated wine cooler (where applicable)
- Induction / Ceramic hob (Please note that a ceramic hob is a better option if you have a pacemaker)
- Integrated double oven or two single ovens
- Extractor hood with light
- Integrated fridge freezer
- Integrated dishwasher
- Stainless steel or coloured glass splashback**
- 1½ bowl undermounted stainless steel sink with chrome mixer tap
- Under pelmet lighting (where applicable) / LED downlights to ceiling
- Chrome switches and sockets at eye level
- Tiled floors from an extensive range*
- Space and plumbing for a washing machine or washer/dryer in utility
- Soft-close drawers and doors, cutlery tray and recycling bins

ENVIRONMENT

- 'Fabric First' construction providing highly insulated homes designed to the latest regulations which achieve excellent energy performance ratings and minimal heat loss

INTERNAL FINISHES

- Plastered walls and ceilings with matt emulsion finish
- Satinwood painted woodwork with gloss finished window sills
- Oak handrail to staircases with white painted spindles
- Chrome electrical switches and sockets to all ground floor, first floor landing and bathrooms/en-suites. White switches and sockets throughout the remainder of house
- 4 panel white painted internal doors with high quality chrome ironmongery
- Wardrobe to principal bedroom with shelf, hanging rail and LED lighting. Mirrored doors where sliding doors provided
- Ogee design skirting boards with architrave to match
- White UPVC windows and chrome ironmongery

BATHROOM, EN-SUITE & CLOAKROOM

- Stylish sanitary ware from ROCA with complementary chrome fittings
- Vanity units in choice of colours* to all en-suites and bathroom
- Illuminated demisting mirror over basin – principal en-suite only, mirrors in all other wet rooms and cloakroom
- Stone resin low profile shower trays with clear glass enclosures and contemporary chrome fittings
- Heated towel rails to bathrooms and en-suites – individually controlled
- LED downlights to ceilings
- Floor and wall tiling from an extensive range*
- Single toothbrush charger and shaver socket to principal en-suite (where double basin 2x are provided, one each side)

* Subject to reservation timing/build programme ** Black or white coloured glass available
*** Maximum provision 7.2KW



EXTERNALLY

- Composite front door with polished chrome door furniture
- Black guttering and downpipes
- White UPVC fascia, soffit, and barge boards
- External lights
- Doorbell to front door
- External tap
- Attractive numeral plaque to front aspect
- Natural stone paved entrance paths and patios to rear
- Block paved driveway and parking areas
- External power socket
- Electric car charger ***
- Power and lighting to garage
- Cultivated turf and planting to front gardens in accordance with the approved planting design
- Turf to rear gardens

CONNECTIVITY/BROADBAND

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SPACE & WATER HEATING

- Air to water heat pump to provide heating and domestic hot water
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- White radiators with individual thermostatic radiator valve controls to first floor rooms
- Multi-fuel stove with granite or limestone* hearth and surround (to house types with flued chimneys)

QUALITY YOU CAN TRUST

At Rose Homes, we take pride in building houses that stand the test of time.
As a traditional housebuilder, we believe in the enduring quality
of masonry construction (brick and block).

WHY CHOOSE BRICK/BLOCK CONSTRUCTION?

DURABILITY: Our homes are built to last. Brick/block construction is renowned for its strength and durability, capable of withstanding extreme weather conditions and resistant to fire, rot, and pests.

ENERGY EFFICIENCY: With high thermal mass, brick/block construction helps regulate indoor temperatures, reducing energy consumption for heating and cooling.

SOUND INSULATION: Enjoy a peaceful home environment with the excellent sound insulation properties of brick/block, minimising noise from both outside and inside.

LOW MAINTENANCE: Brick/block construction requires minimal upkeep, making it a cost-effective option for long term durability.

NHBC / BUILDING CONTROL / ROSE QUALITY INSPECTION

During the construction process, your home will undergo various checks to ensure it is built and finished correctly. Two external inspectors, along with our in-house Quality Inspection conducted by our Construction Director, will review the home.

Your home has been crafted according to the standards set by the NHBC (National Housing Building Council) and in compliance with the relevant building regulations.

A home only achieves the Buildmark warranty and Building Regulations Certificate if it passes the checks throughout the entire construction process.

BUILDING YOUR HOME STEP-BY-STEP

Did you know that most of the building process is done by hand? Here's a summary of how we build your home, from foundations to finishing touches.

- 1

Laying the Foundations
Building a home is a complex process that typically takes 26 to 32 weeks and involves up to 100 skilled tradespeople and technicians. Here's how we start. Ground Preparation: The ground is cleared, prepared, and levelled. Depending on the type of ground and property, we use a variety of foundation types, at Barleyfields we use traditional foundations where trenches are dug and filled with concrete.
- 2

Sub-Structure and Drainage
Sub-Structure: Block work is built up to the damp proof course. Internal and external drainage infrastructure is installed, and the ground floor is constructed using concrete beams and blocks for insulation and support.
- 3

Super Structure
Building Up: Our skilled bricklayers erect all brickwork and blockwork, leaving openings for windows and doors. Scaffolding is added as the walls rise, with timber joists and flooring forming different levels. External features and cavity wall insulation are added next.
- 4

All Under One Roof
Roof Construction: A crane lifts roof timber trusses into place, and the roofers add felt, battens, fascia boards, soffits, guttering are installed and tiles. Once the roof is complete, scaffolding is removed, and external detailing like rendering and rainwater goods are added.
- 5

The Inside Job
First Fix: Work begins inside with carpenters, electricians, plumbers, and window fitters adding the internal framework. This includes stairs, stud walls, windows, cables, and pipes.
- 6

Smooth Operators
Plastering: Dryliners and Plasterers tackle the walls and ceilings in three stages: tacking, sticking, and plastering. Once dry, painters apply a 'mist coat' of paint.
- 7

The Famous Five
Second Fix: Carpenters, electricians, plumbers, ceramic tilers, and kitchen fitters bring the home to the pre-decoration stage. This includes skirting boards, doors, door frames, electrical fixtures, radiators, sanitary ware, wall and floor tiles, and kitchen fittings.
- 8

Finishing Touches
Decoration and Landscaping: Painters complete all internal surfaces, while carpenters add final touches like door furniture and shelving. Plumbers and electricians finish connecting utilities and fitting appliances.

Outside, landscaping is completed with driveways, paths, and fencing.

Final Inspections and Handover: After a thorough cleaning and final inspections, carpets (if purchased) are laid, and we prepare for your home preview. Once all finishing touches are done, we hand over the keys to your brand-new home.



WELCOME TO ROSE HOMES –
WHERE QUALITY AND CRAFTSMANSHIP
CREATE LASTING VALUE.

COMMITTED TO OUR CUSTOMER JOURNEY

We fully understand the excitement and significance of buying a new home, so to make it a special experience, we aim for the very best service standards.

We have developed our Customer Journey to ensure you feel informed, in control and, most of all, excited about moving into your new Rose Home. Our Customer Charter sets the standards of service and commitment to you, ensuring a consistent, high-quality service. We continue to invest in making our customers' lives better; whether that's through finding new ways of communicating throughout the customer journey or by implementing new technological solutions.

"The journey to owning a new home should be as exciting and rewarding as the home itself. That's why we are committed to guiding our homeowners every step of the way, ensuring they feel informed, supported, and confident throughout the entire process. From the first inquiry to moving day and beyond, we're here to make the experience seamless, personal, and truly special."

– Alex Leader, Sales & Marketing Director

ELEVATE YOUR HOME

The great thing about buying a ROSE home is that you can make it your own from the very beginning.

You may already have some ideas about what you would like for your home. Or maybe you're looking for some inspiration. In either case, our consultants are there to help. It could be a simple item such as an additional electrical socket or maybe you want to add flooring or fitted wardrobes. Whatever you choose it could be provided before the completion of your home (depending on the build stage when you reserve).

When it comes to getting the details right, we're committed to quality throughout. We only work with high-quality brands, from sleek, designer kitchens to cool, contemporary bathrooms, right down to the fine details of tiles and taps. There's plenty to inspire your imagination and suggest a whole range of possibilities for you to create a place to call home.

So, if you're ready, it's time to consider your options.



Please note any changes, upgrades or additions are subject to cost confirmation and may not be possible in some situations. We require a 50% upfront payment to be made to enable us to order, install or carry out any changes, upgrades or additions.

