Park Gate

Lea Castle, Kidderminster







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 firstor 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

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 stor

₹ embankment slope

ra recyling are

cs cycle sto

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
- Habberley Valley Local
 Nature Reserve

- 3 Weavers Wharf Shopping Centre
- 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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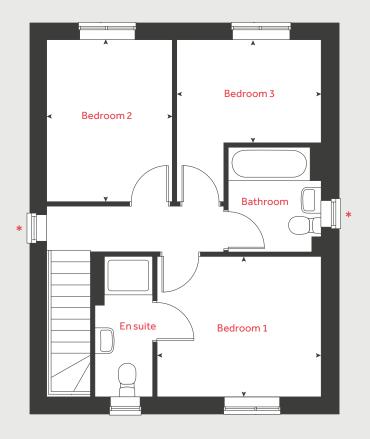
The Elliot

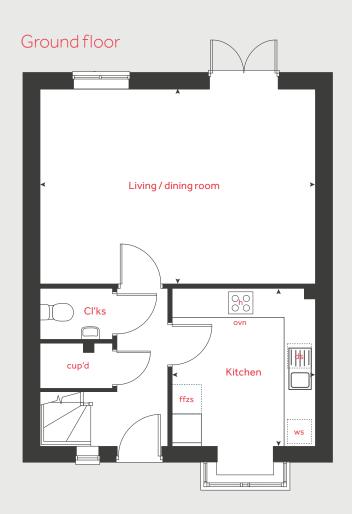
3 bedroom home

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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.

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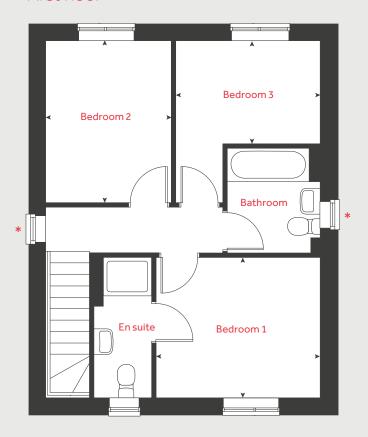
The Elliot

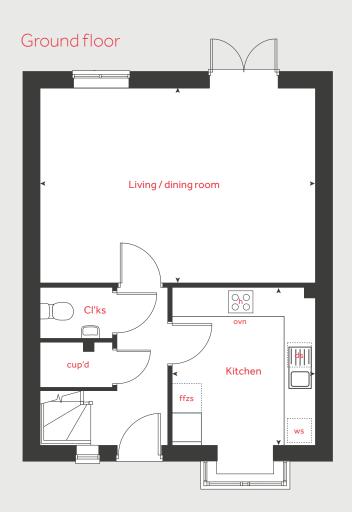
3 bedroom home

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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

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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
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The Croft 3 bedroom home

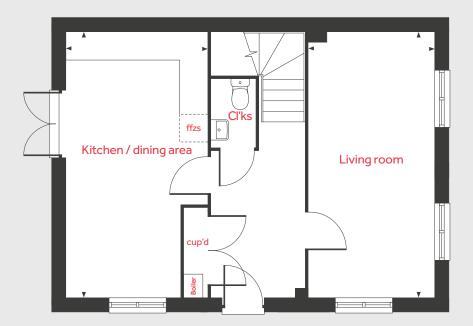
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Ground floor



The Croft

3 bedroom home

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"

 Ih
 loft hatch
 ffzs
 fridge freezer space

 cup'd
 cupboard
 ✓ ►
 measuring points

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The Edmund 4 bedroom home

Park Gate

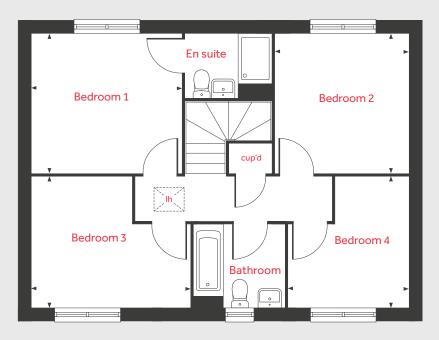
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The Edmund

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"

Ih loft hatch ◀ ► measuring points cup'd cupboard

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The Fiennes 3 bedroom home

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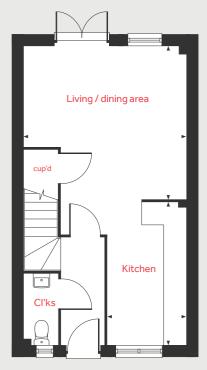
Second floor



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"

 Ih
 loft hatch
 velux window

 cup'd
 cupboard
 ► measuring points

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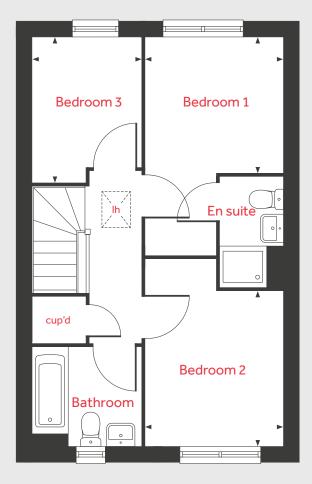


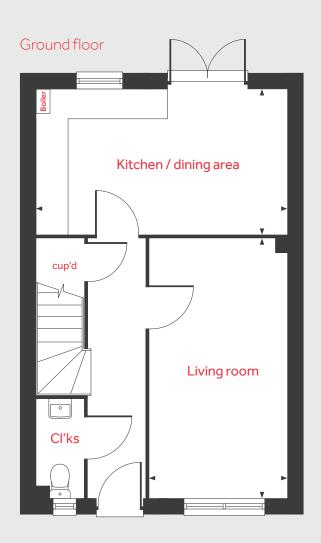
The Francis 3 bedroom home

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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"

Ih loft hatch ◀ ► measuring points

cup'd cupboard

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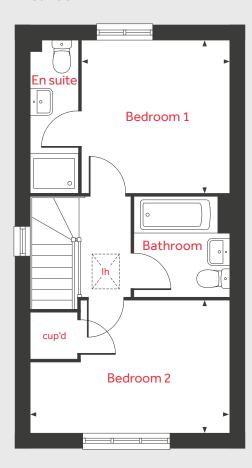


The Hardwick 2 bedroom home

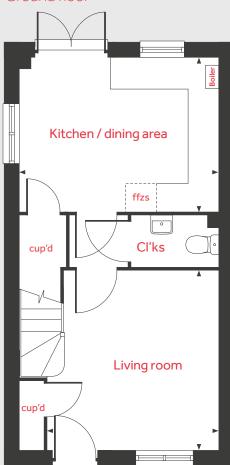
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Ground floor



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"

 Ih
 loft hatch
 ffzs
 fridge freezer space

 cup'd
 cupboard
 ◄ ►
 measuring points

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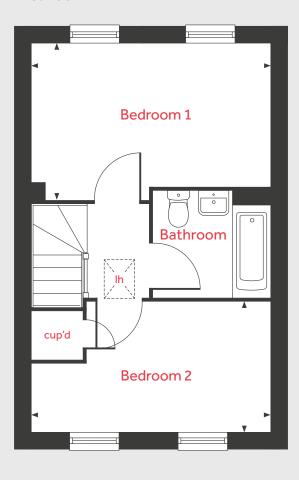


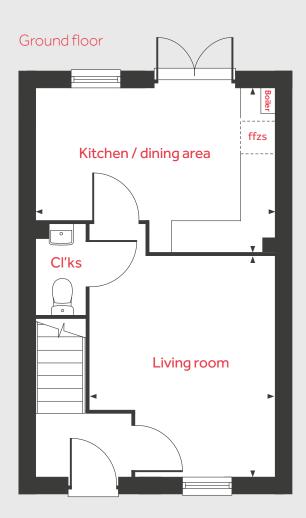
The Kirk 2 bedroom home

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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"

 Ih
 loft hatch
 ffzs
 fridge freezer space

 cup'd
 cupboard
 ◄ ►
 measuring points

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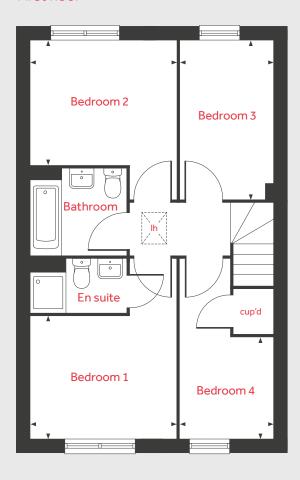


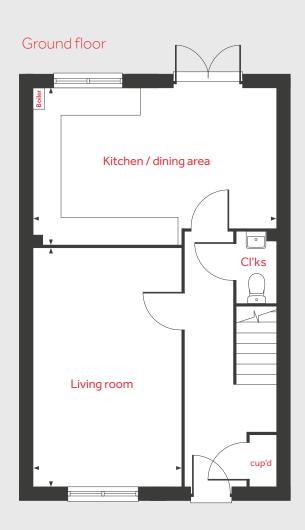
The MacArthur 4 bedroom home

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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"

Ih lofthatch ◀ ► measuring points cup'd cupboard

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The Mountford 3 bedroom home

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Ground floor



The Mountford

3 bedroom home

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"

 Ih
 lofthatch
 ffzs
 fridge freezer space

 cup'd
 cupboard
 ◀ ▶
 measuring points

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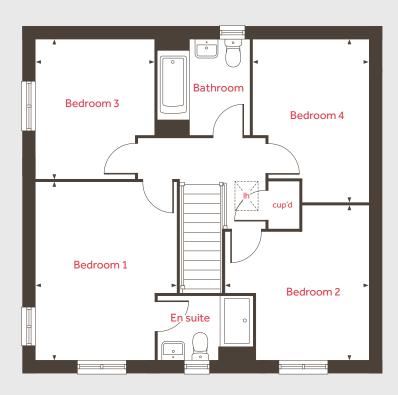


The Pembroke 4 bedroom home

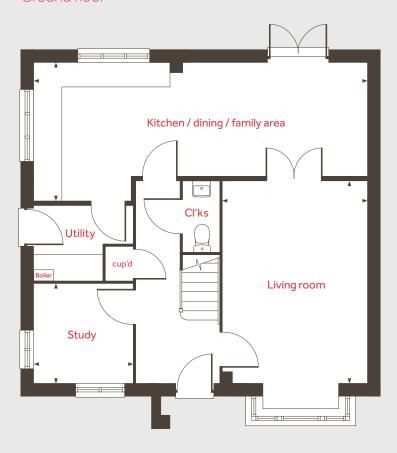
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Ground floor



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" × 10'11"

Study

2.42m x 2.37m 7'11"×7'9"

First floor

Bedroom 1

4.29m x 3.40m 14'1" × 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" × 9'3"

lh loft hatch measuring points cup'd cupboard

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Specification

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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.

Kitchen	2 bedroom	The Hardwick	The Kirk	3 bedroom	The Elliot	The Framcis	The Mountford	The Croft	4 bedroom	The Pembroke	The MacArthur
Symphony Koncept 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.





Double glazed PVCu French doors

Internal doors to be ladder door style pre-primed with Brass Satin finish handles



•	•	•	•
•	•	•	•

٠	-	•	•	•		•	•	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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