

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 Edmund
-  The Kempthorne
-  The Macarther
-  The Pembroke




3 bedroom homes

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

2 bedroom homes

-  The Hardwick
-  The Kirk

Pre-sold homes

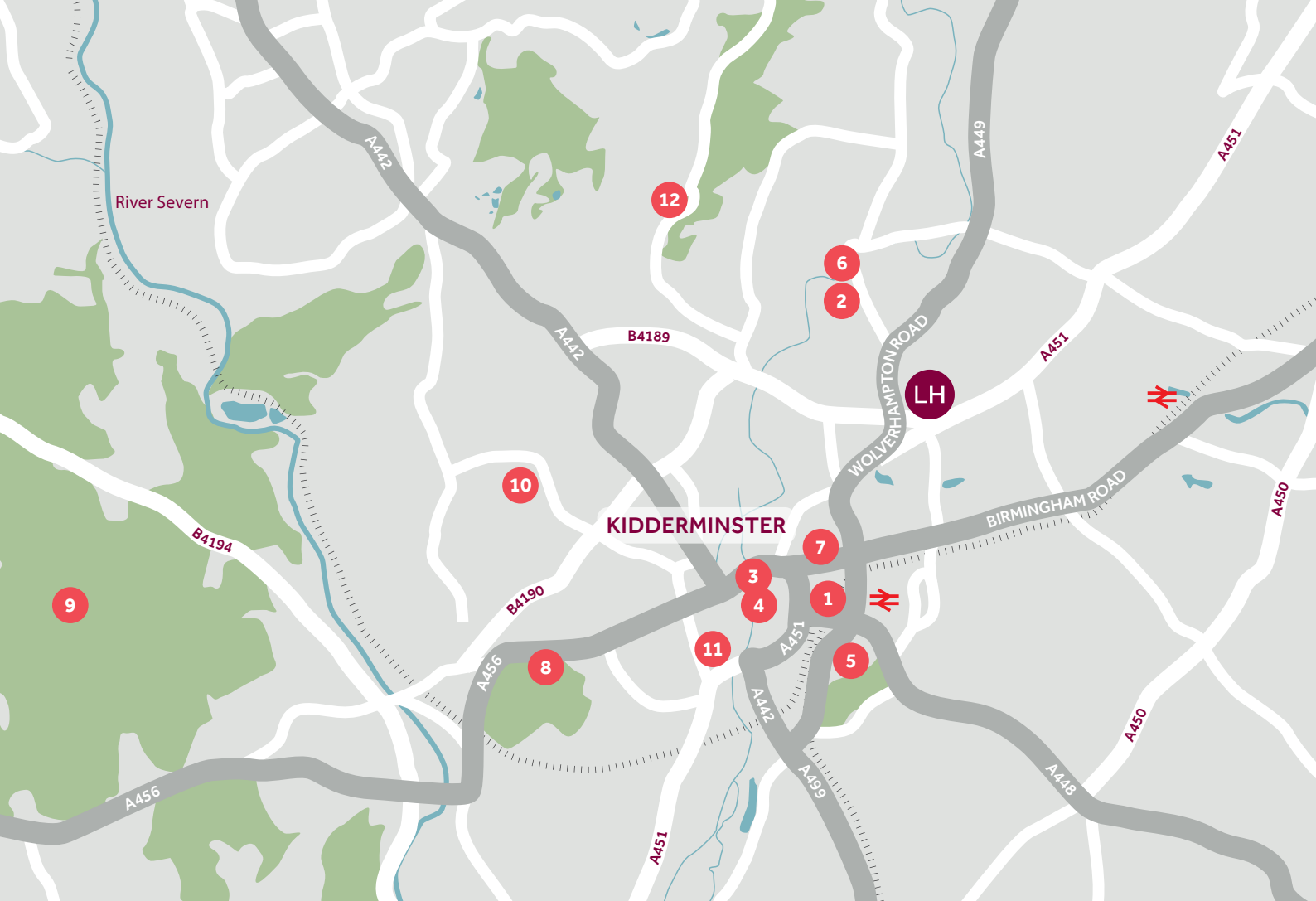
-  Apartments
-  2 bedroom homes
-  3 bedroom homes
-  4 bedroom homes

-  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

2 Cookley Sports and Social Club

3 Weavers Wharf Shopping Centre

4 Tesco Superstore

5 The Kidderminster Golf Club

6 Cookley Sebright Primary School

7 Holy Trinity Secondary School and Sixth Form Centre

8 West Midland Safari Park

9 Wyre Forest National Nature Reserve

10 Habberley Valley Local Nature Reserve

11 Brinton 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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The Elliot

3 bedroom home

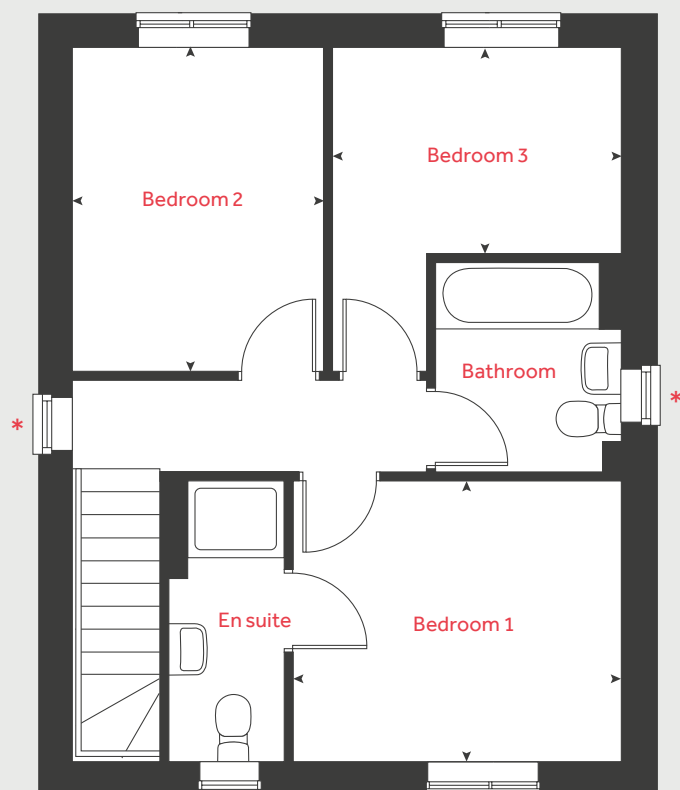
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First floor



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"

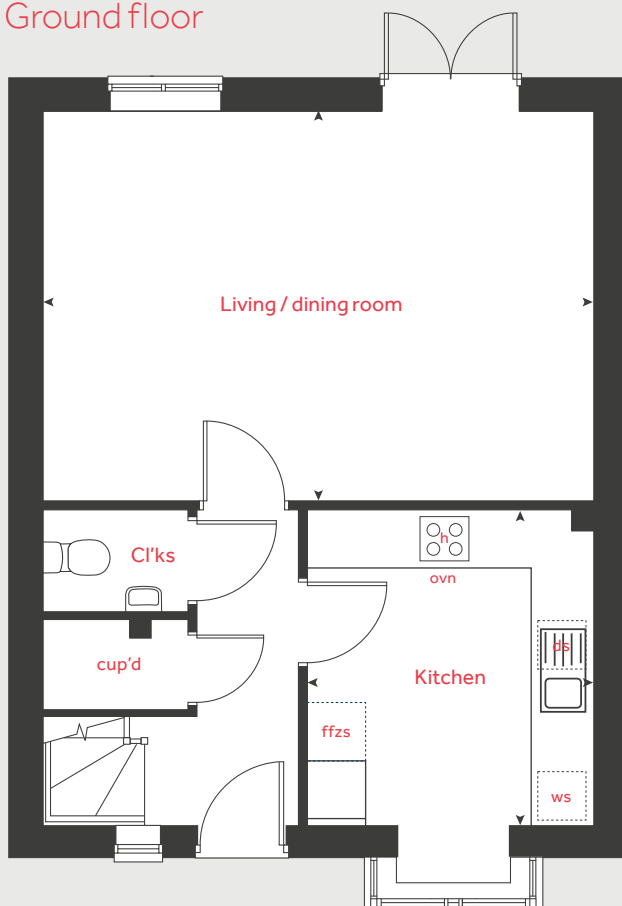
Bedroom 3

3.35m x 2.60m 11' 0" x 8' 6"

h	hob	ffzs	fridge freezer space
ovn	oven	cup'd	cupboard
ws	washing machine space	◀ ▶	measuring points
ds	dishwasher space		

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

Ground floor



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The Elliot

3 bedroom home

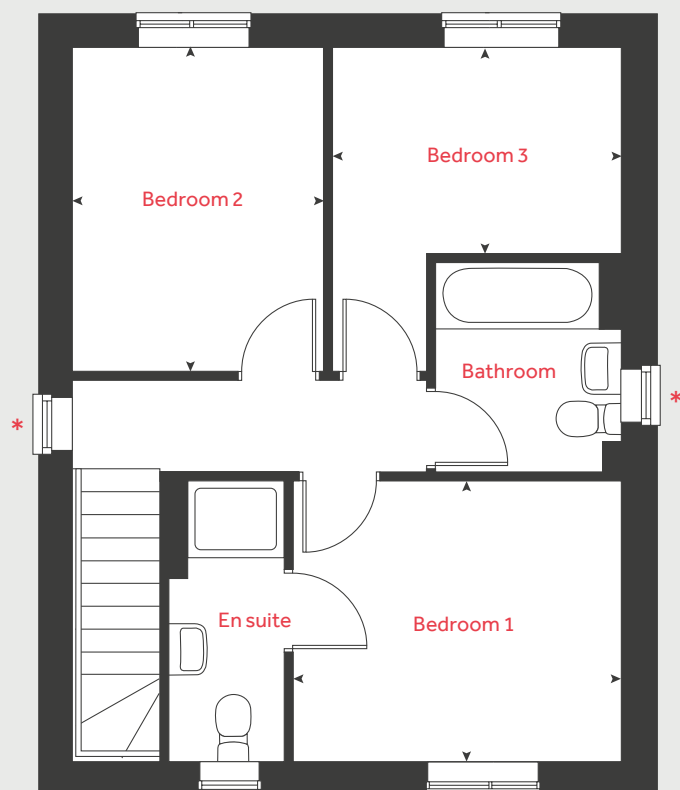
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First floor



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"

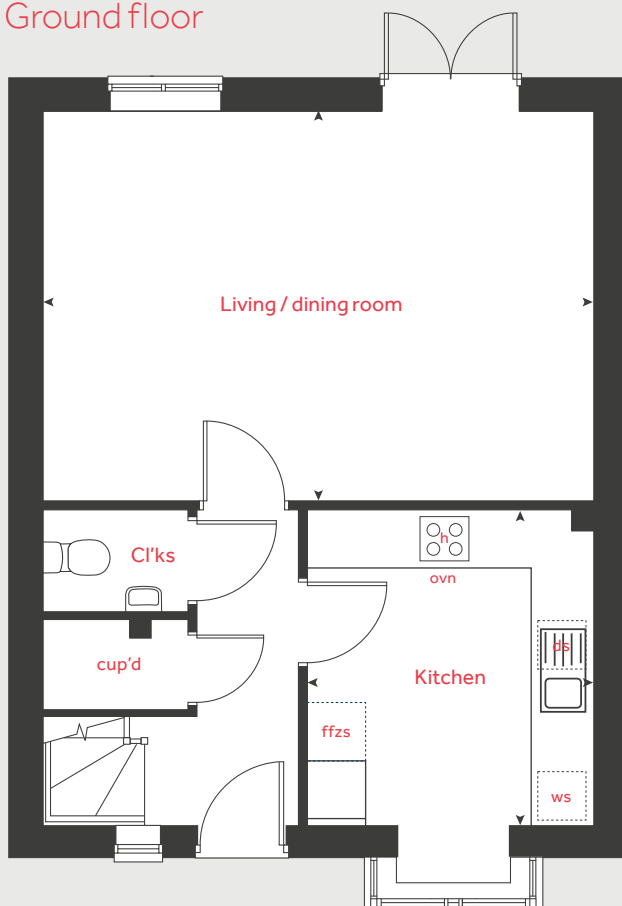
Bedroom 3

3.35m x 2.60m 11' 0" x 8' 6"

h	hob	ffzs	fridge freezer space
ovn	oven	cup'd	cupboard
ws	washing machine space	◀ ▶	measuring points
ds	dishwasher space		

* 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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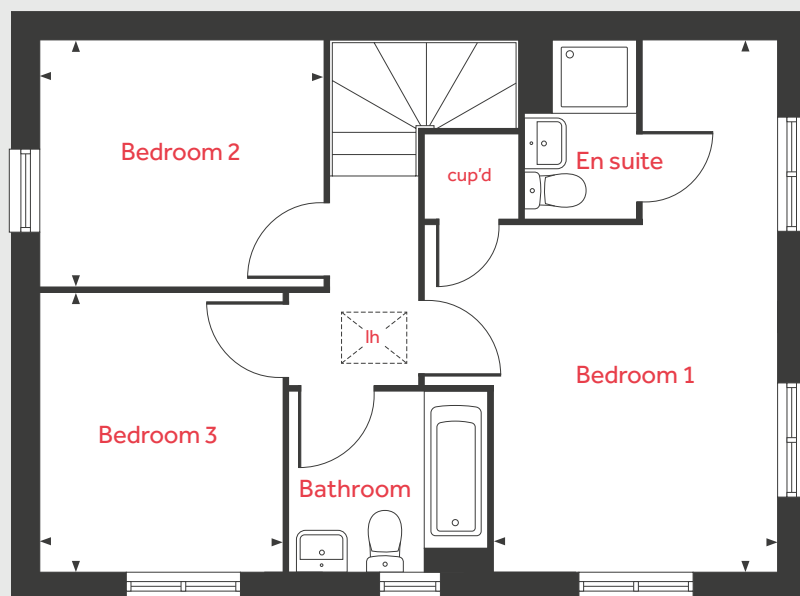
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The Croft

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

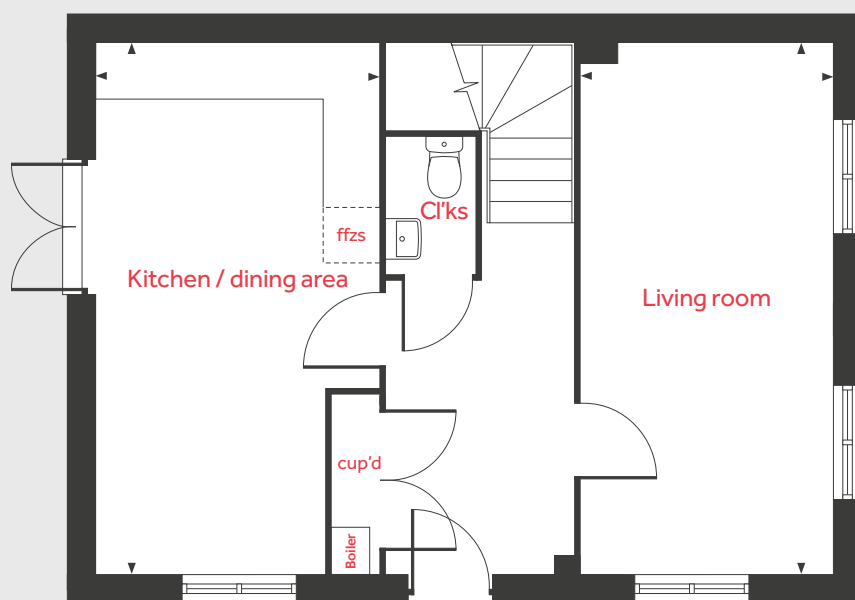
3.08m x 2.69m 10'1" x 8'10"

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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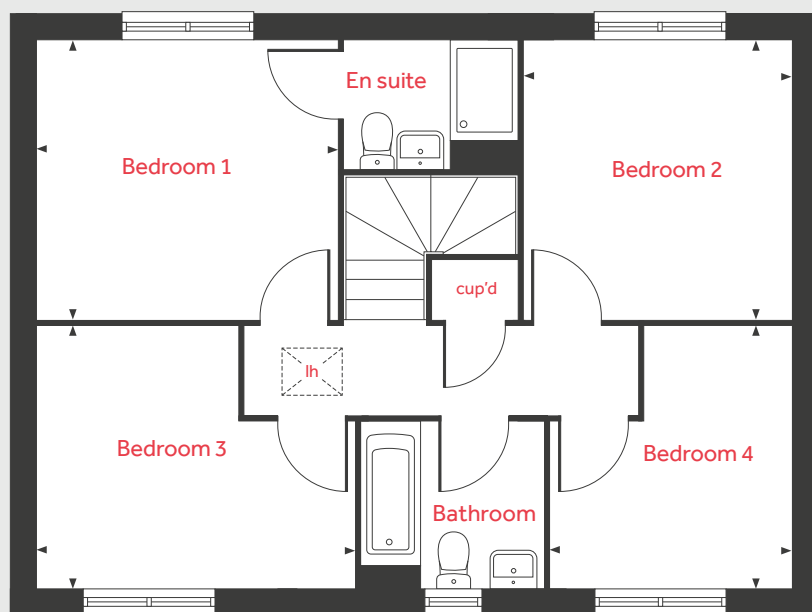
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The Edmund

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"

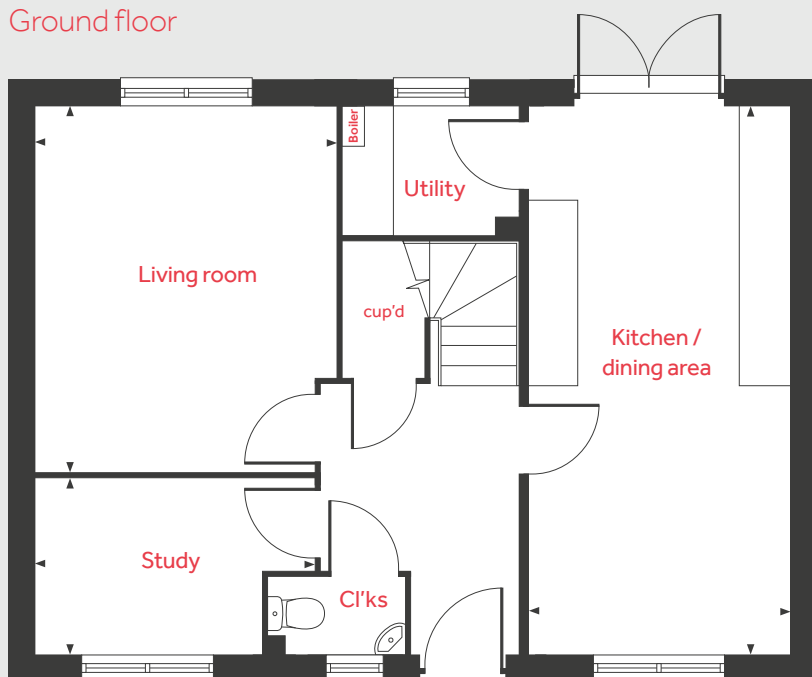
Bedroom 4

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 Fiennes 3 bedroom home

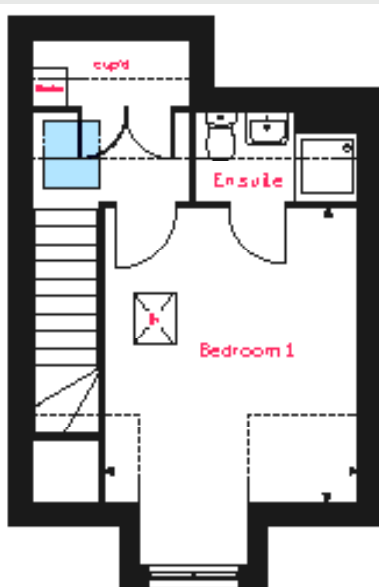
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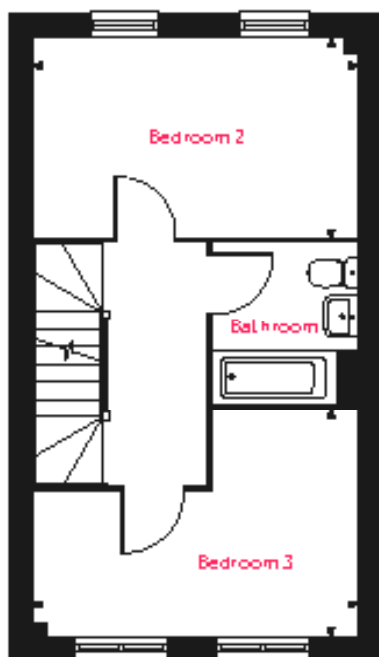
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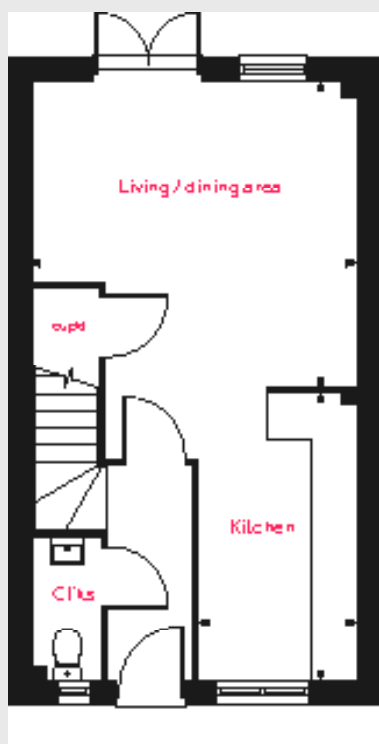
Second floor



First floor



Ground floor



The Fiennes

3 bedroom home

Ground floor

Living / dining area

4.35m x 4.08m

14'3" x 13'5"

Kitchen

3.89m x 2.05m

12'9" x 6'9"

First floor

Bedroom 2

4.35m x 2.67m

14'3" x 8'9"

Bedroom 3

4.35m x 3.07m

14'3" x 10'1"

Second floor

Bedroom 1

3.93m x 3.36m

12'11" x 11'0"

lh	loft hatch	■	velux window
cup'd	cupboard	◀ ▶	measuring points

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The Francis 3 bedroom home

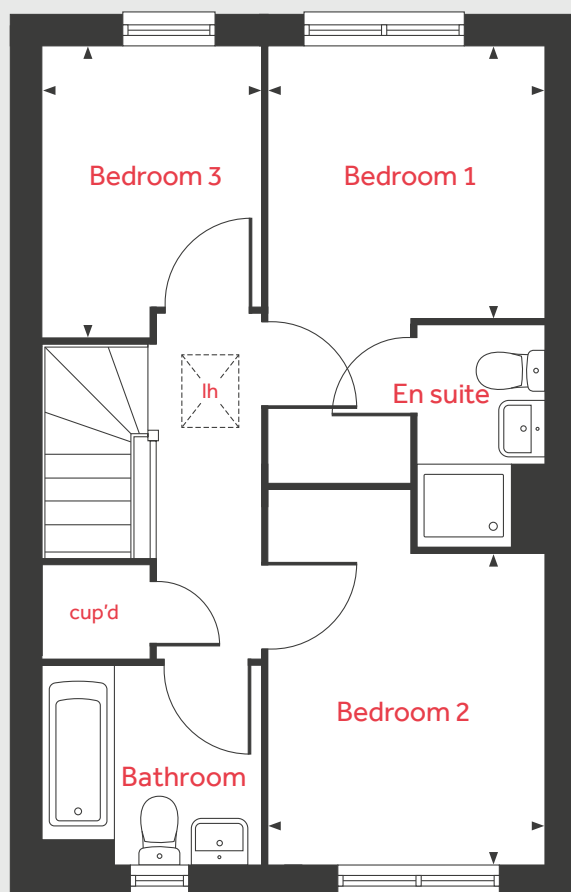
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First floor



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

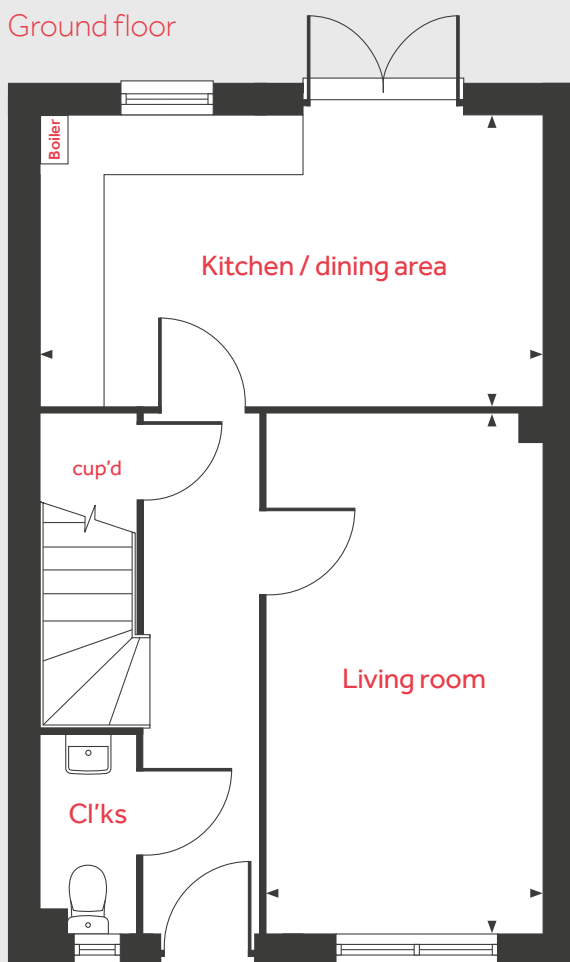
3.06m x 2.67m 10'0" x 8'9"

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

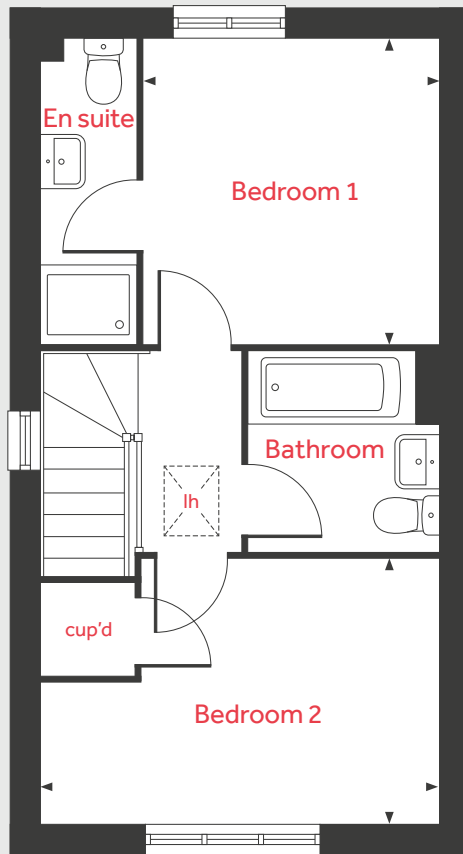
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First floor



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

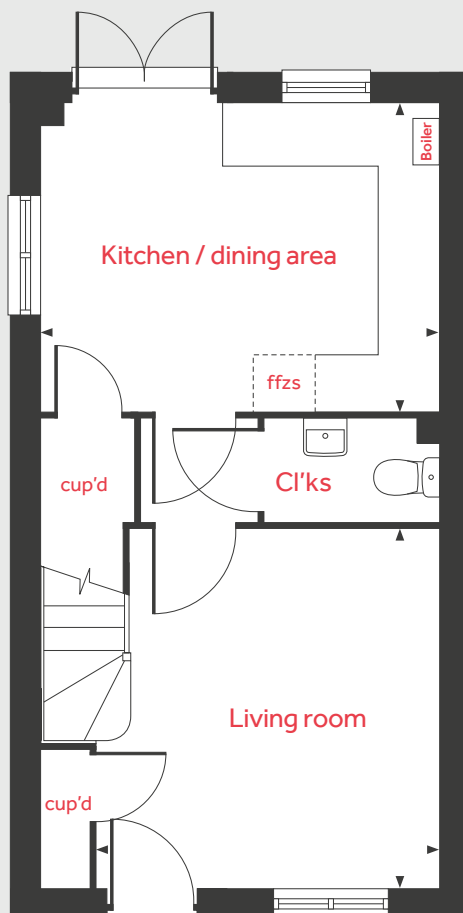
3.16m x 3.01m 10'4" x 9'11"

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

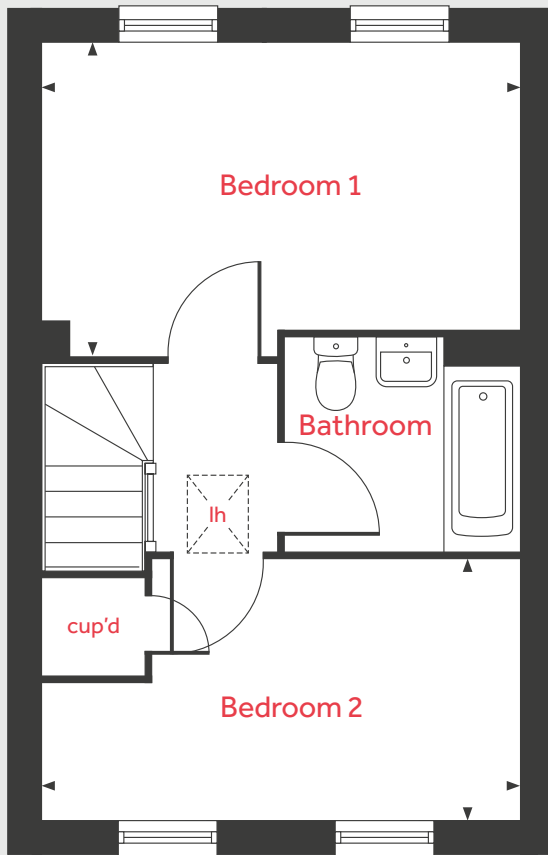
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First floor



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

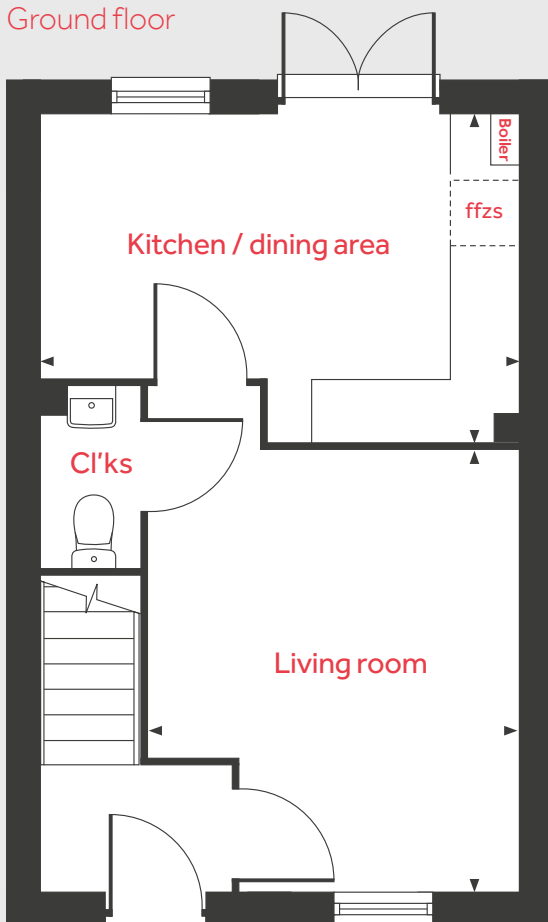
4.35m x 2.61m 14'3" x 8'7"

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

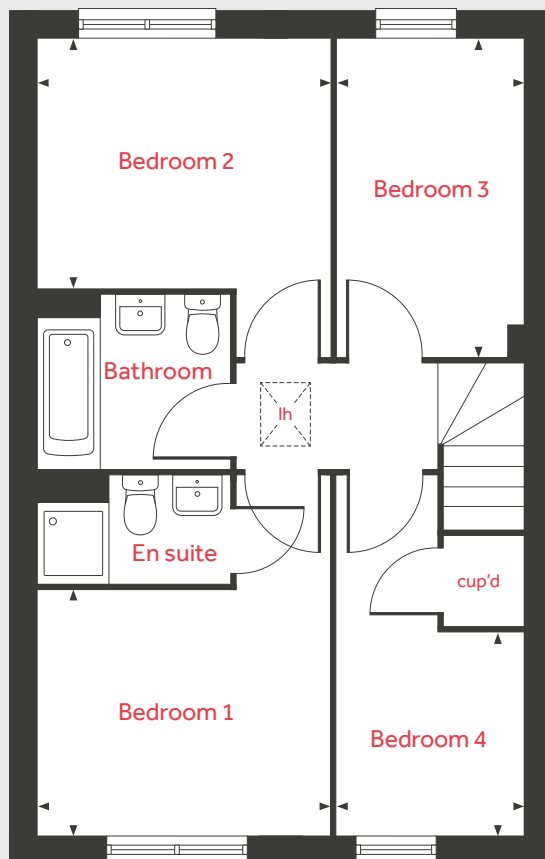
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First floor



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

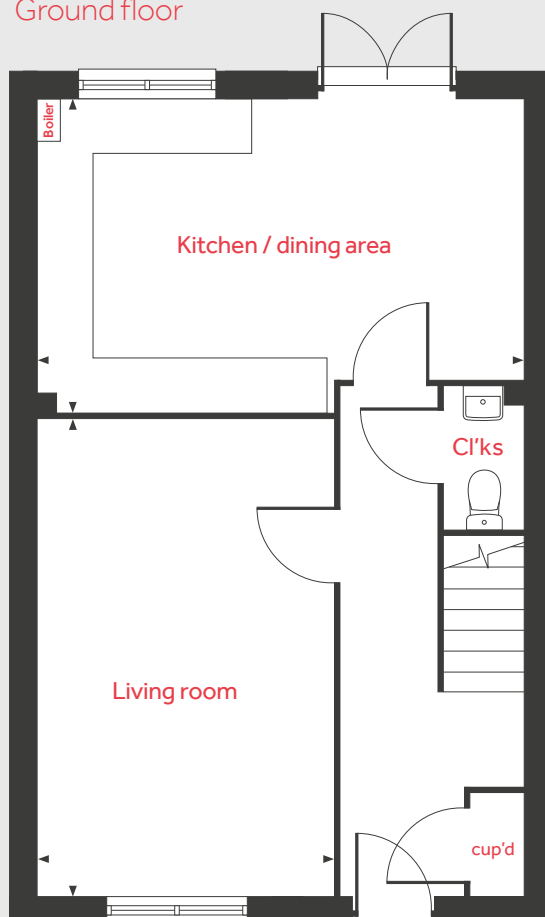
3.54m x 2.11m 11'7" x 6'11"

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 Mountford 3 bedroom home

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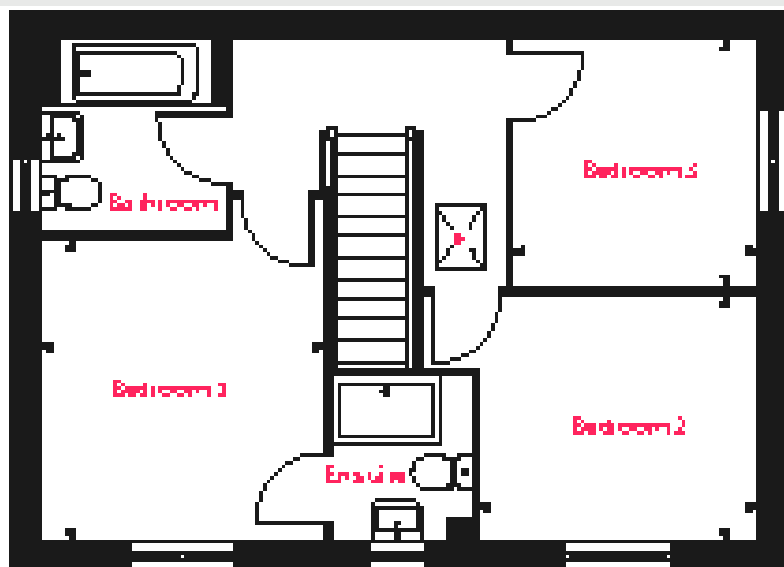
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The Mountford

3 bedroom home

First floor



Ground floor

Living room

5.59m x 3.11m 18'4" x 10'2"

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

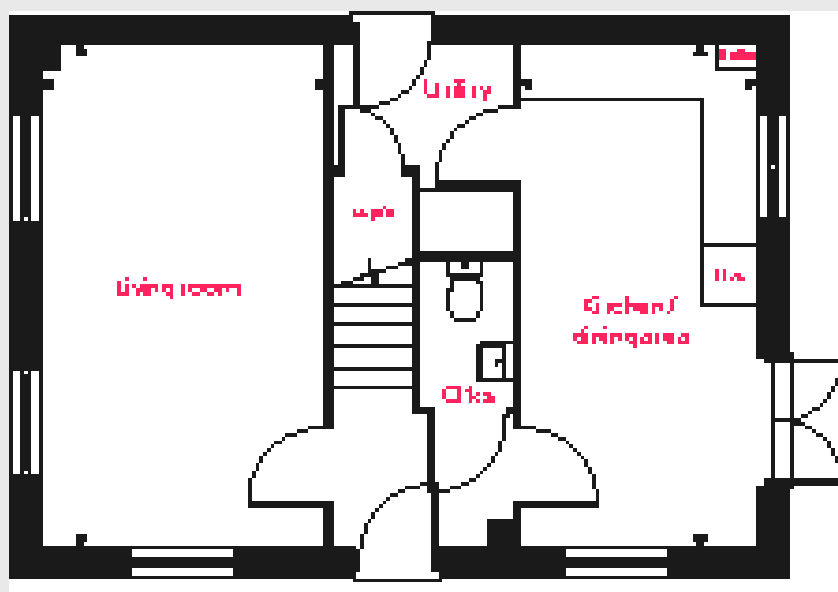
3.15m x 2.75m 10'4" x 9'0"

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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The Pembroke 4 bedroom home

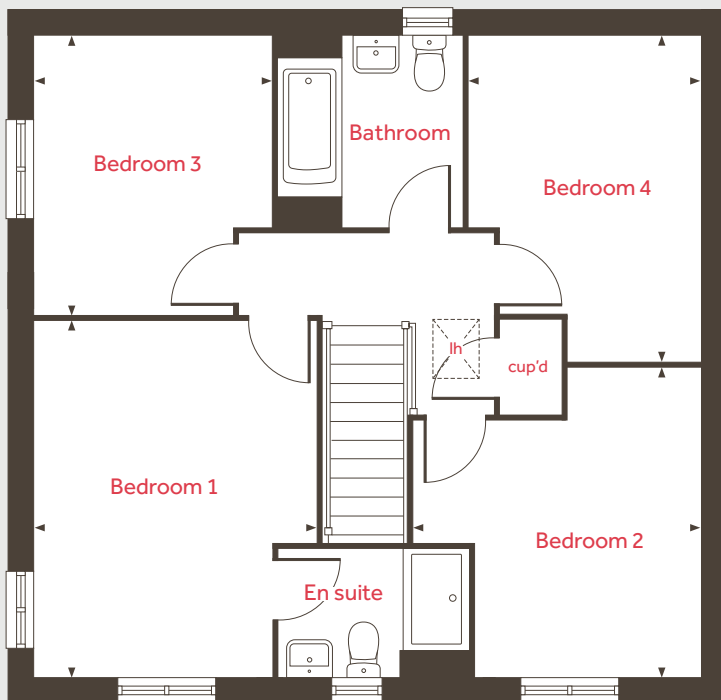
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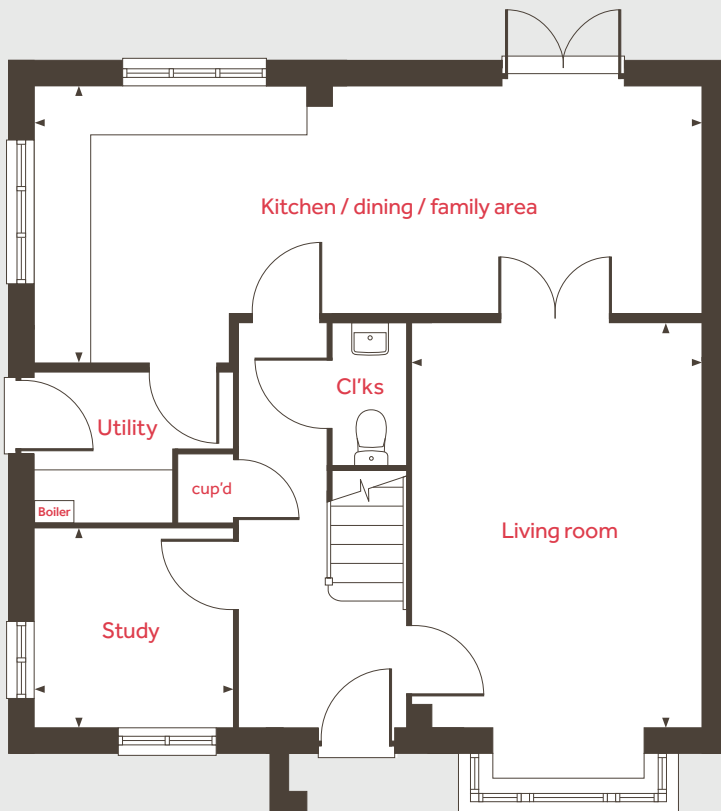
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First floor



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	◀ ▶	measuring points
cup'd	cupboard		

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Specification

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Kidderminster

Use this guide to see what features are included in your new home. Your sales consultant will be happy to discuss the **Enhance** range of extras available.

	2 bedroom		3 bedroom		4 bedroom	
	The Hardwick	The Kirk	The Elliot	The Francis	The Mountford	The Croft
	The Pembroke	The MacArthur				
Kitchen						
Symphony Konzept range kitchen with laminate worktop	■	■	■	■	■	■
Stainless steel sink and drainer (single bowl) with chrome mixer tap	■	■	■	■	■	■
Stainless steel sink and drainer (single bowl) with chrome mixer tap in utility					■	
Indesit hob (60cm) with Indesit built-in single under oven, with stainless steel splashback and integrated silver hood	■	■	■	■	■	
Indesit hob (60 cm) with built-in single under oven, with stainless steel splashback and 60cm stainless steel chimney hood						
Space for fridge freezer, dishwasher and washing machine with plumbing and electrics in kitchen (and utility where applicable)	■	■	■	■	■	■
Bathrooms and en suite(s)						
Ideal Standard contemporary white Tempo sanitary ware	■	■	■	■	■	■
Ideal Standard close coupled WC to cloakroom	■	■	■	■	■	■
Ideal Standard low profile shower tray with glass enclosure in en suite	■		■	■	■	■
Handheld hair wash attachment in bathroom	■		■	■	■	■
Shower over the bath		■				
Choice of standard Porcelanosa wall tiling (splashback, 450mm height over bath, and full-height to shower cubicle)	■	■	■	■	■	■
White batten light holder	■	■	■	■	■	■
Doors and Windows						
Front door with multi-point security locking system and security chain	■	■	■	■	■	■
PVCu double glazing to windows	■	■	■	■	■	■

■ Fitted as standard - included in the property
* Subject to stage of construction
** Applicable to selected plots only. Please see sales consultant for further details.



	2 bedroom The Hardwick The Kirk		3 bedroom The Elliot The Francis The Mountford The Croft		4 bedroom The Pembroke The MacArthur	
Double glazed PVCu French doors	■	■	■	■	■	■
Internal doors to be ladder door style pre-primed with Brass Satin finish handles	■	■	■	■	■	■
Paving outside French doors	■	■	■	■	■	■
General						
PV solar panels**	■	■	■	■	■	■
Car charging point**	■	■	■	■	■	■
White painted walls and smooth white ceilings	■	■	■	■	■	■
Multi-media point in living room	■	■	■	■	■	■
TV point to lounge and family room (where applicable)	■	■	■	■	■	■
Master telephone socket to living room	■	■	■	■	■	■
Ideal combi-boiler with Honeywell heating control and room thermostat(s)	■	■	■	■	■	■
Thermostatic valves to all radiators (with the exception of rooms with separate thermostat control)	■	■	■	■	■	■
Contemporary lantern to front door and wiring only to the rear door	■	■	■	■	■	■
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 in curtilage of the plot)	■	■	■	■	■	■
Enclosed fenced rear garden, and garden gate (where applicable)	■	■	■	■	■	■
NHBC Buildmark cover	■	■	■	■	■	■
First two years' customer service support from Linden Homes	■	■	■	■	■	■

The specification shown in this leaflet is correct at the time of going to press. Linden Homes is continually reviewing and updating the specification on all housetypes and therefore reserves the right to change specification details. Photographs depict a typical Linden Homes interior and may include optional upgrades. For full details regarding current specification and finishes, for the plots you are interested in, please refer to our sales consultant.

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Vistry South West Midlands region

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