

# 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.

## Park Gate

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# Park Gate

## Lea Castle, Kidderminster

### Development layout



#### 4 bedroom homes

- The Edmund
- The Kempthorne
- The Macarther
- The Pembroke
- The Pembroke II

#### 3 bedroom homes

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

#### Pre-sold homes

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

#### ● Legally completed occupied homes

- |     |                      |                  |             |
|-----|----------------------|------------------|-------------|
| bs  | bin store            | embankment slope |             |
| bcp | bin collection point | ss               | substation  |
| ra  | recycling area       | cs               | cycle store |
| --- | boundary line        |                  |             |

The site plan shown on this page 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. Homes shown as "pre sold" and other properties sold on the general market may not be sold to individual owner occupiers and may instead be transferred to other purchasers, including private investors or affordable housing providers. As partner arrangements are agreed, the mix of tenures across a development can change significantly and rapidly. Finishes and materials may vary from those shown. Please check the details of your chosen plot and house type 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, Gorseley Lane, Coleshill, West Midlands B46 1JU. Telephone: 01675 469 290

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# The Elliot

3 bedroom home

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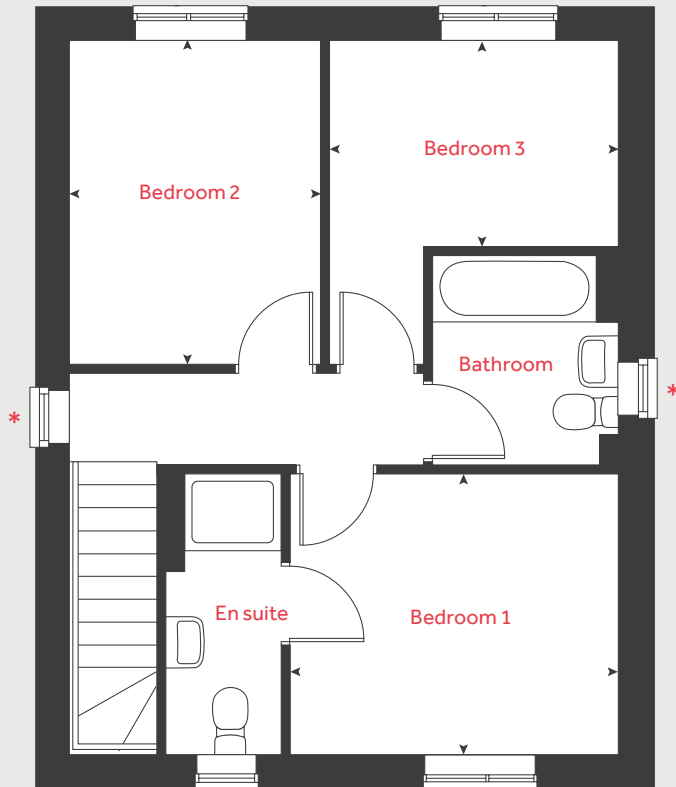
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# The Elliot

## 3 bedroom home

### First floor



### 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"

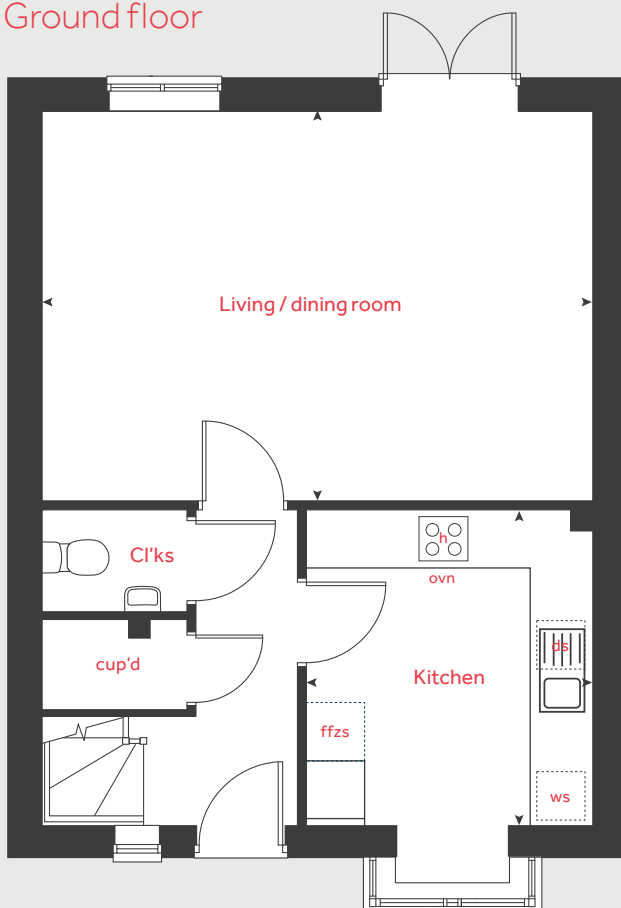
**Bedroom 2**  
3.03m x 2.14m      9' 11" x 7' 0"

**Bedroom 3**  
3.35m x 2.60m      11' 0" x 8' 6"

<b>h</b>	hob	<b>ffzs</b>	fridge freezer space
<b>ovn</b>	oven	<b>cup'd</b>	cupboard
<b>ws</b>	washing machine space	◀ ▶	measuring points
<b>ds</b>	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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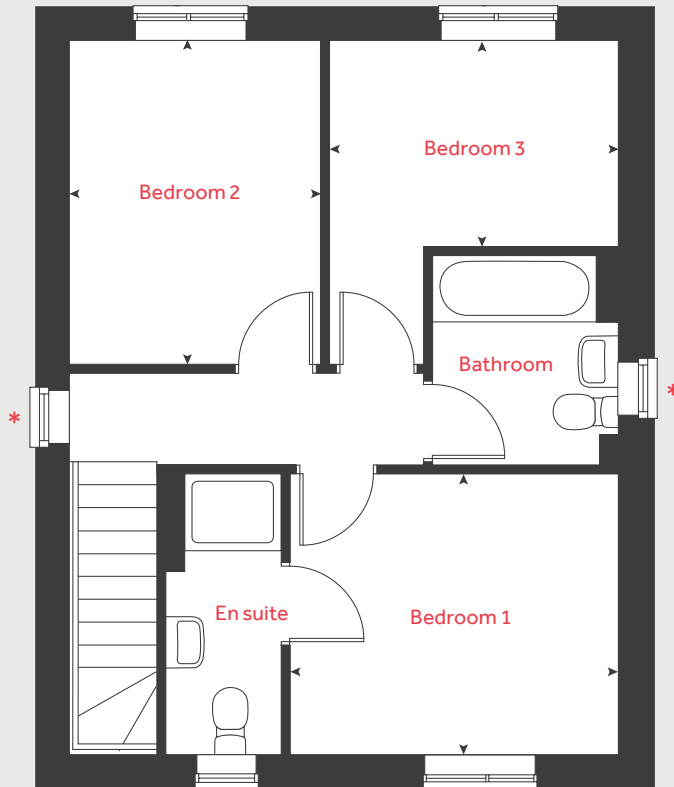
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# The Elliot

## 3 bedroom home

### First floor



### 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"

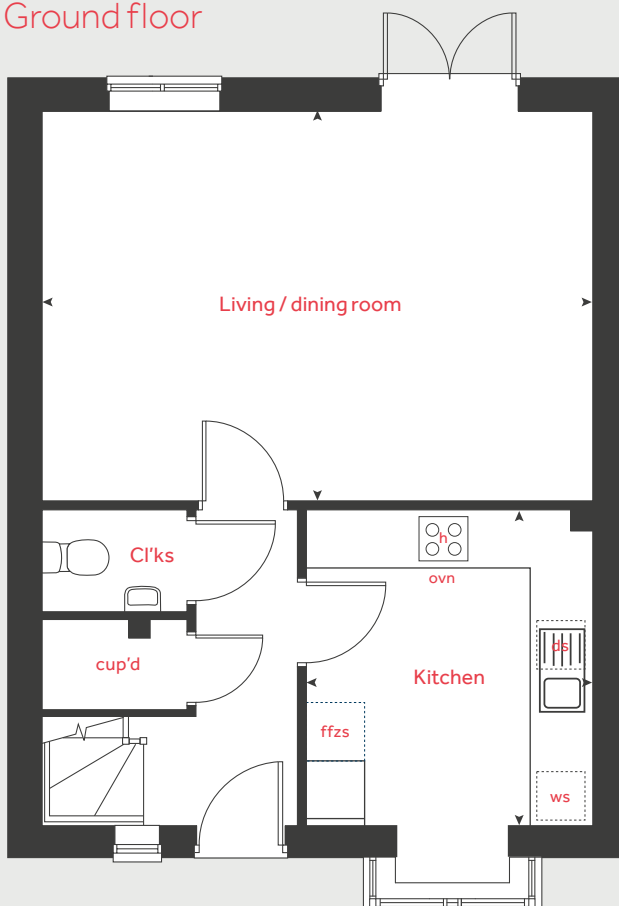
**Bedroom 2**  
3.03m x 2.14m      9' 11" x 7' 0"

**Bedroom 3**  
3.35m x 2.60m      11' 0" x 8' 6"

<b>h</b>	hob	<b>ffzs</b>	fridge freezer space
<b>ovn</b>	oven	<b>cup'd</b>	cupboard
<b>ws</b>	washing machine space	◀ ▶	measuring points
<b>ds</b>	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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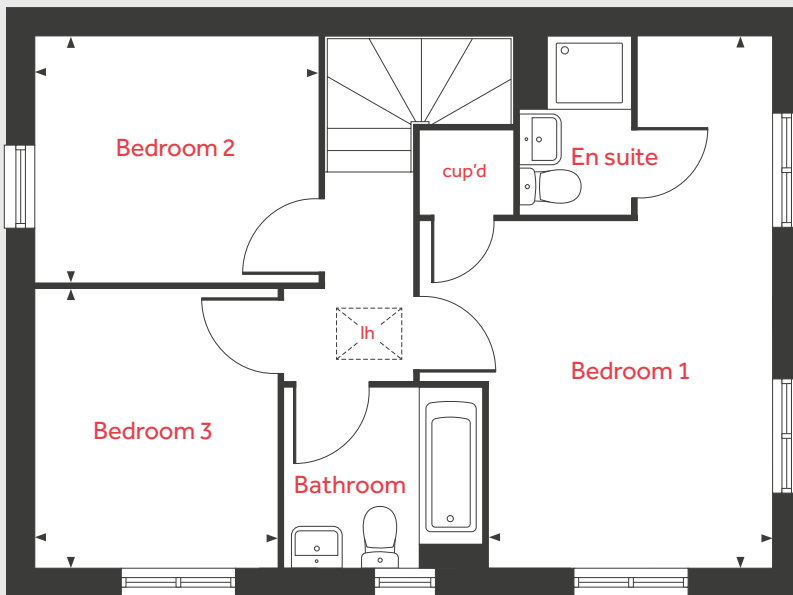
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# The Croft

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

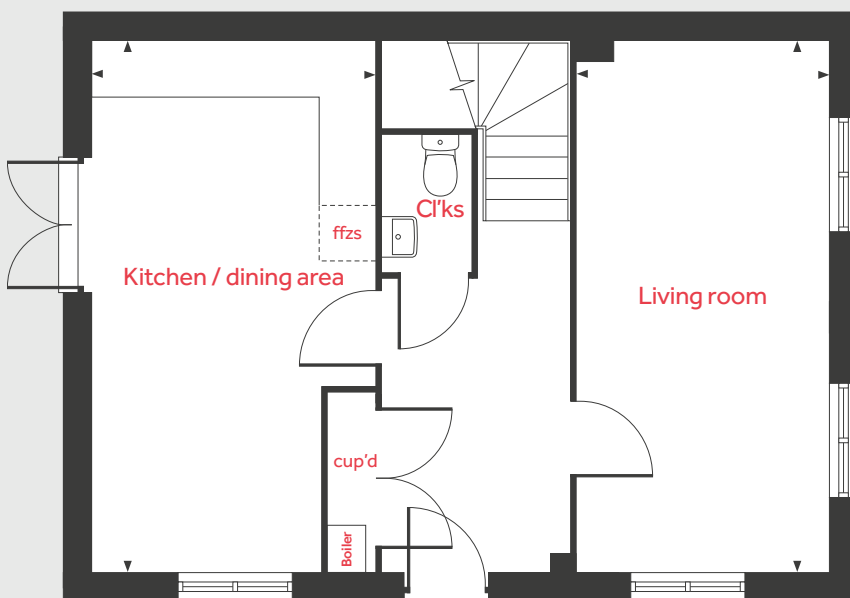
3.08m x 2.69m 10'1" x 8'10"

### 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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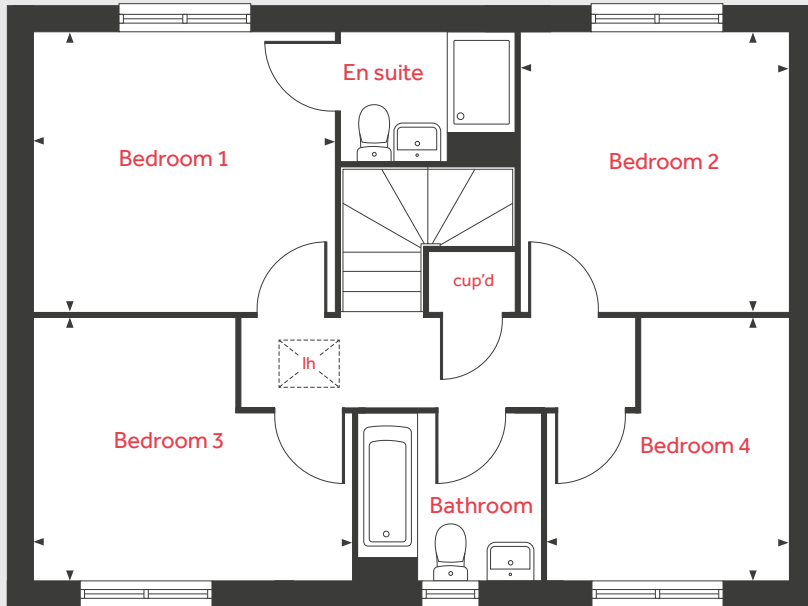
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# The Edmund

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"

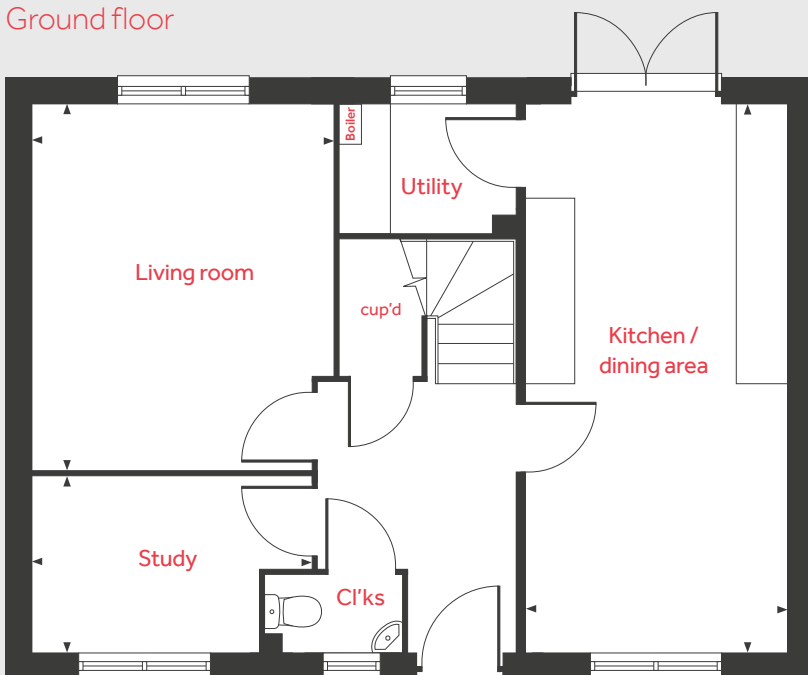
### Bedroom 4

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

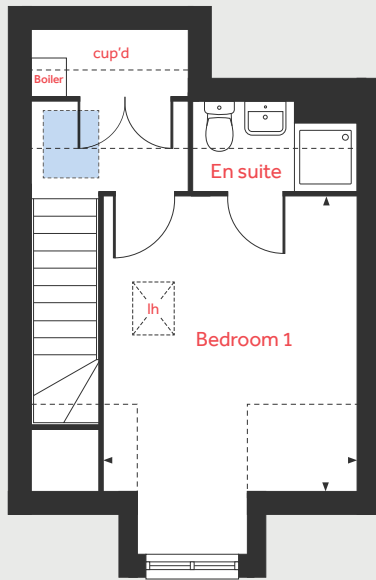
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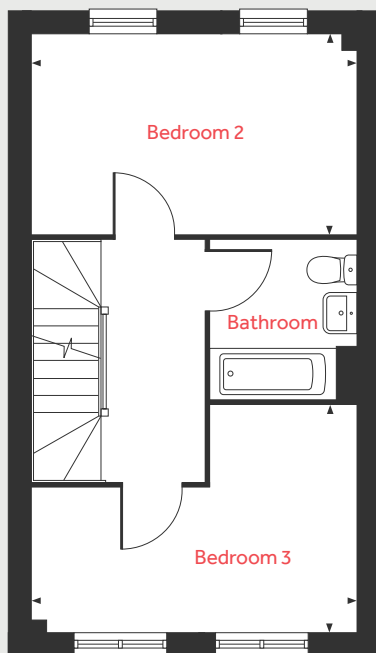
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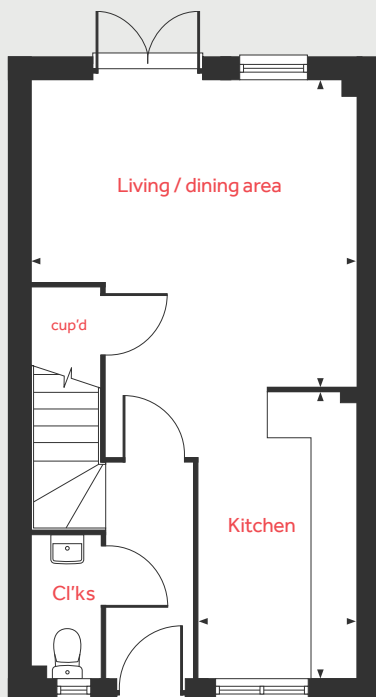
## Second floor



## 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

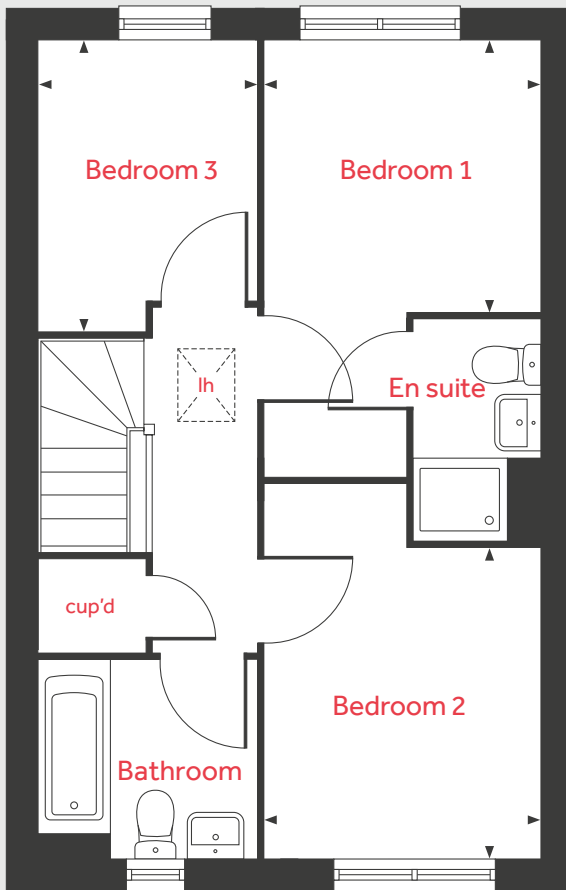
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First floor



# 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

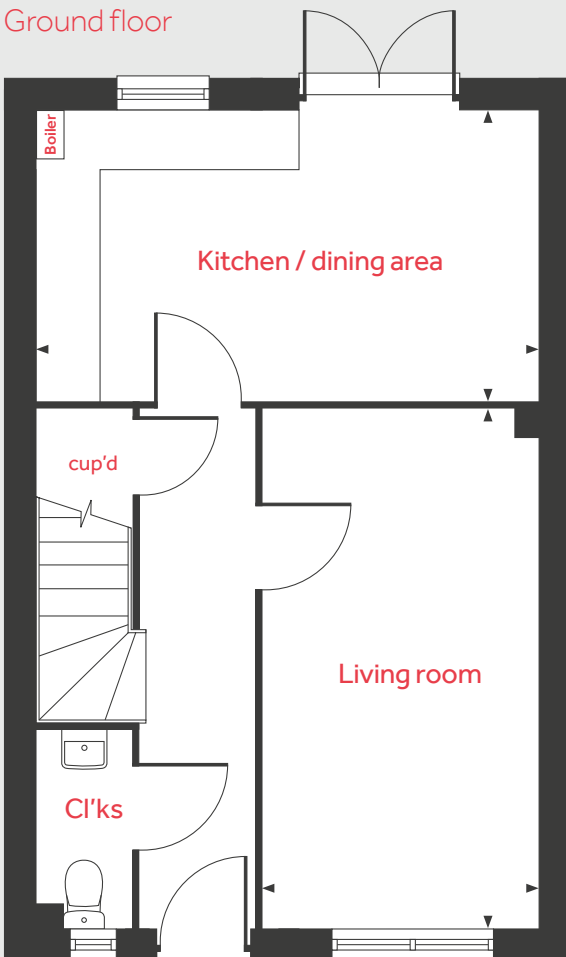
3.06m x 2.67m      10'0" x 8'9"

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

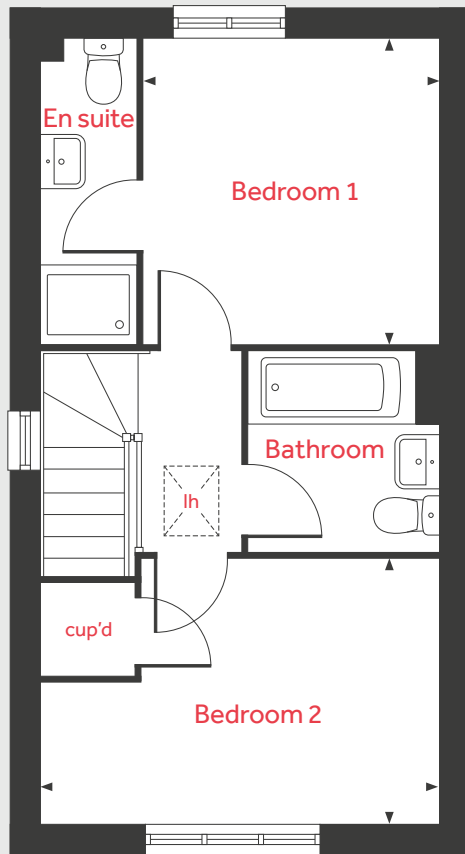
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First floor



# 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

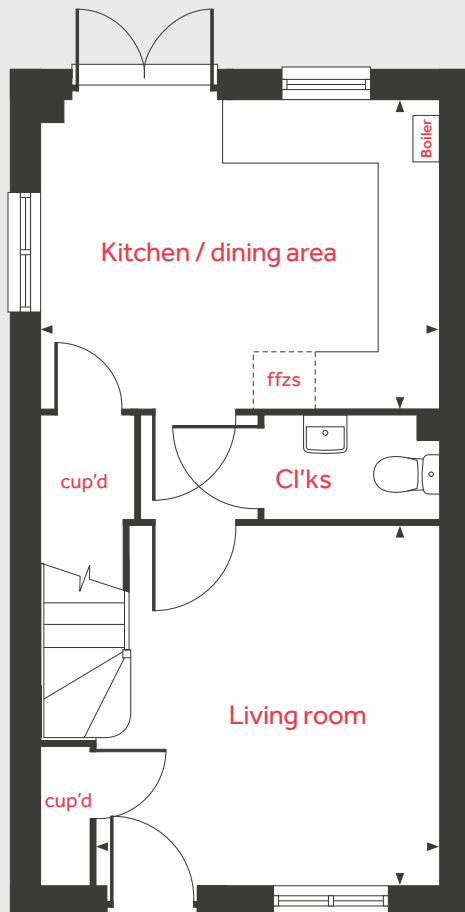
3.16m x 3.01m      10'4" x 9'11"

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

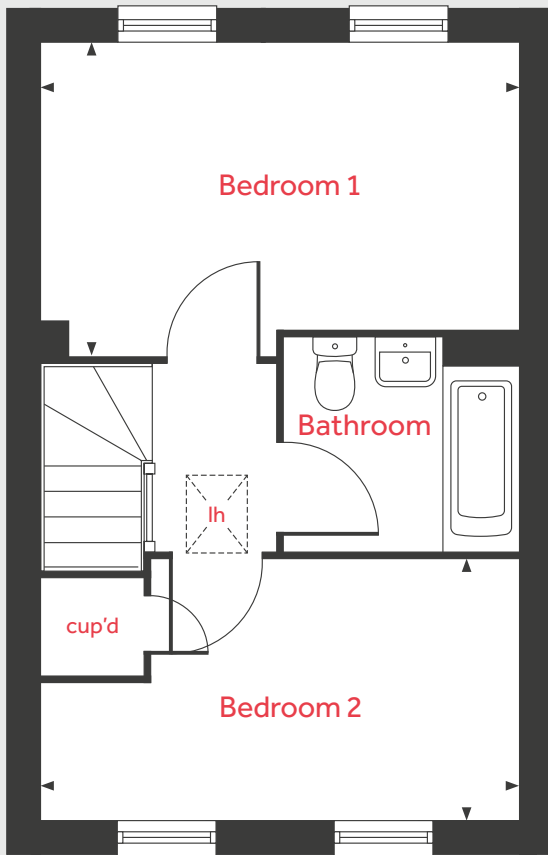
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First floor



# 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

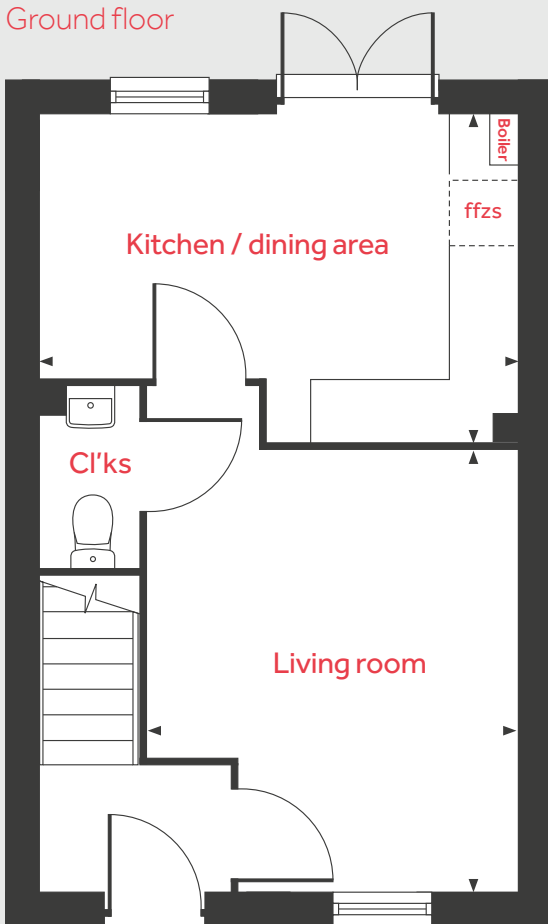
4.35m x 2.61m      14'3" x 8'7"

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

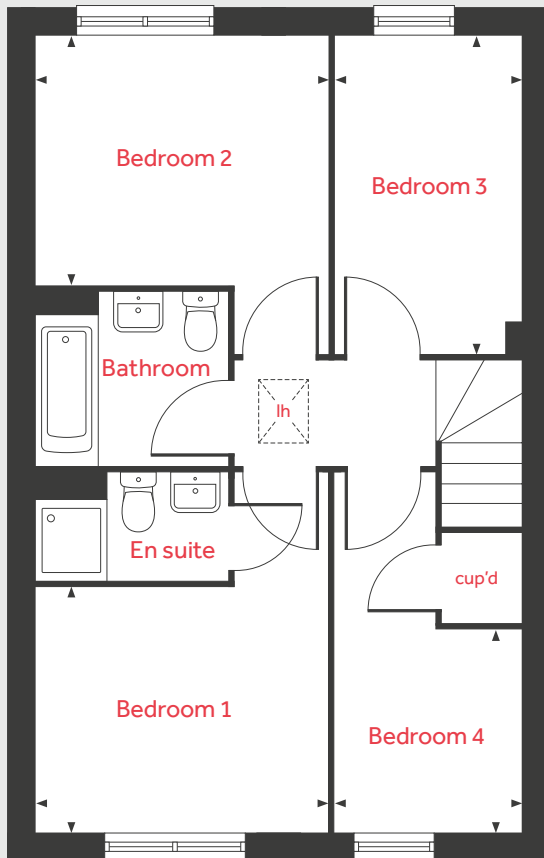
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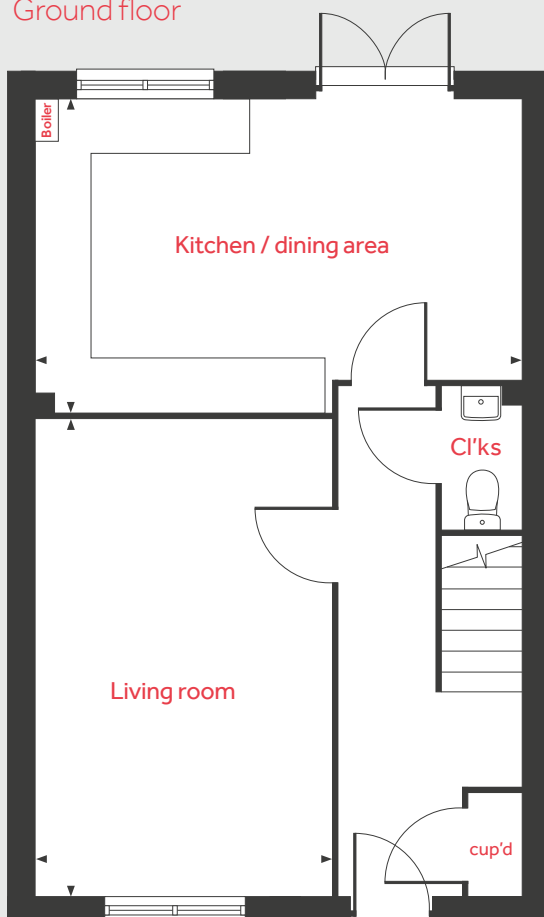
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First floor



Ground 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

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## The Mountford 3 bedroom home

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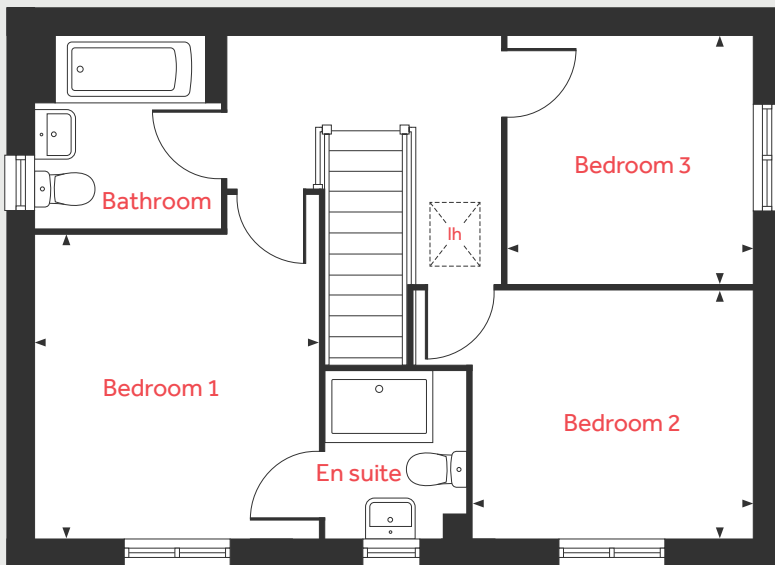
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# The Mountford

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

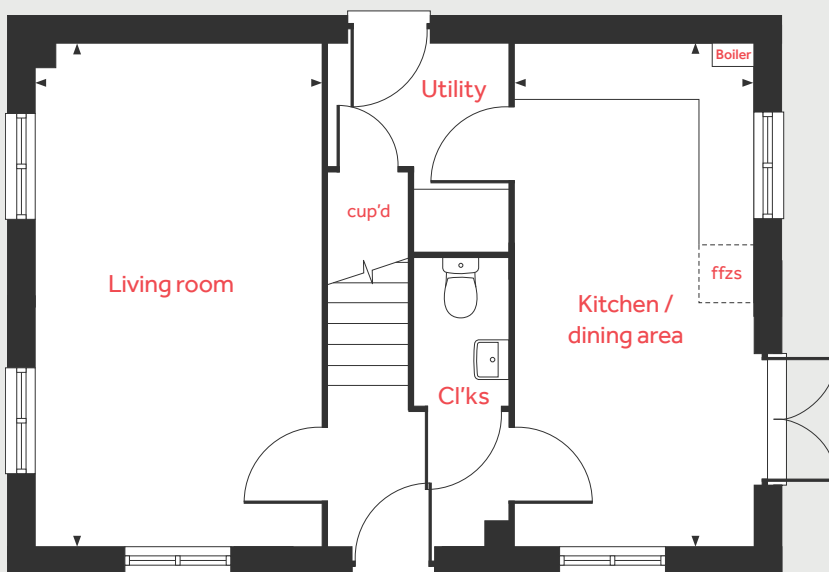
3.15m x 2.75m 10'4" x 9'0"

### 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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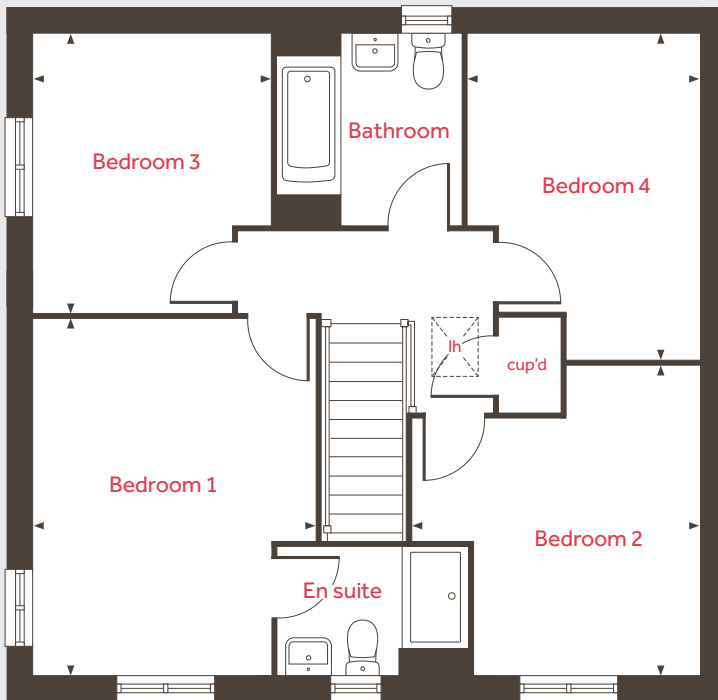
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# The Pembroke

4 bedroom home

## First floor



### Ground floor

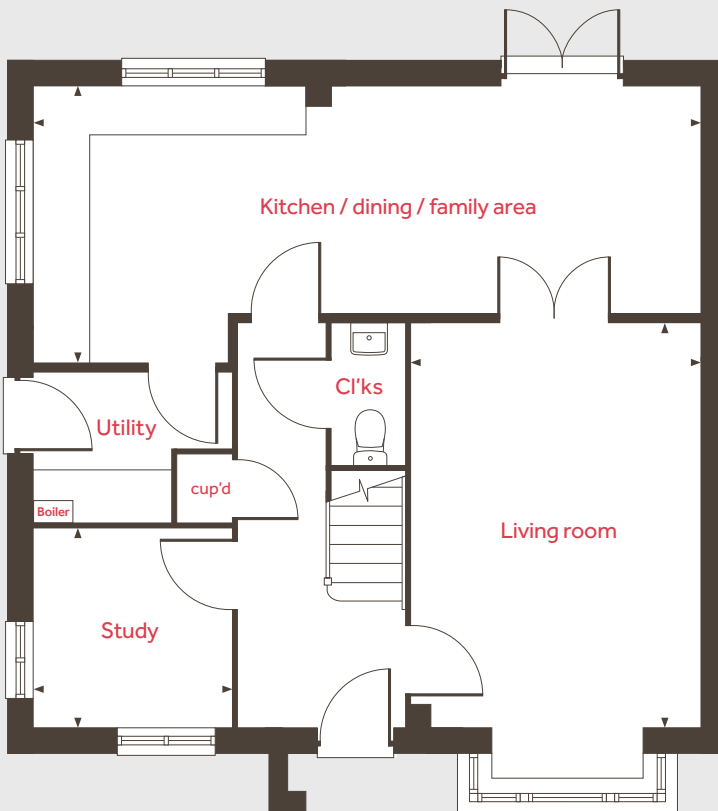
Living room	4.83m x 3.50m	15'10" x 11'6"
Kitchen / dining / family area	8.06m x 3.34m	26'5" x 10'11"
Study	2.42m x 2.37m	7'11" x 7'9"

### 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	◀ ▶	measuring points
cup'd	cupboard		

## Ground floor



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# Specification

## Park Gate

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# Park Gate

## 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**  
The Hardwick  
The Kirk

**3 bedroom**  
The Elliot  
The Francis  
The Mountford  
The Croft

**4 bedroom**  
The Edmund  
The Pembroke  
The MacArthur  
The Kempthorne

### 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 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.

This specification indicates, by means of a dot (■), the items that are included within the home. If there is no dot in a column, the item is not included. Any item not expressly listed or indicated within this specification is excluded from the standard build. For information on the Enhance upgrade options available depending on build stage, please speak with a sales consultant.

**2 bedroom**  
The Hardwick  
The Kirk

**3 bedroom**  
The Elliot  
The Francis  
The Mountford  
The Croft

**4 bedroom**  
The Edmund  
The Pembroke  
The MacArthur  
The Kempthorne

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	■	■	■	■	■	■	■	■

Vistry South West Midlands region

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**Linden**  
HOMES