

-THE- QUARRY

ERITH

BALLAST ROAD & ADIT ROAD

FLOOR PLANS AND SPECIFICATION

- FIND YOUR PLACE -

WHERE QUALITY OF LIFE COMES FIRST



Computer generated images are for illustrative purposes only.

SPECIFICATION

KITCHENS

- Contemporary kitchens with soft close doors and drawers
- Under cabinet LED lighting
- Laminate worktop with matching upstands
- Stainless steel splashback behind hob
- Stainless steel 1 1/2 bowl sink with chrome mixer tap
- Fully integrated appliances including oven, induction hob, integrated extractor, fridge freezer and dishwasher
- Houses include combi-microwave/oven

BATHROOMS

- Chrome bath, shower and basin taps
- Wall mounted white hand basin
- Wall hung WC with soft close seat
- Concealed cistern and dual flushplate
- White bath with fixed shower screen
- Chrome electric heated towel rail
- Made to measure mirror
- Chrome shaver socket
- Ceramic wall tiles in a contemporary colour palette
- Amtico flooring

EN-SUITE

- Chrome shower and basin taps
- Wall mounted white hand basin
- Wall hung WC with soft close seat
- Concealed cistern and dual flush plate
- White shower tray with contemporary fixed shower screen and swivel panel
- Chrome electric heated towel rail
- Made to measure mirror above basin or WC
- Chrome shaver socket
- Ceramic wall tiles in a contemporary colour palette
- Amtico flooring

HEATING, ELECTRICAL & LIGHTING

- Underfloor heating throughout including bathrooms provided by Air Source Heat Pump
- White sockets throughout, certain sockets with USB ports
- LED downlights to kitchen, WC, bathroom, ensuite, hallways, landings and open plan kitchen/dining areas
- Pendant lighting to all bedrooms and living rooms
- TV/SAT/FM outlets and BT outlet in living room
- Mains operated ceiling mounted smoke/heat detectors with battery powered back up
- Homes are pre-wired for terrestrial aerial installation (homeowners responsibility to fit terrestrial aerial)
- Sky Q enabled to Sky dish installation (homeowners responsibility to arrange Sky dish installation)
- All homes are fiber optic enabled (subject to subscription)

GENERAL

- Secure cycle storage and bin stores to every home
- 10 year NHBC warranty
- Stone patio paving slabs and turf to rear gardens
- Allocated car parking to every home
- Air Source Heat Pump to all houses
- Photovoltaic panels on the roof
- 7.3kw electric car charging point
- Integrated washer dryer located in utility room cupboard

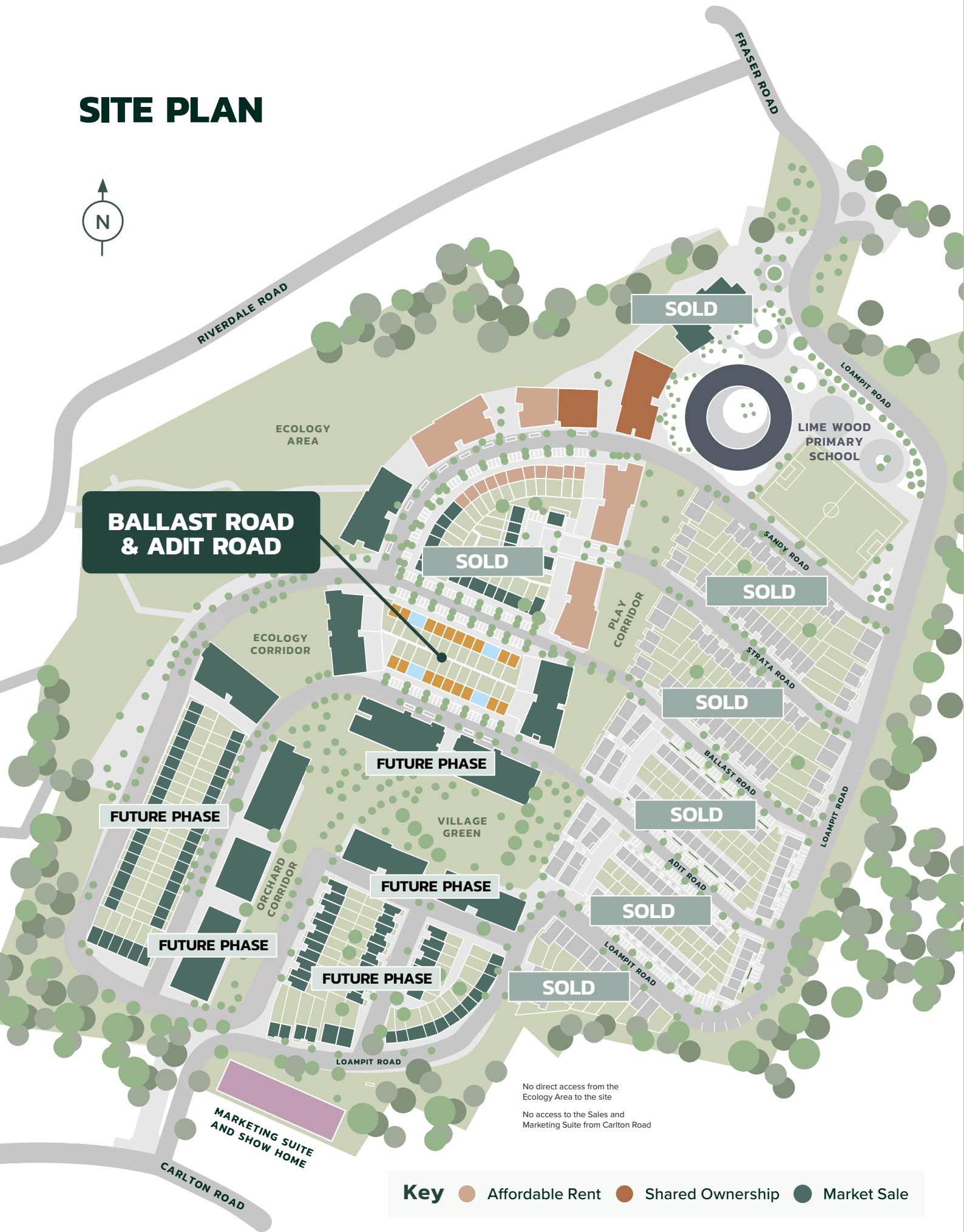
FINISHES

- Amtico flooring to kitchens, bathrooms, ensuites, hallways & living rooms
- Fitted carpets to all bedrooms, landings and stairs
- Fitted wardrobe to master bedrooms with chrome hanging rails
- White emulsion to all walls and ceilings

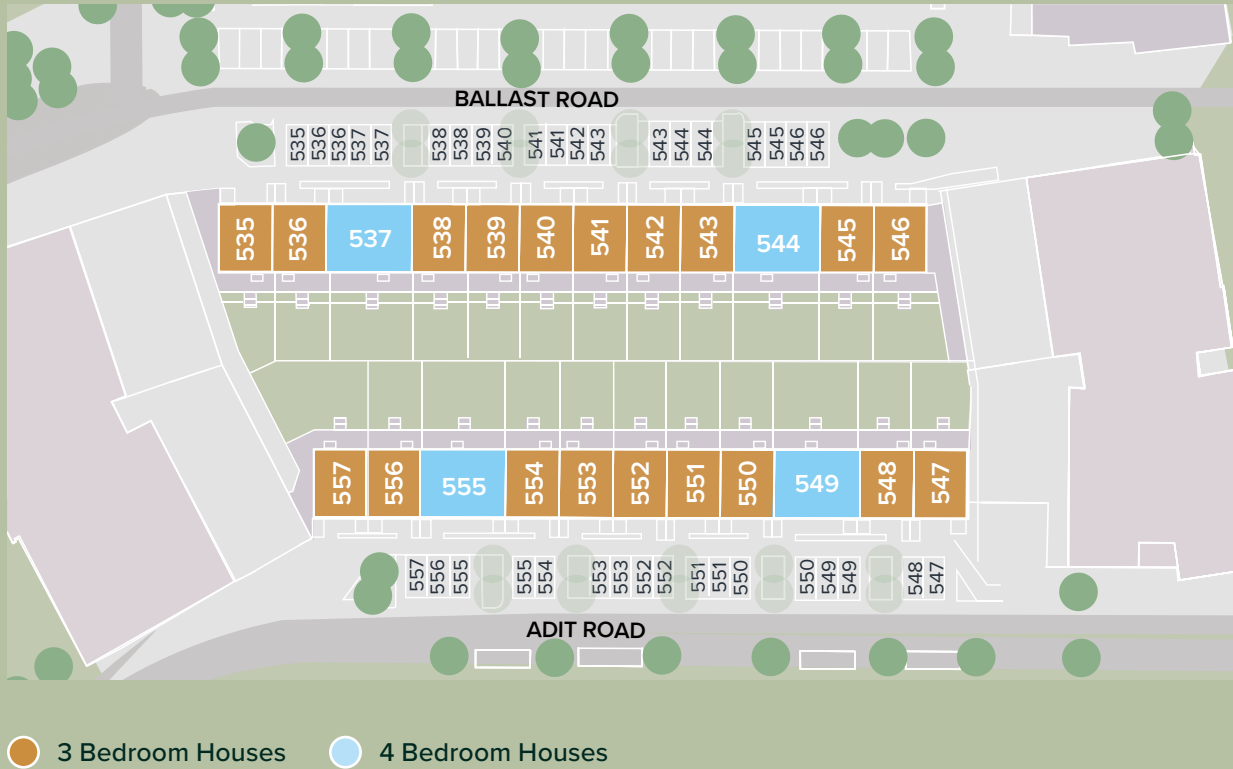


The specification of the properties is correct at the date of print/publication but may change as building works progress. Any images are indicative of the anticipated quality and style of the specification and may not represent the actual furnishings and fittings of the properties. Unless specifically incorporated in writing into the sales contract the specification is not intended to form part of any offer, contract, warranty or representation and should not be relied upon as a statement or representation of fact. Images are representative of The Quarry showhome. Please speak to our Sales Associates for further details.

SITE PLAN



PLOT LOCATORS

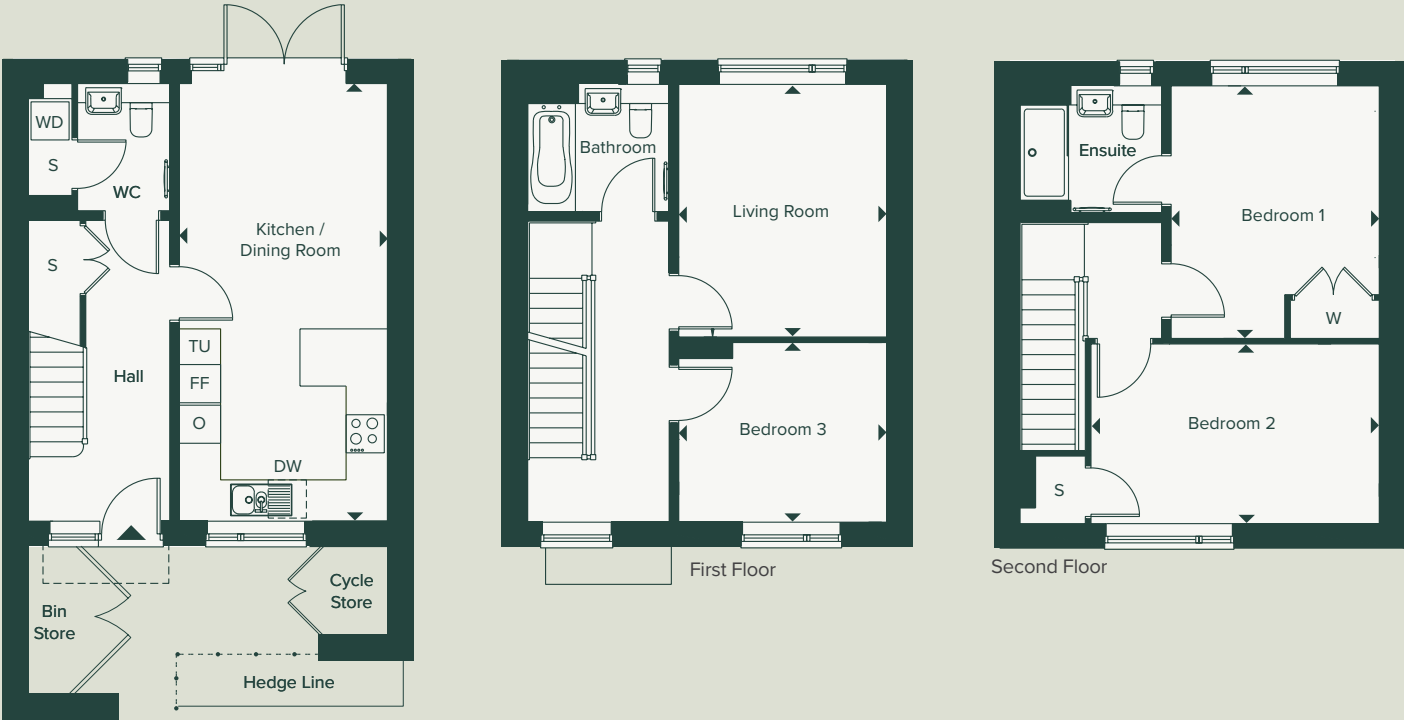


Please note that the properties are currently under construction. For further clarification regarding specific individual plots, please ask our Sales Associates. Any depiction of the layout does not show details of gradients of land, boundary treatments, local authority street lighting or landscaping. It is our current intention to build in accordance with this layout including the locations of Market Sale, Shared Ownership, Private Rent and other tenures shown. However, there may be occasions when house designs, boundaries, landscaping and positions of roads and footpaths, play areas and other facilities or amenities, or the type of tenure or tenure location, may change as the development proceeds and as properties are marketed. The layout shown and type of tenures included is subject to amendments resulting from changes to the planning permission and planning obligations for the development. Depictions of the layout should be used as guidance only. No site map (whether computer generated or otherwise) forms part of any offer, contract, warranty, or representation and are for illustrative and guidance purposes only, quality of this technology may vary. In relation to computer generated images, minimum dimensions have been used to generate this image and as a result dimensions may vary (and should not be relied on by you).

THE EVERGREENS

Plots 535, 536*, 538*, 539, 540*, 541, 542*, 543, 545, 546*, 547, 548*, 550*, 551, 552*, 553, 554*, 556* & 557

*Plots handed to plans drawn



DIMENSIONS

Living Room	3.97m x 3.27m	13' 0" x 10' 9"
Kitchen / Dining Room	6.88m x 3.28m	22' 7" x 10' 9"
Bedroom 1	3.97m x 3.28m	13' 0" x 10' 9"
Bedroom 2	4.54m x 2.83m	14' 11" x 9' 3"
Bedroom 3	3.28m x 2.83m	10' 9" x 9' 3"
Total Internal Area	113 m²	1,219 ft²

PLOTS	GARDEN AREA	
535	80.48 m²	866 ft²
536	57 m²	614 ft²
538	57 m²	614 ft²
539	57 m²	614 ft²
540	57 m²	614 ft²
541	57 m²	614 ft²
542	57 m²	614 ft²
543	57 m²	614 ft²
545	57 m²	614 ft²
546	74.07 m²	797 ft²

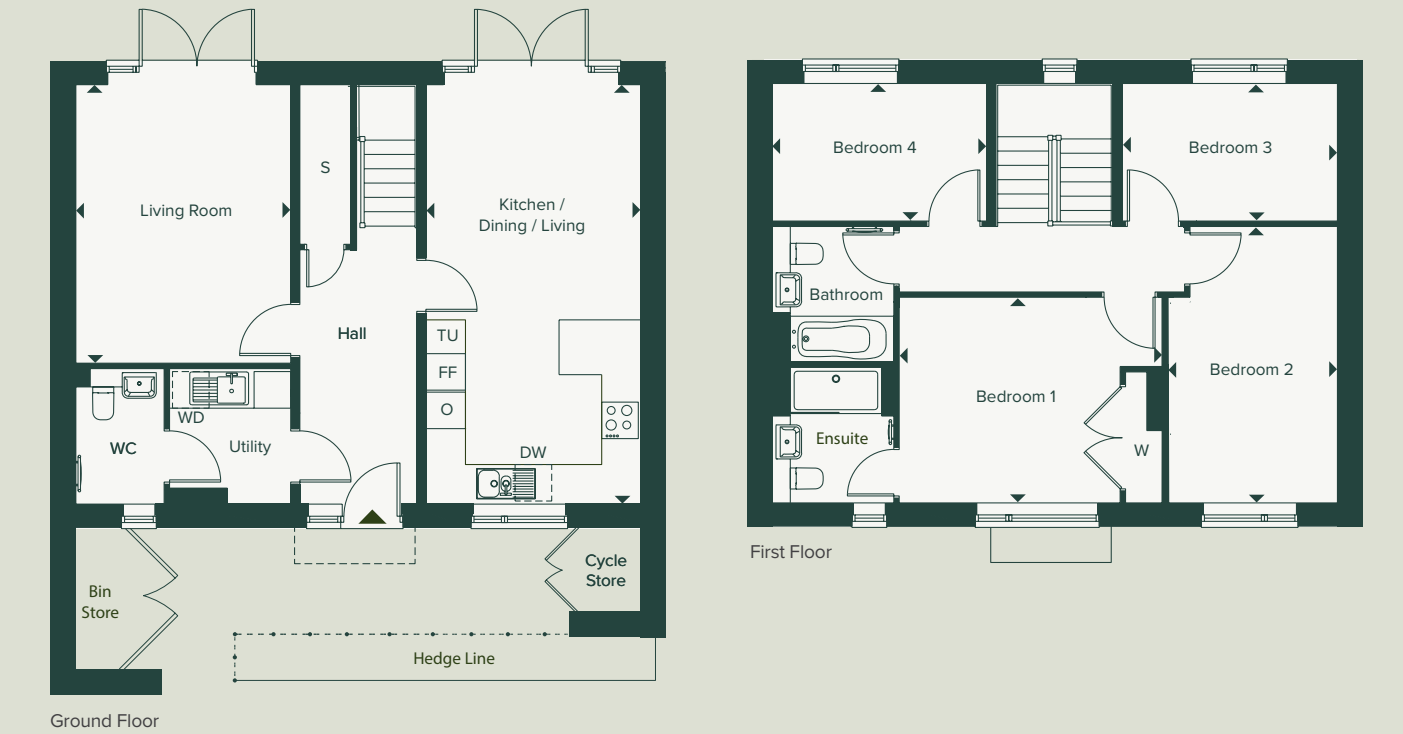
WD – Washer / Dryer | W – Wardrobe | F/F – Fridge/Freezer | O – Oven | S – Storage | TU – Tall Unit | — Railing

*Denotes houses that are opposite handed/mirror image to the plans drawn. The floor plans provided are intended to only give a general indication of the proposed floor layout, are not drawn to scale and are not intended to form part of any offer, contract, warranty or representation. Measurements are given to the widest point, are approximate and are given as a guide only. They must not be relied upon as a statement or representation of fact. Do not use these measurements for carpet sizes, appliance spaces or items of furniture. Kitchen, bathroom and utility layouts may differ to build, and specific plot sizes and layouts may vary within the same unit type. Window sizes may vary. For further clarification regarding specific individual plots, please ask our Sales Associate.

THE WILLOWS

Plots 537, 544*, 549 & 555

*Plots handed to plans drawn



DIMENSIONS

Living Room	4.57m x 3.53m	15' 0" x 11' 7"
Kitchen / Dining Room	6.88m x 3.54m	22' 7" x 11' 7"
Bedroom 1	4.32m x 3.38m	14' 2" x 11' 1"
Bedroom 2	4.54m x 2.78m	14' 11" x 9' 2"
Bedroom 3	3.54m x 2.26m	11' 7" x 7' 5"
Bedroom 4	3.53m x 2.26m	11' 7" x 7' 5"
Total Internal Area	127.83 m²	1,375 ft²

PLOTS	GARDEN AREA	
537	91 m²	980 ft²
544	91 m²	980 ft²
549	99 m²	1,066 ft²
555	99 m²	1,066 ft²

WD – Washer / Dryer | W – Wardrobe | F/F – Fridge/Freezer | O – Oven | S – Storage | TU – Tall Unit | — Railing

*Denotes houses that are opposite handed/mirror image to the plans drawn. The floor plans provided are intended to only give a general indication of the proposed floor layout, are not drawn to scale and are not intended to form part of any offer, contract, warranty or representation. Measurements are given to the widest point, are approximate and are given as a guide only. They must not be relied upon as a statement or representation of fact. Do not use these measurements for carpet sizes, appliance spaces or items of furniture. Kitchen, bathroom and utility layouts may differ to build, and specific plot sizes and layouts may vary within the same unit type. Window sizes may vary. For further clarification regarding specific individual plots, please ask our Sales Associate.



Delivered in partnership



ANDERSON

thequarryerith.co.uk

0333 003 3737
sales@thequarryerith.co.uk

All information in this document is correct at the time of publication, January 2025.
Computer generated images are for illustrative purposes only.