

Demontfort Way

Uttoxeter, Staffordshire, ST14 8XY



**PRELIMINARY ANNOUNCEMENT
COMING SOON SUMMER 2019!**

*For illustration purposes only - photo
of a similar site*

An exclusive new development of eight luxury detached bungalows by William Tyler Developments Ltd.

Demontfort Way

Uttoxeter, Staffordshire, ST14 8XY

Coming Summer 2019, just off Demontfort Way is this exciting new development of eight luxury detached bungalows comprising of three different styles to be built by William Tyler Developments Ltd.

Each bungalow is attractively designed and well planned, a high level of specification will be common to all.

KEY FEATURES:

- Full NHBC Guarantee
- Vaulted Ceilings to all plots
- Three Bedroom Homes
- Personal Choice of Kitchen and Bathroom Designs (subject to early reservation)
- Fully Integrated Appliances - hob, oven, fridge freezer and dishwasher
- A Choice of High Quality Flooring Throughout - Karndean, Tiles or Carpets
- Porcelanosa Tiled Bathrooms

KEY FEATURES:

- Under Floor Heating to Bathrooms
- Towel Radiators
- Landscaped Gardens
- Flooring Choice
- Electric Gated Entrance with GSM Security Intercom to each property
- Security Lights
- Fully Alarmed
- Gas Central Heating
- Uttoxeter town centre just under a mile away

Style A: £390,000

Style B: £375,000

Style C: £395,000

VENDORS ARE ALWAYS NEGOTIABLE AND SOMETIMES WILL OFFER A CASH BUYER/PROCEEDABLE BUYER AN EXTRA £5000 FOR EARLY RESERVATION & EXCHANGE!



For illustration purposes only - photos of a similar site





Consumer units are to be located at an accessible position for all age groups and between 1200-1400mm of the finished floor level. There should not be the need for the occupant to have to climb to reach MCB's or RCD's types.

Switched socket outlets are to be 450-500mm above finished floor level except over worktops where they are to be 500mm above working surface.

Light switches are to be 1000-1200mm above finished floor level.

All outlets and switches to be located no 500mm from corner of room.

On completion of the survey, a total of 1000 responses to the survey were received. The responses to the survey were analysed and the results are presented in the following table.

draft



Entrance doors to have an unobstructed opening width of 800mm minimum. Unobstructed opening is measured from face of the door stop on the inside side to face of the door when open at 90°. Entrance door to have level threshold for wheelchair access.



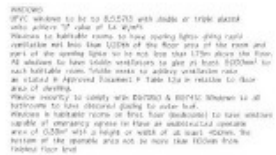
METER BOX POSITIONS FOR INDIVIDUAL FLOORS

Roofs: Halfway Shaded Facing Brick Full miter traditional
soft mud stain brick
Roof Tile: Jersey Etanol Interlocking concrete tile modern style
roof tile - smooth grey

Windows: 1/2" x 12" Double glazed vinyl



fat to deviations for opening light and door position.



SAFETY GLASS
All glazing between finished floor level (F.F.) and 800mm above F.F. to be safety glazing to BS 82060 and comply Part L of the Approved Document.
All door and side panel glazing between finished floor level 800mm above F.F. to be safety glazing as above.

ESCAPE WINDOWS
Escape windows to habitable rooms to have an unobstructed opening area of 0.03m² minimum and be 800mm high x 450 wide min. The bottom of the opening area should not be more than 800mm from finished floor level.

INDICATES OPENED LIGHT

INDICATES OBSCURED GLASS



EXTERNAL DOORS
External front and rear doors to adhere to a value of 100w/m². See sitting out plan to structural opening sizes.
Front entrance doors to have an unobstructed opening width of 775mm minimum. Unobstructed opening is measured from face of the door stop on the latch plan to face of the door when open at 90°. Entrance door to have level threshold for wheelchair access.

TYPE A

TYPE A

William Tyler Developmental

William Tyler Development Co.

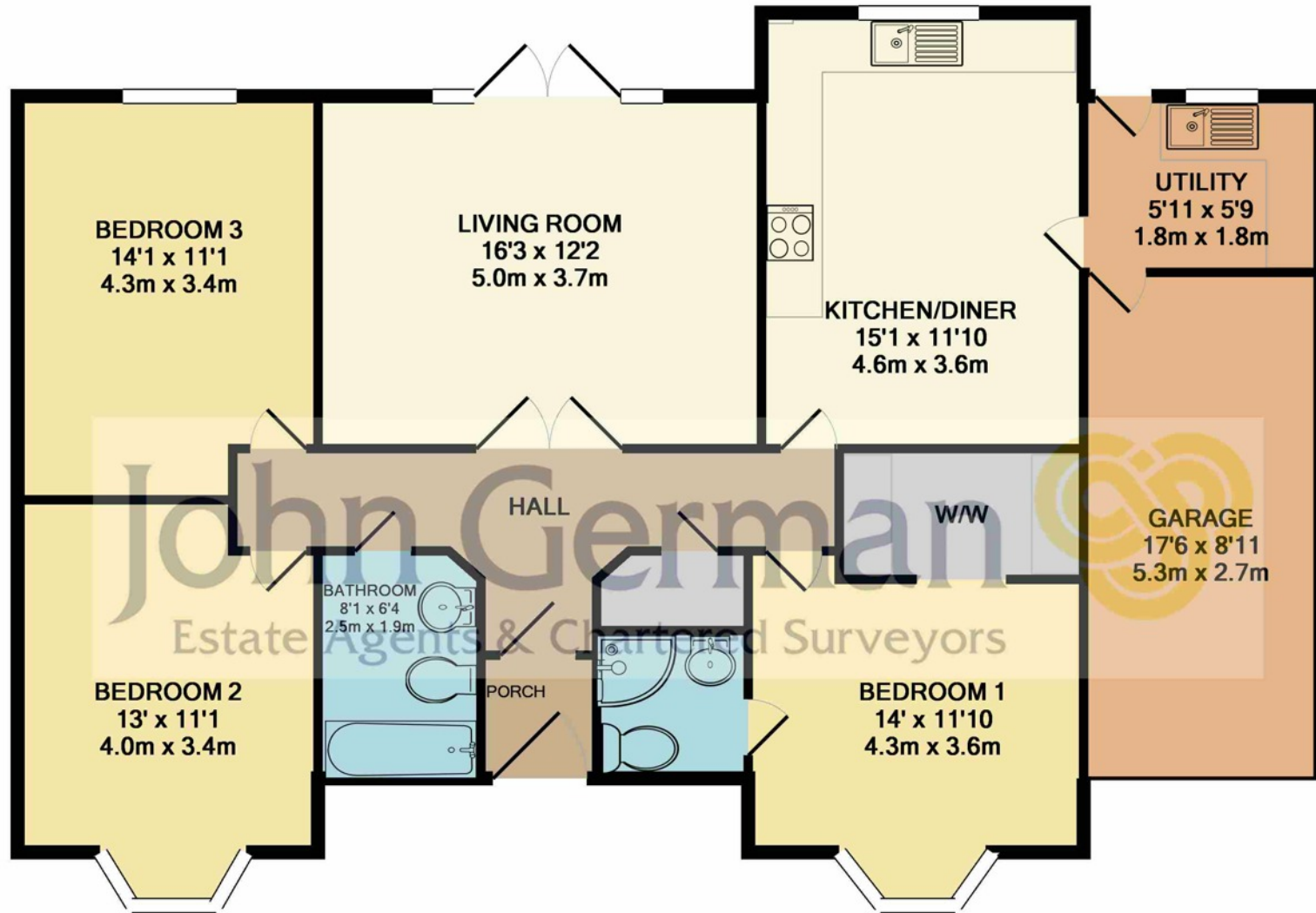
Residential Development
Land off Densmore Way
Littlesport

WORKING DRAWING

STATE	DATE	CERTIFY AS
-------	------	------------

The copyright of this meeting is owned by the publisher, it must not be copied or reproduced without consent.

Type A - Plot 3



TOTAL APPROX. FLOOR AREA 1169 SQ.FT. (108.6 SQ.M.)

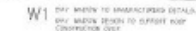
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

Made with Metropix ©2019

preliminary



Ref to elevations for opening light and door position



ANSWERS

UPVC windows to be to 2,550mm with double or triple glazed units and/or V_g rating of 44 (max)

Resistance to water coming in from open joints giving water ingress into the building. The floor area of the room and part of the opening lights to be not less than 170m above the floor level. Windows to have double glazing or the equivalent (2,000mm² or more) and to be made of fire resistant material. Windows to be at least as stated in Appendix Document P Table 12 in regard to floor area of opening.

Resistance to comply with BS6070 & BS6122 Windows to be at 100mm above to have designed joints to water test.

Resistance to suitable rooms as first floor (downward) to have windows to be made of fire resistant material. Windows to be made of glass or 0.5mm² with a height or width of at least 450mm. The bottom of the window sill to not be more than 100mm from finished floor level.



Zimmerman Doors is known as undistracted opening widths of 770mm minimum, undistracted opening in members from face of the door stile on the latch side to face of the door when open at 90°. E-Track door to have level threshold for wheelchair access.



EXTERNAL DOORS:
 Extended front and rear doors to achieve a 3' width of 10' width. One setting not plan to structural opening floor.
 Front entrance door to have an unobstructed opening width of 770mm minimum. Unobstructed opening is measured from face of the door into the latch side. Face of the door when open at 90°. Extension door to have level threshold for wheelchair access.

1400 Highway 10000 Faint Brick Top wall traditional
 1400 wall stone brick
 1400 1st Main Street: black-and-white concrete and modern style
 1400 1st - smooth grey
 Windows: light grey double glazed units

NOTE: 1
ACCREDITED CONSTRUCTION DETAILS TO BE FOLLOWED ON SITE.
DETAILS ARE AVAILABLE AT WEBSITE:
<http://www.planningportal.gov.uk/buildingregulations/approveddocuments/part1/associateddocuments>

* INDICATES TOUGHENED GLASS WHERE NEEDED

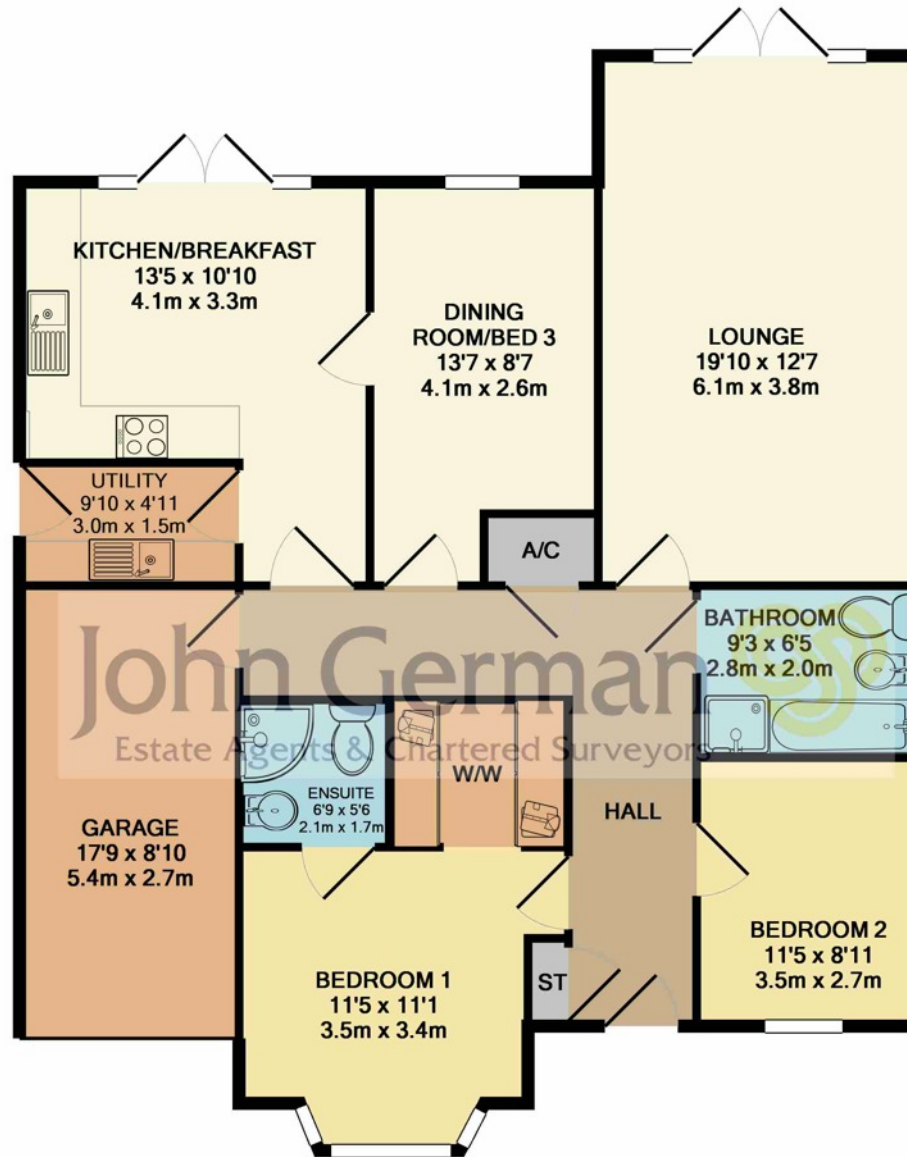


 We cannot evaluate potential hazards when using further ATEX. In addition to hazards and risks already associated with work defined in the DPA/DA.

TYPE B - PLOTS 2 & 6 and handed 5

20	2000	2000	2000
21	2000	2000	2000
22	2000	2000	2000
23	2000	2000	2000
24	2000	2000	2000
25	2000	2000	2000
26	2000	2000	2000
27	2000	2000	2000
28	2000	2000	2000
29	2000	2000	2000
30	2000	2000	2000
31	2000	2000	2000
32	2000	2000	2000
33	2000	2000	2000
34	2000	2000	2000
35	2000	2000	2000
36	2000	2000	2000
37	2000	2000	2000
38	2000	2000	2000
39	2000	2000	2000
40	2000	2000	2000
41	2000	2000	2000
42	2000	2000	2000
43	2000	2000	2000
44	2000	2000	2000
45	2000	2000	2000
46	2000	2000	2000
47	2000	2000	2000
48	2000	2000	2000
49	2000	2000	2000
50	2000	2000	2000
51	2000	2000	2000
52	2000	2000	2000
53	2000	2000	2000
54	2000	2000	2000
55	2000	2000	2000
56	2000	2000	2000
57	2000	2000	2000
58	2000	2000	2000
59	2000	2000	2000
60	2000	2000	2000
61	2000	2000	2000
62	2000	2000	2000
63	2000	2000	2000
64	2000	2000	2000
65	2000	2000	2000
66	2000	2000	2000
67	2000	2000	2000
68	2000	2000	2000
69	2000	2000	2000
70	2000	2000	2000
71	2000	2000	2000
72	2000	2000	2000
73	2000	2000	2000
74	2000	2000	2000
75	2000	2000	2000
76	2000	2000	2000
77	2000	2000	2000
78	2000	2000	2000
79	2000	2000	2000
80	2000	2000	2000
81	2000	2000	2000
82	2000	2000	2000
83	2000	2000	2000
84	2000	2000	2000
85	2000	2000	2000
86	2000	2000	2000
87	2000	2000	2000
88	2000	2000	2000
89	2000	2000	2000
90	2000	2000	2000
91	2000	2000	2000
92	2000	2000	2000
93	2000	2000	2000
94	2000	2000	2000
95	2000	2000	2000
96	2000	2000	2000
97	2000	2000	2000
98	2000	2000	2000
99	2000	2000	2000
100	2000	2000	2000

Type B - Plot 5

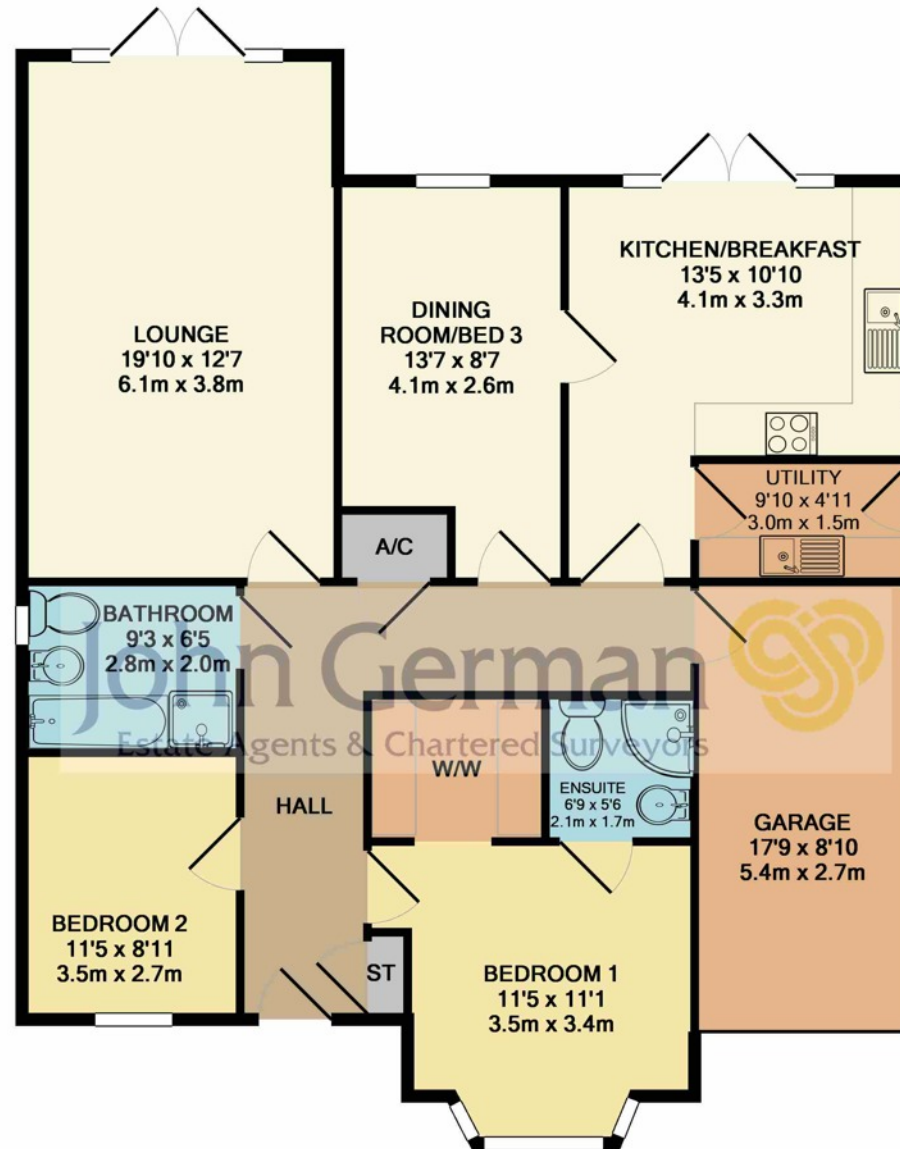


TOTAL APPROX. FLOOR AREA 1159 SQ.FT. (107.7 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

Made with Metropix ©2019

Type B - Plot 2 and 6

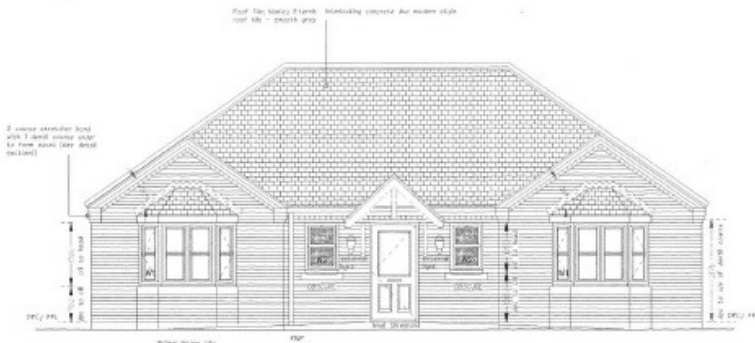


TOTAL APPROX. FLOOR AREA 1159 SQ.FT. (107.7 SQ.M.)

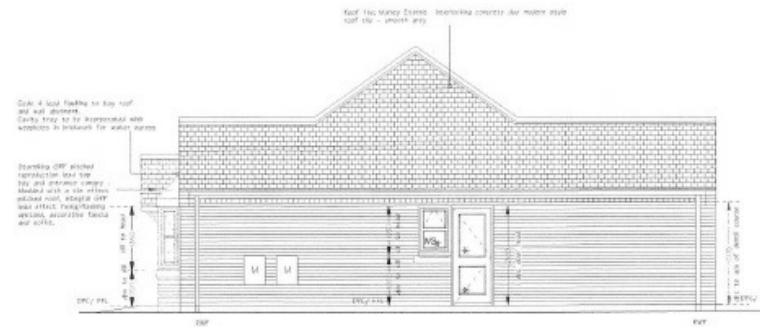
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

Made with Metropix ©2019

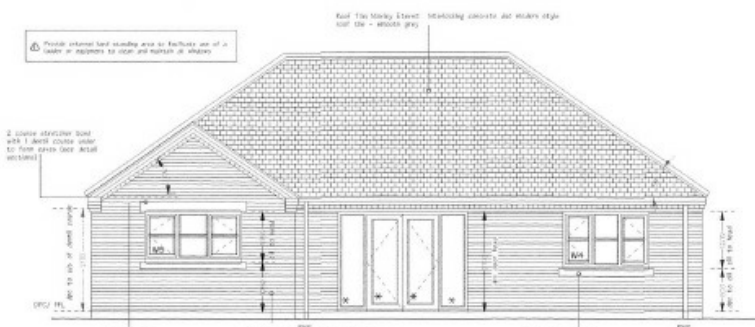
Type C - Plots 1, 4 and 7



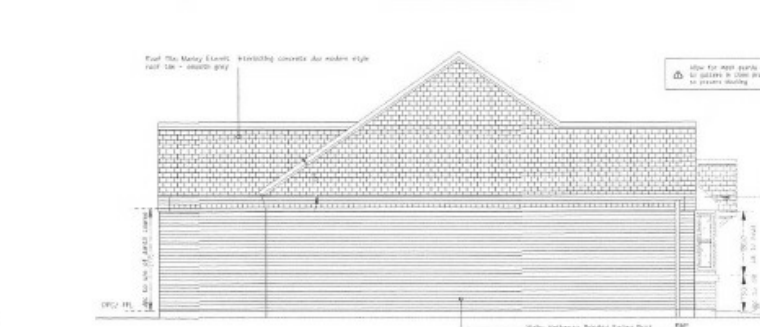
FRONT ELEVATION



SIDE ELEVATION



REAR ELEVATION



SIDE ELEVATION

EXTERNAL MATERIALS

Walls: Halfbrick (Double Facing Brick) Red multi treatment
 Soft red brick PWS
 Roof: Tin Monkey Shingles
 Roof tile - porcelain grey
 Windows: Agate UPVC double glazed units

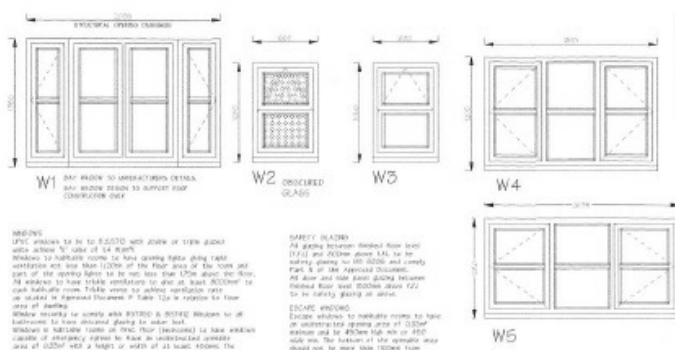
METER BOX POSITIONING FOR INDIVIDUAL PLOTS
 See (S101) Meter Box Positioning - Data plan

Allow for meter points to be fitted
 to achieve a clear proximity to street
 to prevent flooding

Allowing for ground
 level variation and top
 line and proposed access
 provided with a 1m offset
 from the proposed road
 line offset through the
 garden, to the proposed
 road line.

WINDOW SCHEDULE

SEE 100 FOR DETAILS OF OPENING LIGHT AND DOOR POSITION



W1 BAY WINDOW TO UNDERGROUND DETAIL
 Bay window design to support roof construction detail

W2 DOUBLE GLAZED UNIT
 Double glazed unit to support roof construction detail

W3 DOUBLE GLAZED UNIT
 Double glazed unit to support roof construction detail

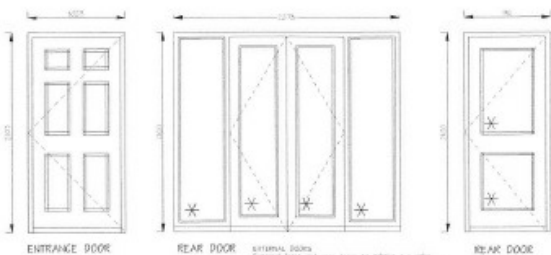
W4 DOUBLE GLAZED UNIT
 Double glazed unit to support roof construction detail

W5 DOUBLE GLAZED UNIT
 Double glazed unit to support roof construction detail

INDICATES TOUGHENED GLASS WHERE NEEDED

INDICATES OPENING LIGHT

INDICATES OBSCURED GLASS



ENTRANCE DOOR

REAR DOOR

REAR DOOR

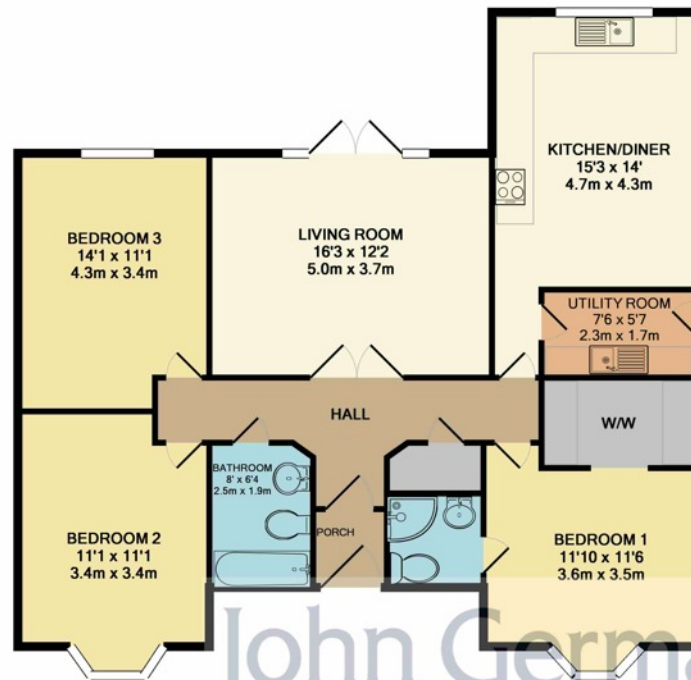
Entrance door to have an unobstructed opening width of 1000mm minimum, unobstructed opening is measured from face of the door stop on the back side to face of the door when open at 90°. Entrance door to have lead threshold for wheelchair access.

External doors and rear doors to achieve a value of 1000mm - the setting out for the structural opening width.
 Front entrance door to have an unobstructed opening width of 1000mm minimum, unobstructed opening is measured from face of the door stop on the back side to face of the door when open at 90°. Entrance door to have lead threshold for wheelchair access.

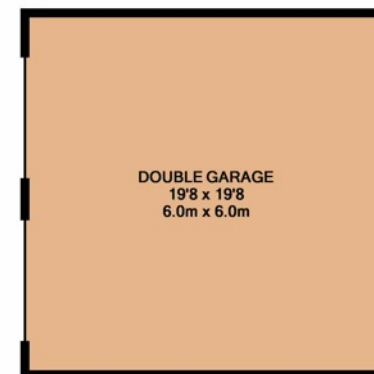
preliminary

This schedule indicates significant features which require further detail, in addition to those set out in the opening associated with works detailed in the drawing.	
TYPE C - PLOTS 1 & 4 and handed 7	
DATE	10/01/2018
BY	000000
External door frame shown as per detail section	
JMA ASSOCIATES 11 THOMSON ROAD SINGAPORE 115602 T: 65 6344 4778 F: 65 6344 4779 E: enquiry@jmaassociates.com.sg W: www.jmaassociates.com	
CLIENT: William Tyler Developments	
PROJECT:	Residential Development Land off Dempsey Road Singapore
WORKING DRAWING ELEVATION SHEET	
DATE	10/01/2018
BY	20-12-18
PLANNED BY	2264-3048
THE CONTENTS OF THIS DRAWING IS TO BE USED IN ACCORDANCE WITH THE TERMS AND CONDITIONS OF THE AGREEMENT BETWEEN THE CLIENT AND THE CONSULTANT.	

Type C - Plots 1, 4 and 7

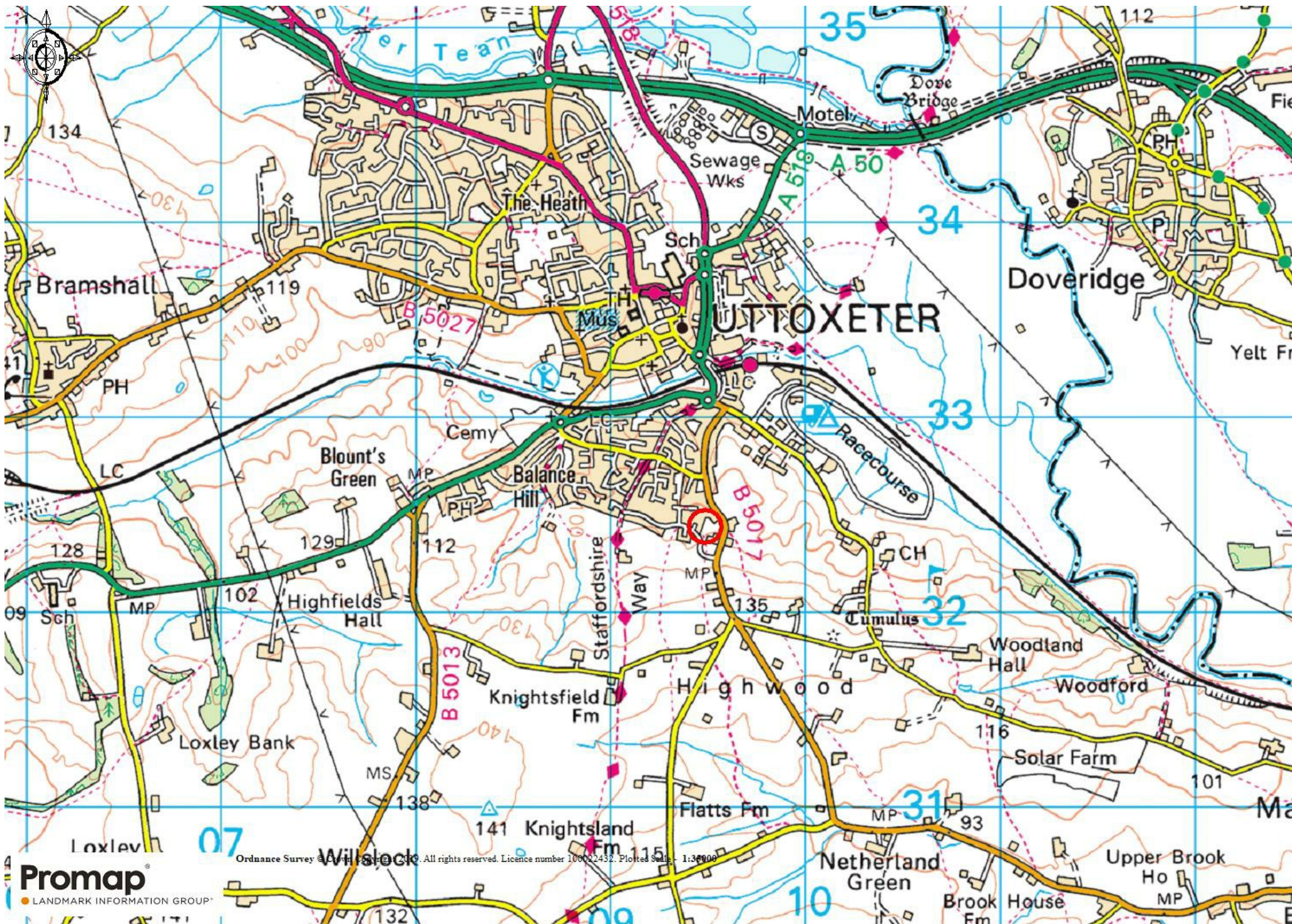


John German
Estate Agents & Chartered Surveyors



TOTAL APPROX. FLOOR AREA 1428 SQ.FT. (132.6 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix ©2019



Ordnance Survey © Crown Copyright 2009. All rights reserved. Licence number 10002432. Plotted Scale: 1:35000

For illustration purposes only - photo of a similar site



John German
29 Bore Street, Lichfield
Staffordshire WS13 6LZ
01543 419121
lichfield@JohnGerman.co.uk



Floor Plan Clause

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Agents' Notes

These particulars do not constitute an offer or a contract neither do they form part of an offer or contract. The vendor does not make or give Messrs. John German nor any person employed has any authority to make or give any representation or warranty, written or oral, in relation to this property. Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. None of the services or appliances to the property have been tested and any prospective purchasers should satisfy themselves as to their adequacy prior to committing themselves to purchase.

Measurements

Please note that our rooms sizes are quoted on a wall to wall basis.

Tenure

Freehold (Purchasers are recommended to satisfy themselves as to tenure via their legal representative).

Services

TBC

Local Authority

TBC

Useful Websites

www.environment-agency.gov.uk/maps

<https://www.wtyler.co.uk/development/demontfort-way>

Ashbourne | Ashby de la Zouch | Barton under Needwood
Burton upon Trent | Derby | East Leake | Lichfield
Loughborough | Stafford | Uttoxeter | The London Office

JohnGerman.co.uk Sales and Lettings Agent