

Park Gate

Lea Castle, Kidderminster



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Park Gate Lea Castle, Kidderminster

A wonderful new collection of 2, 3 & 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.

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Lea Castle, Kidderminster

Development layout

4 bedroom homes

-  The Kempthorne
-  The Macarther
-  The Pembroke




3 bedroom homes

-  The Croft
-  The Edmund
-  The Elliot
-  The Francis
-  The Flennes
-  The Mountford

2 bedroom homes

-  The Hardwick
-  The Kirk

Pre-sold homes

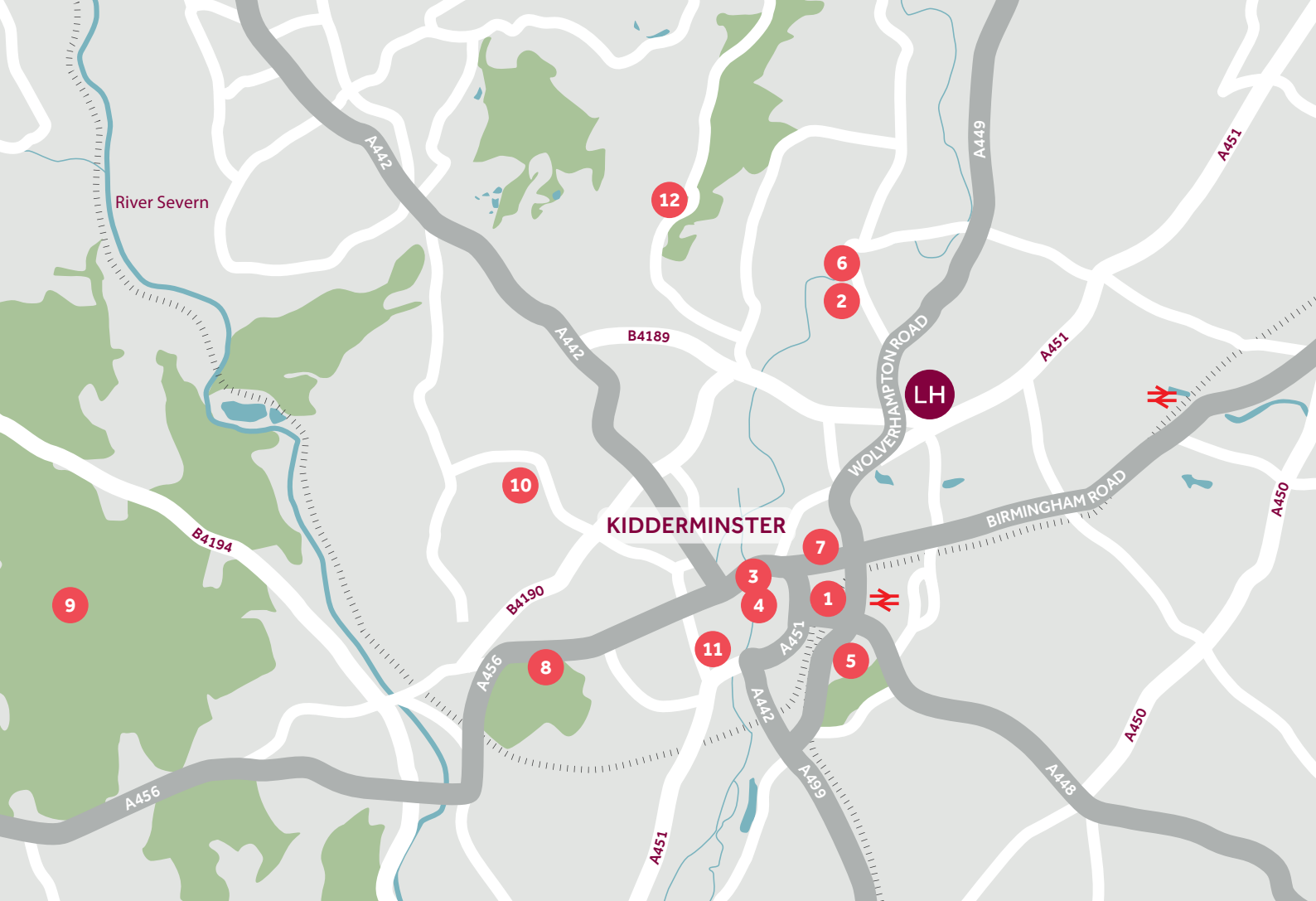
-  Apartments
-  2 bedroom homes
-  3 bedroom homes

-  Legally completed occupied homes

- | | | | |
|-----------|----------------|---|------------------|
| bs | bin store |  | embankment slope |
| ra | recycling area | cs | cycle store |

This plan 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. Finishes and materials may vary from those shown on the plan. Please check the details of your chosen plot and housetype with the sales consultant. Development layout plan correct at time of production.





Around the local neighbourhood

1

Kidderminster train station

5

The Kidderminster Golf Club

9

Wyre Forest National
Nature Reserve

2

Cookley Sports and Social Club

6

Cookley Sebright Primary School

10

Habberley Valley Local
Nature Reserve

3

Weavers Wharf Shopping Centre

7

Holy Trinity Secondary School
and Sixth Form Centre

11

Brinton Park

4

Tesco Superstore

8

West Midland Safari 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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CB516 DS09011 / 04.24

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The Elliot

3 bedroom home

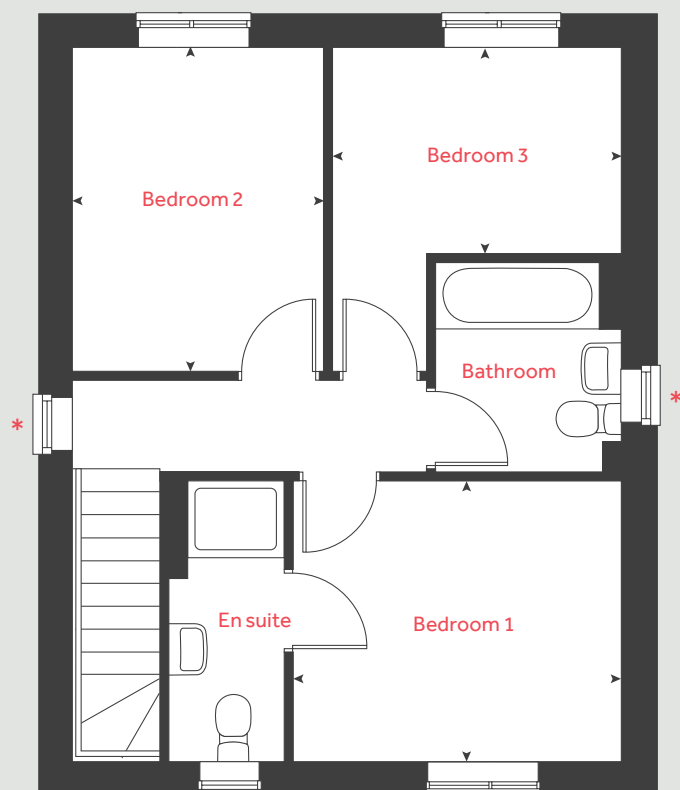
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First floor



The Elliot

3 bedroom home

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"

cup'd

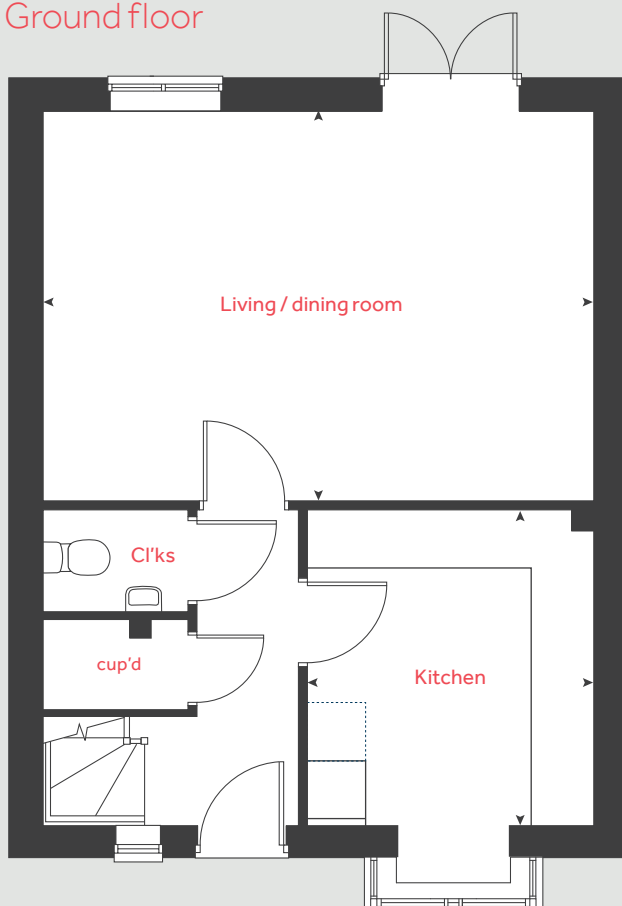
cupboard

◀ ▶

measuring points

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

Ground floor



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The Croft 3 bedroom home

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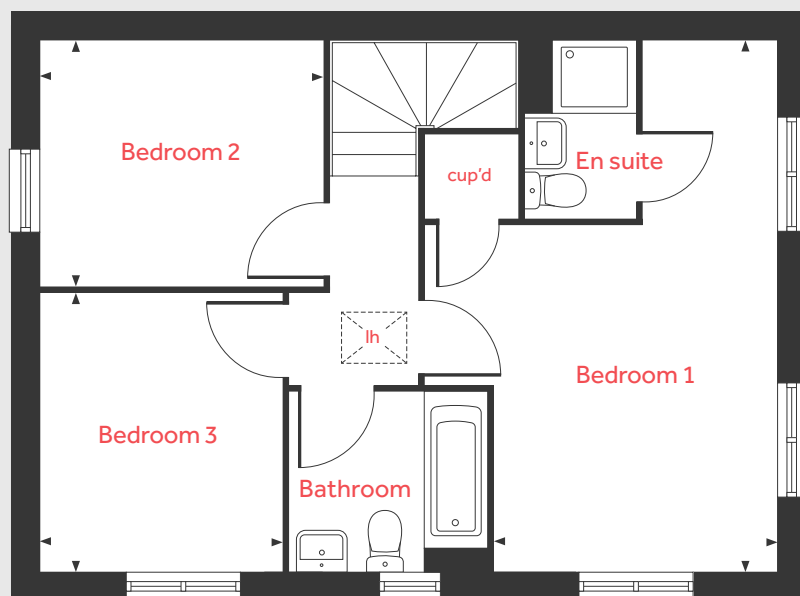
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The Croft

3 bedroom home

First floor



Ground floor

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

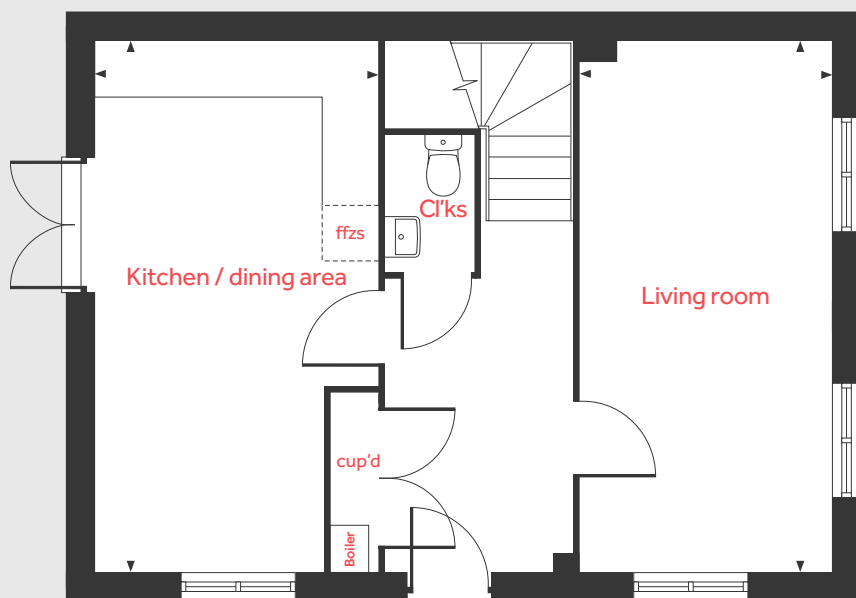
3.08m x 2.69m 10'1" x 8'10"

Bedroom 3

3.03m x 2.63m 9'11" x 8'8"

lh	loft hatch	ffzs	fridge freezer space
cup'd	cupboard	◀ ▶	measuring points

Ground floor



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The Edmund 4 bedroom home

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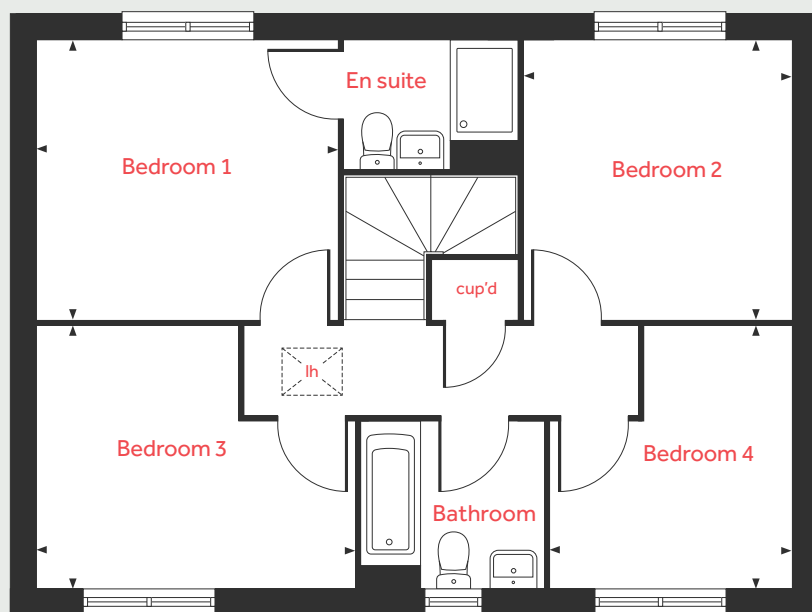
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The Edmund

4 bedroom home

First floor



Ground floor

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"

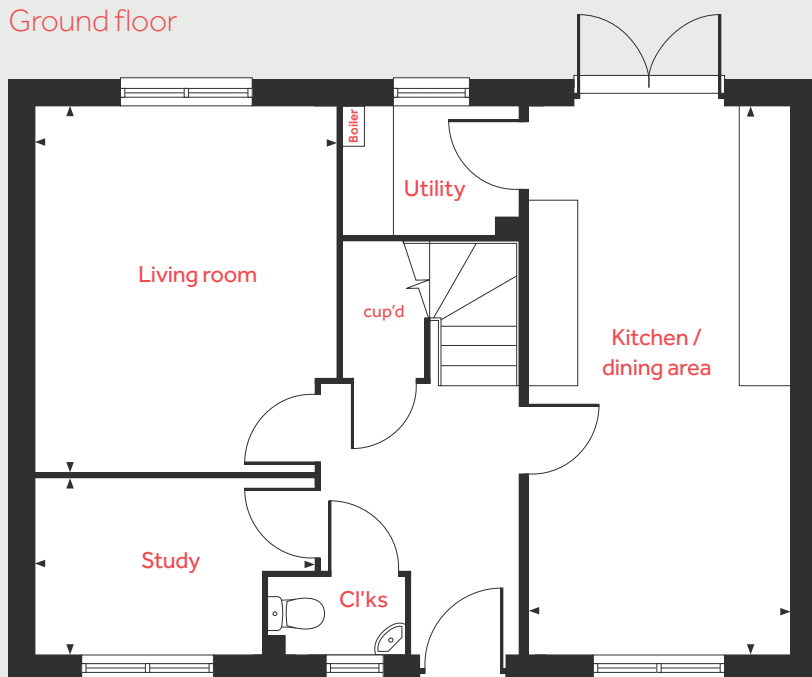
Bedroom 4

3.09m x 2.86m 10'2" x 9'5"

lh	loft hatch	◀ ▶	measuring points
cup'd	cupboard		

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Ground floor



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The Francis 3 bedroom home

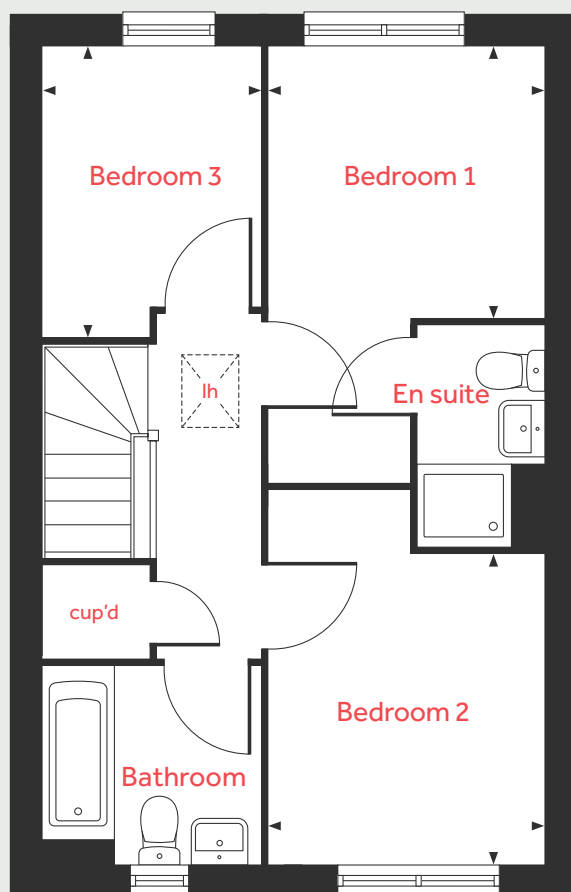
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First floor



The Francis

3 bedroom home

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

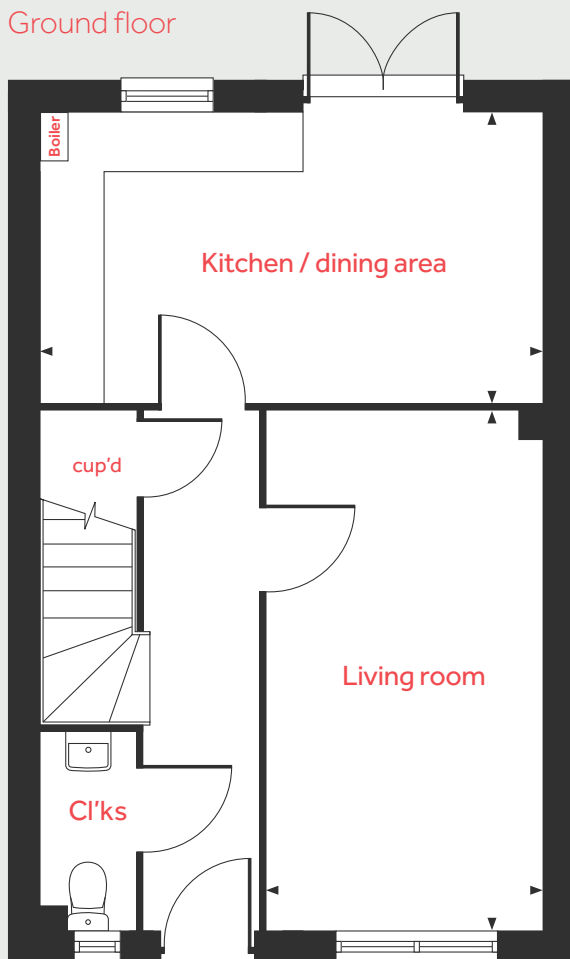
3.06m x 2.67m 10'0" x 8'9"

Bedroom 3

2.55m x 2.15m 8'4" x 7'1"

lh	loft hatch	◀ ▶	measuring points
cup'd	cupboard		

Ground floor



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The Hardwick 2 bedroom home

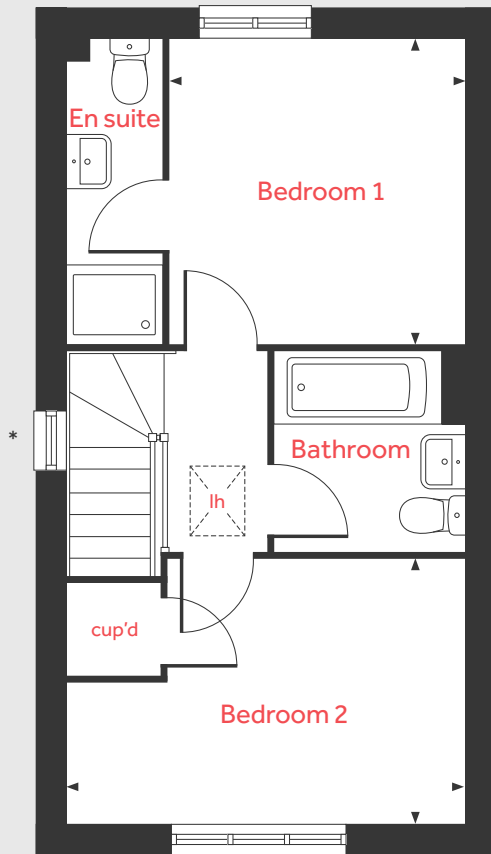
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First floor



The Hardwick

2 bedroom home

Ground floor

Living room

3.70m x 3.51m 12'2" x 11'6"

Kitchen / dining area

4.08m x 3.17m 13'5" x 10'5"

First floor

Bedroom 1

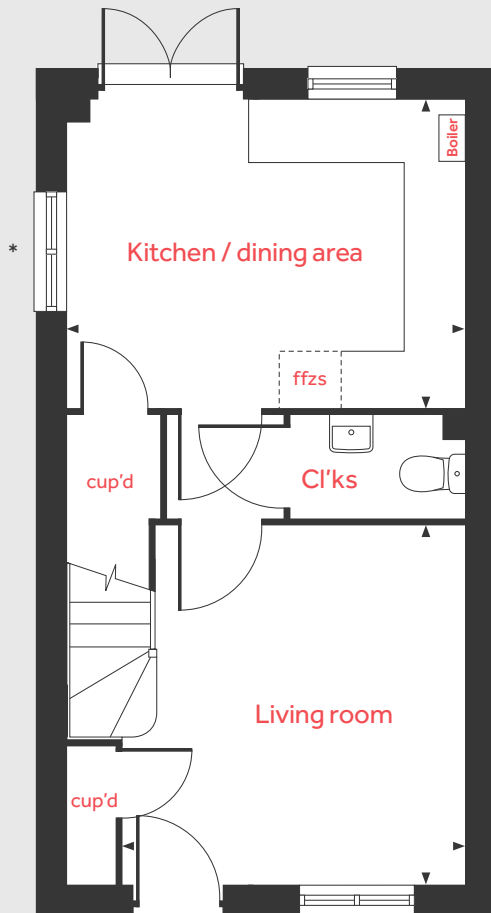
3.16m x 3.01m 10'4" x 9'11"

Bedroom 2

4.08m x 2.70m 13'5" x 8'10"

lh	loft hatch	ffzs	fridge freezer space
cup'd	cupboard	◀ ▶	measuring points

Ground floor



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The Kirk 2 bedroom home

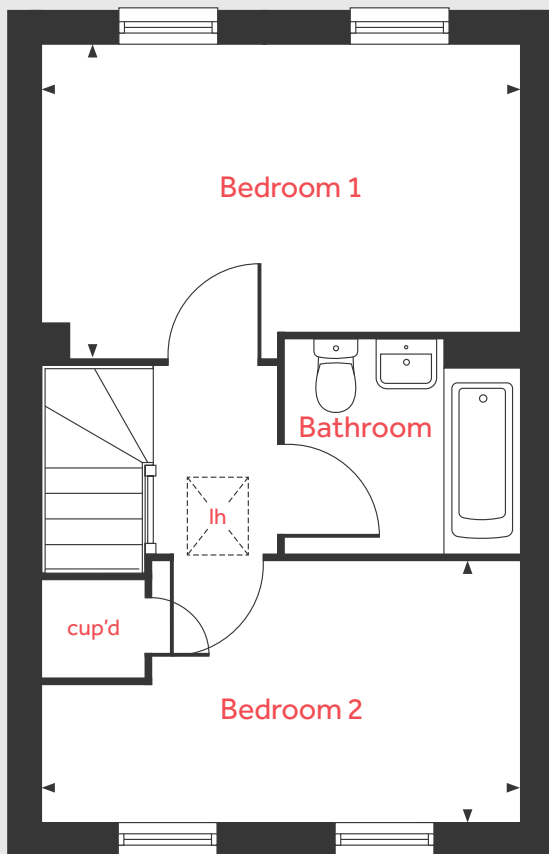
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First floor



The Kirk

2 bedroom home

Ground floor

Living room

4.01m x 3.36m 13'2" x 11'0"

Kitchen / dining area

4.35m x 3.00m 14'3" x 9'10"

First floor

Bedroom 1

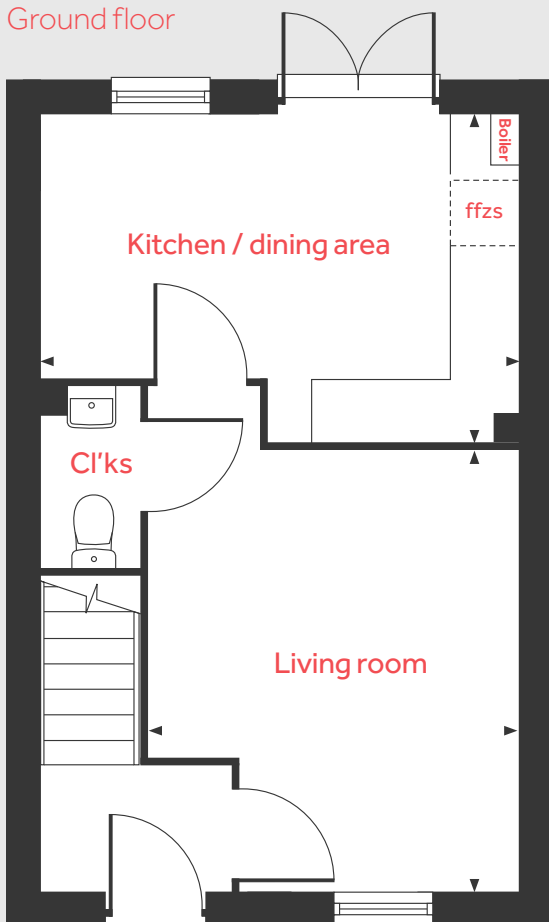
4.35m x 2.61m 14'3" x 8'7"

Bedroom 2

4.35m x 2.42m 14'3" x 7'11"

lh	loft hatch	ffzs	fridge freezer space
cup'd	cupboard	◀ ▶	measuring points

Ground floor



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The MacArthur 4 bedroom home

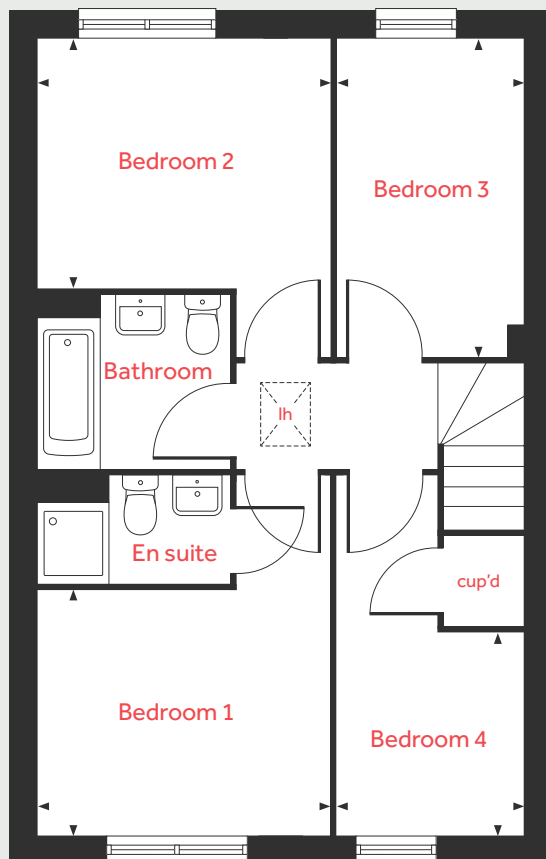
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First floor



The MacArthur

4 bedroom home

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

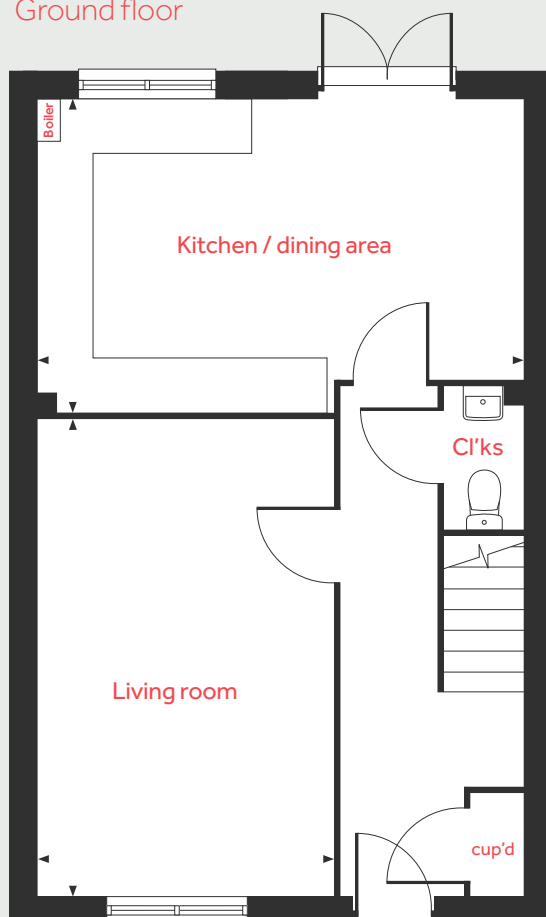
3.54m x 2.11m 11'7" x 6'11"

Bedroom 4

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

lh	loft hatch	◀ ▶	measuring points
cup'd	cupboard		

Ground floor



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The Pembroke 4 bedroom home

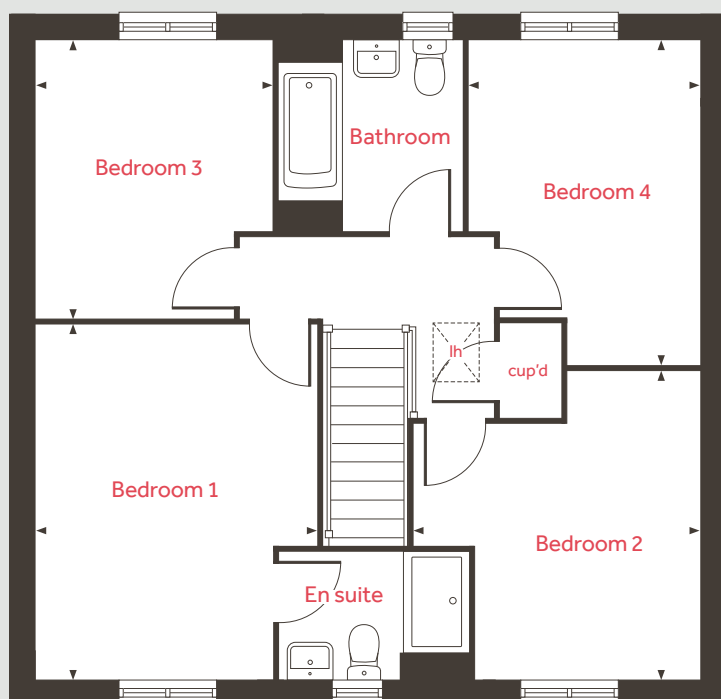
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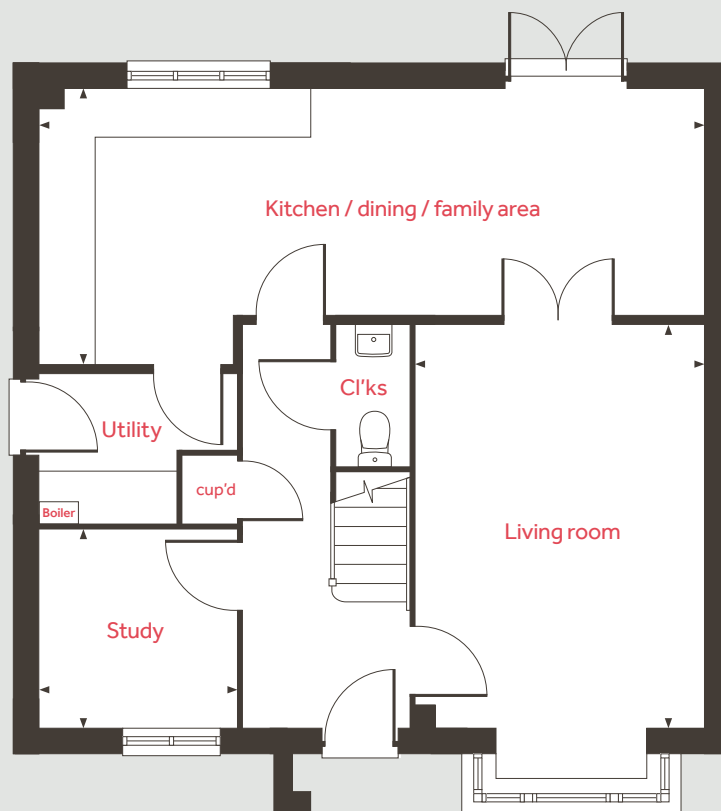
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First floor



Ground floor



The Pembroke

4 bedroom home

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
cup'd cupboard

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The Pembroke II 4 bedroom home

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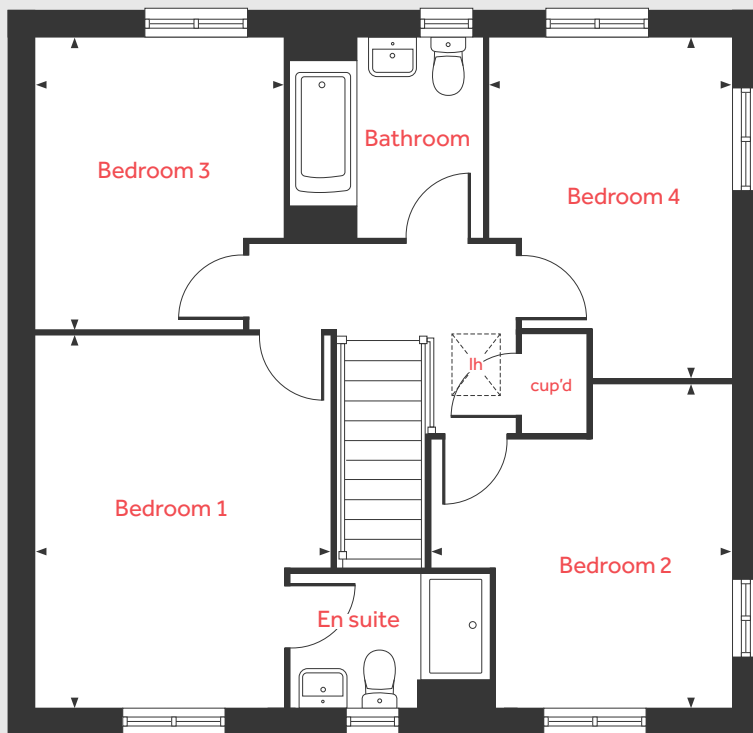
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The Pembroke II

4 bedroom home

First floor



Ground floor

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"

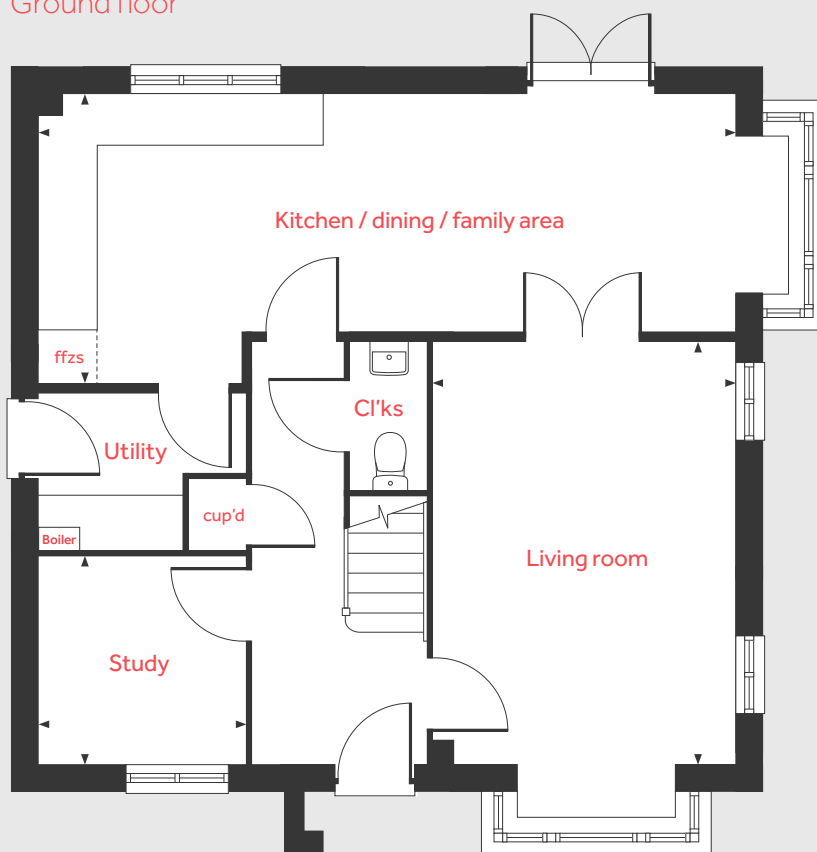
Bedroom 4

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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Ground floor



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The Mountford 3 bedroom home

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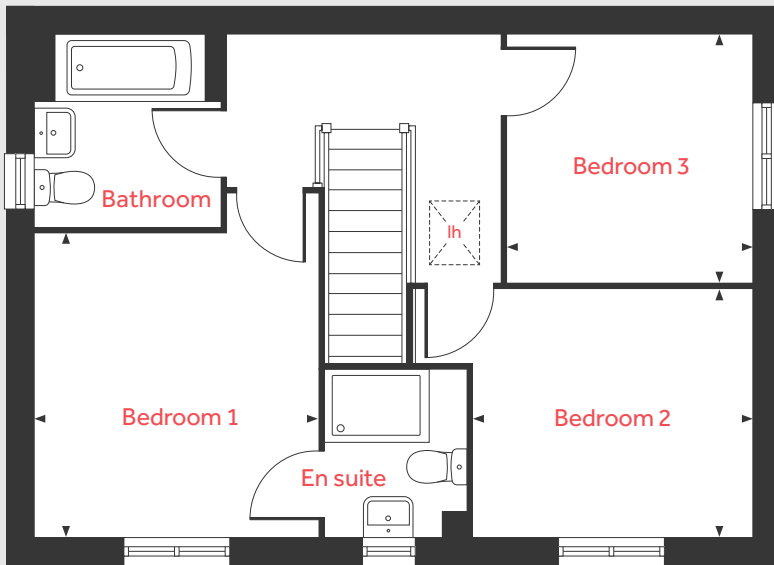
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The Mountford

3 bedroom home

First floor



Ground floor

Living room

5.59m x 3.17m 18'4" x 10'5"

Kitchen / dining area

5.59m x 2.70m 18'4" x 8'10"

First floor

Bedroom 1

3.36m x 3.19m 11'0" x 10'6"

Bedroom 2

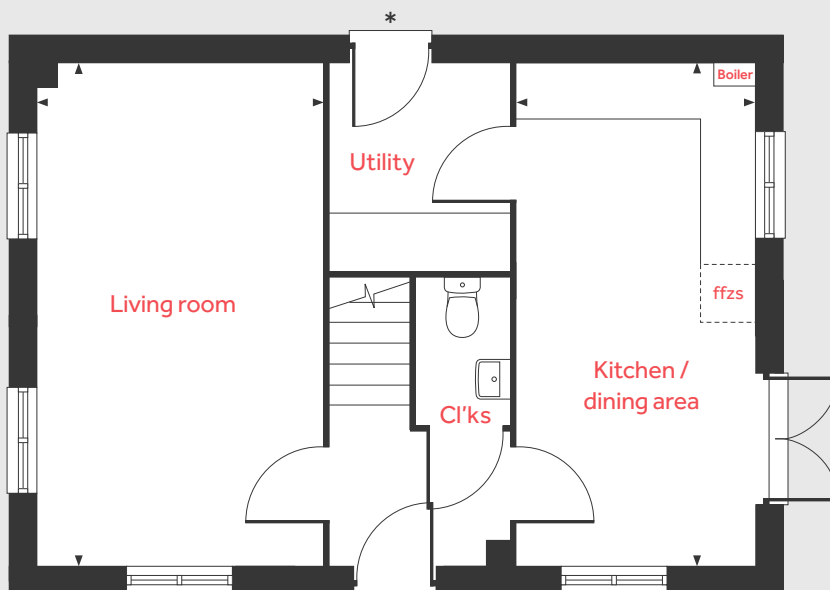
3.15m x 2.75m 10'4" x 9'0"

Bedroom 3

2.76m x 2.76m 9'1" x 9'1"

lh	loft hatch	ffzs	fridge freezer space
cup'd	cupboard	◀ ▶	measuring points

Ground floor



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*Not applicable to all plots. Please speak to our Sales consultant for further details.
Floorplan details may differ between plots, please speak to our Sales consultant for further details.

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Specification

We give you so much more

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Specification

We give you so much more

Each home will be independently surveyed during construction by the NHBC, who will issue their 10 year warranty certificate on completion of the home.

2 bedroom homes

3 bedroom homes

4 bedroom homes

Kitchen

Symphony Konzept range kitchen	■	■	■
Stainless steel sink and drainer with chrome mixer tap to Kitchen (and Utility where applicable)	■	■	■
Indesit hob (60cm) with Indesit built-in single oven, with stainless steel splashback and silver hood	■	■	
Indesit hob (60cm) with Indesit built-in double oven, with stainless steel splashback and silver hood			■
Track light fitting	■	■	■
Space for fridge freezer, washing machine and dishwasher	■	■	■

Bathrooms and en suite(s)

Ideal Standard contemporary white Tempo Arc sanitaryware suite	■	■	■
Ideal Standard close coupled WC and basin to cloakroom	■	■	■
Shower tray with glass enclosure to en suite (where applicable)	■	■	■
Handheld hair wash attachment (homes with an en suite)	■	■	■
Bath Shower Mixer, over the bath with shower screen (homes without an en suite)	■		
Choice of standard Porcelanosa wall tiling (splashback, full-height over bath. Homes without an en suite)	■		
Choice of standard Porcelanosa wall tiling (splashback, half-height over bath, and full-height to shower cubicle. Homes with an en suite)	■	■	■
White batten light holder	■	■	■
Radiator in bathroom / en suite	■	■	■

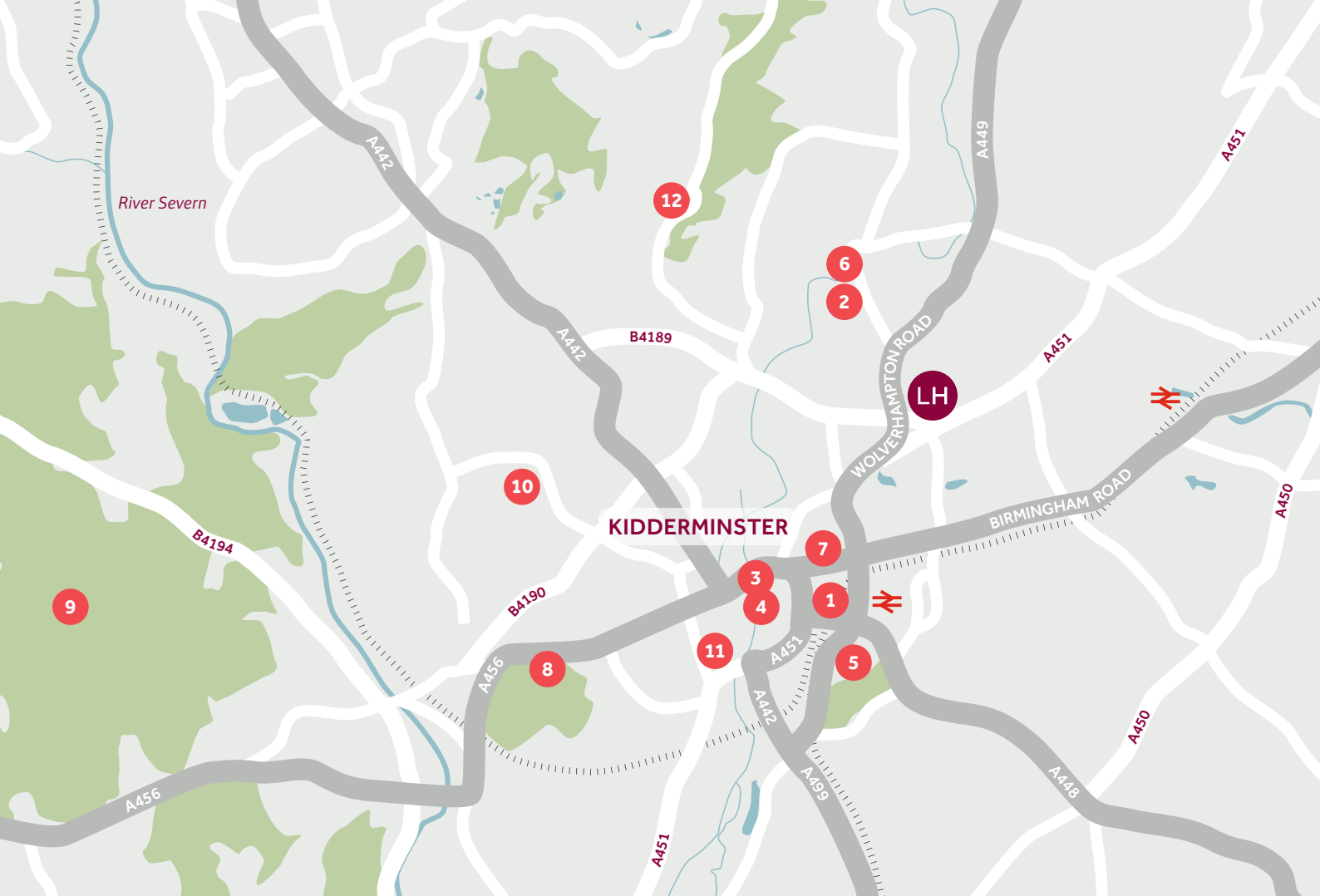
Doors and windows

Front door with multi-point security locking system and security chain	■	■	■
Front door number – chrome plated door numeral (supply only)	■	■	■
PVCu double glazing to windows	■	■	■
Double glazed PVCu French doors	■	■	■
Internal doors to be ladder door style pre-primed with chrome finish handles	■	■	■
Paving outside French doors and path to garage personnel door (where applicable)	■	■	■

General

White painted walls and smooth white ceilings	■	■	■
TV point to family area (where applicable)			■
Master telephone socket (plus to study where applicable)	■	■	■
Gas central heating with wall mounted combi-boiler, programme selector and room thermostat(s)	■	■	■
Thermostatic valves to all radiators	■	■	■
Brushed chrome front porch light and wiring only to the rear door	■	■	■
Mains operated doorbell (push), chrome finish	■	■	■
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 applicable)		■	■
Enclosed fenced rear garden, and garden gate (where applicable)	■	■	■
Turf and landscaping to front gardens (as per planning)	■	■	■
First two years' customer service support from Linden Homes	■	■	■

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Around the local neighbourhood

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