

HERITAGE

- REDROW -

# POPPY FIELDS SPECIFICATION

—  
RAVENFIELD



# PLAN YOUR DREAM HOME



## KITCHEN & UTILITY

### Kitchen Styles

Symphony Kitchens. A range of quality kitchen styles available (with lighting to the underside of wall units). Please see My Redrow or Sales Consultant for further details.

### Breakfast Bar Island

In selected house-types only.

### Work Surfaces

Range of quality work surfaces available. Please see My Redrow or Sales Consultant for further details. Splashback to hob in Stainless Steel.

### Kitchen & Dining Lighting

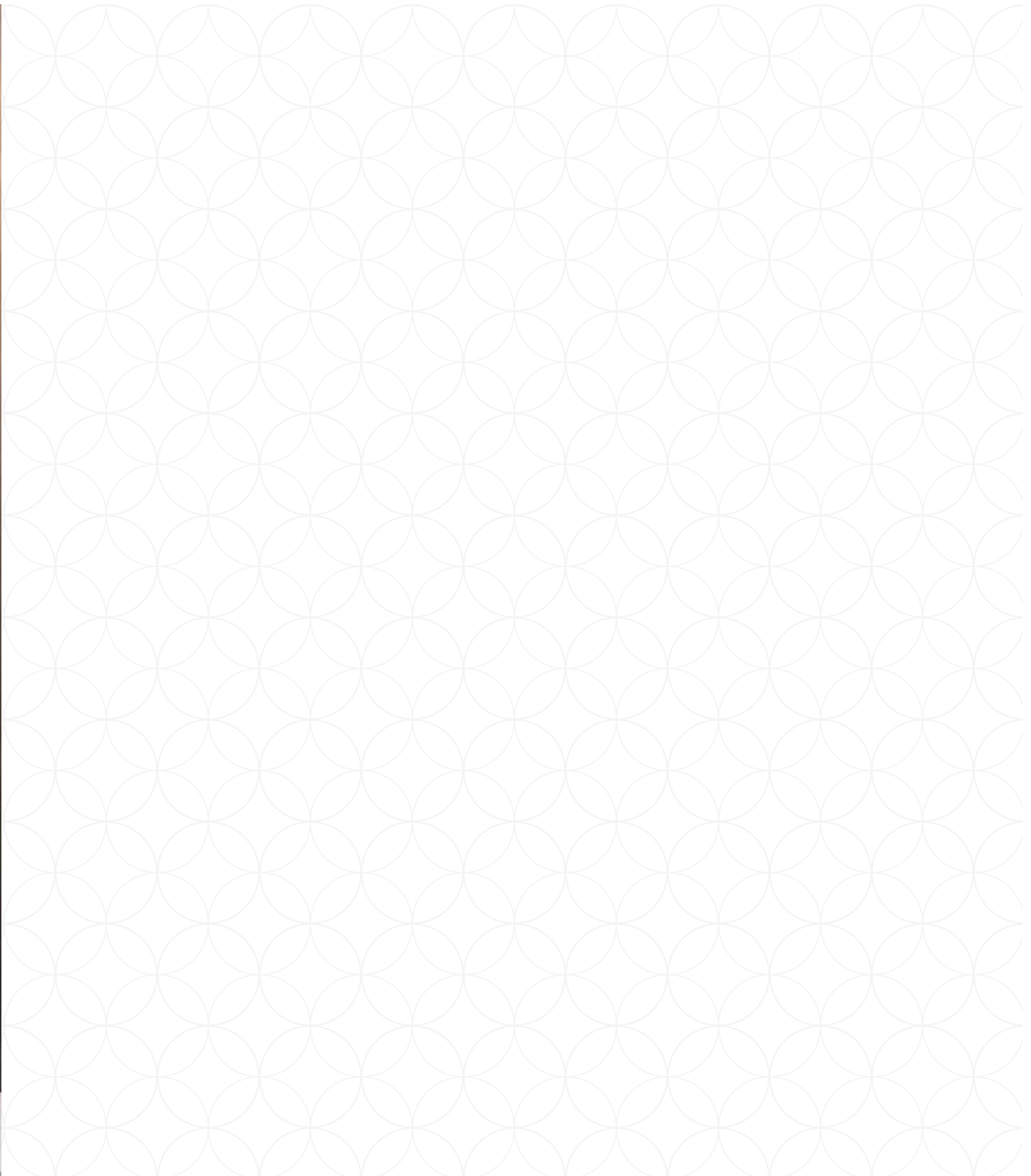
Pendant lights.  
Please see Sales Consultant for further details.

### Switches & Sockets Switches & sockets.

Please see Sales Consultant for further details.

### Appliances

Integrated Fridge Freezer.  
Double Oven.  
60cm Gas Hob.  
90cm Gas Hob.  
60cm Ceramic Hob.  
80cm Ceramic Hob.  
60cm Cooker Hood.  
90cm Cooker Hood.  
See Sales Consultant for combinations.



# INTERIOR

**Consumer Unit**

**Internal Doors**

Cambridge door.

**Internal Door Furniture**

Tortosa or Vilanova lever. To all house-types.

**Skirting to Ground**

‘Torus’ profile MDF, 194 x 14.5mm, with satin white paint finish to all housetypes.

**Skirting to Upper Floors**

‘Torus’ profile MDF 194 x 14.5mm, with white satin paint finish

**Architrave to Ground**

58mm x 14.5mm, satin white paint finish.

**Architrave to Upper Floors**

58mm x 14.5mm, satin white paint finish.

**Ceilings**

Flat skim finish with Crown white emulsion paint decoration.

**Walls**

Crown Trade Covermatt white emulsion paint.

**Staircase**

Timber staircase with Light Ash handrail.

**Radiators**

Myson round top radiators.

**Decorative Radiator**

Myson Vertical Style in white. Selected house-types only, refer to drawing.

**Central Heating**

valves and room thermostats.

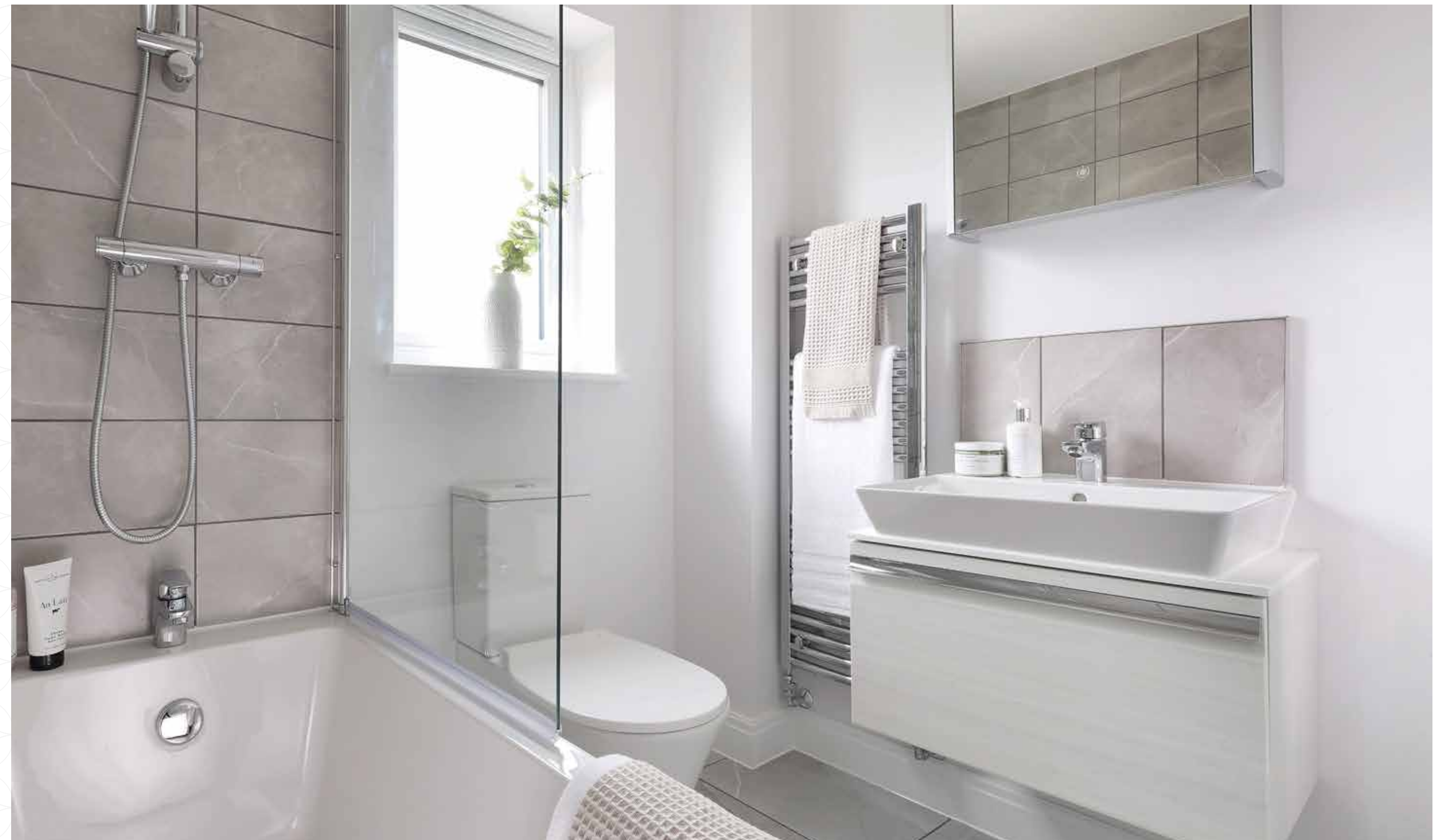
**Mains Pressure Cylinder**

Therma Q.

**Lighting**

Pendant lights.

OUR LUXURY  
SPECIFICATIONS  
ARE CAREFULLY  
CONSIDERED  
**AND BEAUTIFULLY  
DESIGNED TO MAKE  
THE MOST OF YOUR  
NEW HOME**



## BATHROOM & CLOAKROOM

### Sanitaryware

Ideal Standard Arc by Sottini.

### Bathroom

Tempo Bath.  
Tempo Arc 170cm x 70cm, water saver.  
Bath in white.

### Bath Panel

Unilux white panel.

### Wall Tiles

To bathroom, cloakroom and en-suite.  
Tiling by Johnsons.  
Please see Sales Consultant for further details.

### Shower over Bath

Shower valve together with bath screen fitted above bath when no shower enclosure.

### Shower Valve

To bathroom and en-suite.  
Aqualisa Alto Bar Valve to all housetypes.

### Shower Screen

Shower valve together with bath screen fitted above bath when no shower enclosure.

### Shower Tray

Low profile shower tray in white.  
Large shower tray for walk-in showers.

### Mirror

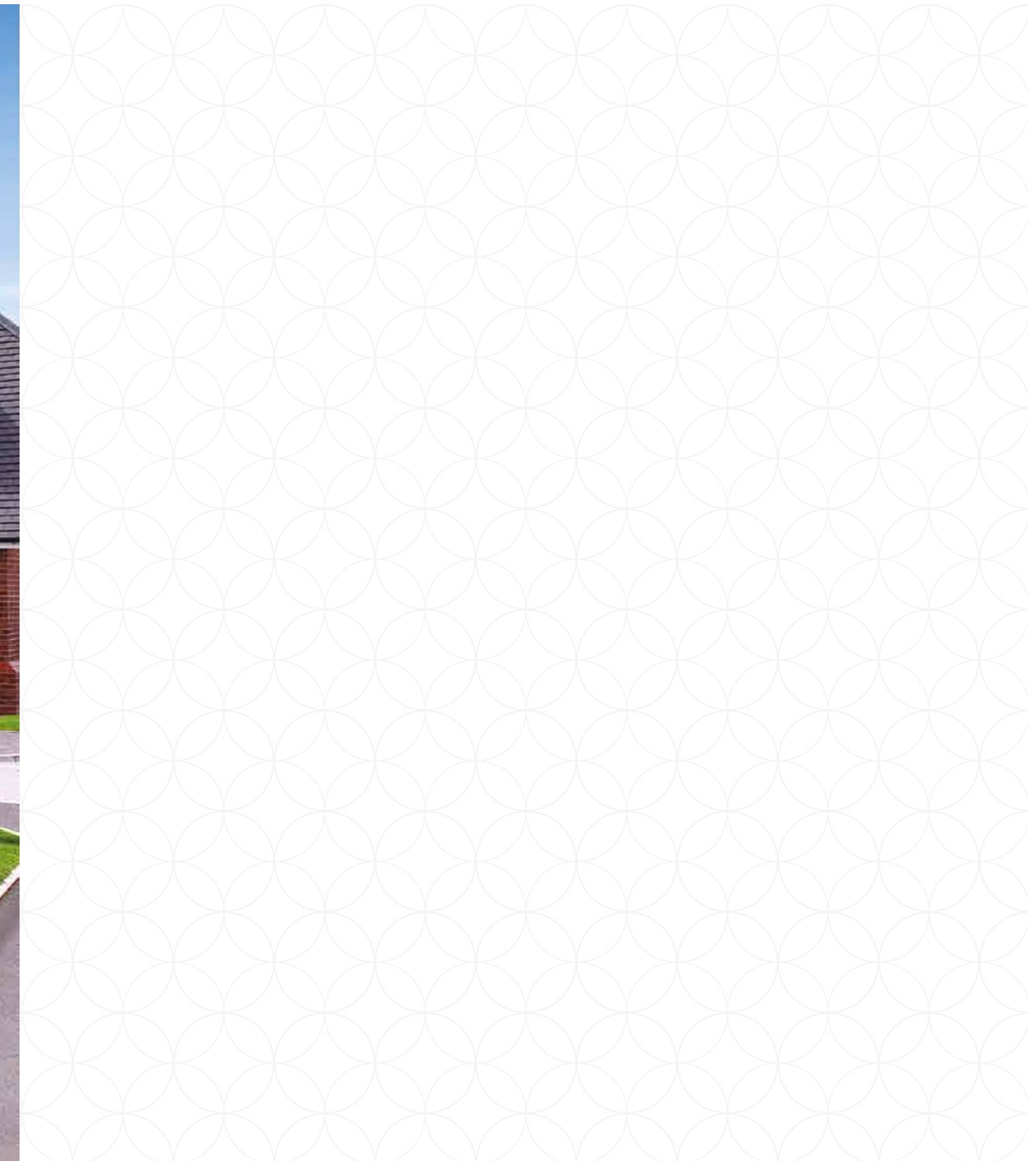
To be fitted above the bathroom and en-suite washbasins where possible.

### Towel Warmer

Curved finish.  
Bar towel warmers in polished chrome finish complete with chrome TRV valves.

### Shaver Socket

White finish.



## EXTERIOR

### Numeral Plaque

House number to Front of property on numeral plaque to match the colour of the front door except when white, then numeral to be black.

### Fascia & Soffit

uPVC fascia and vented soffit board in white profile.

### Rainwater System

The rainwater gutters and downpipes finish to be black for brick and render elevations.

### Waney Lapped Boarding

Treated waney larch lapped boarding to be fixed all as indicated on house type elevation drawings.

### Windows

Sealed double glazed uPVC windows in white finish.

### Door Bell

Push with transformer.

### Light to Front

Vertical Tile Hanging  
Vertical tile hanging to be in a plain tile where indicated on the house type elevation.

### Garage

Steel Hörmann door.  
Please refer to the External Finishing Schedule to confirm the external finish selected for each property. Please see Sales Consultant for further details

### Power

Light & double socket to all garages.  
Electric EV car charging point.

### Front Garden

Turf to front and rear.  
Refer to layout for landscaping details.

### Paving

Concrete paving slabs indicated on drawing.

### External Fencing/Gates

**Side and rear** – 1.8m close boarded fence (please speak to sales consultant to confirm any amends to specific plots).

**Driveway** – Tarmac drive.



# A THRIVING PARTNERSHIP

Our 'Nature for people' biodiversity strategy was developed alongside our long-standing partners, The Wildlife Trusts. The strategy focuses on three key themes – Nature Gains, Rewilding Lives and Flourishing Legacy with a view to improving people's well-being through nature.

Find out more at [redrowplc.co.uk/sustainability](https://www.redrowplc.co.uk/sustainability)

Working in close partnership with



# SKILFUL EXECUTION

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Quality is never an accident, it is always the  
result of high intention to detail. It represents  
the wise choice of many alternatives.



# OUR COMMITMENT TO HOME-BUYERS

## Customer charter

At Redrow, we're committed to delivering a quality service throughout the whole home-buying process and beyond. This Customer Charter sets out our commitment to you, our customer.

Full details of our service are covered within our Home Buyer Guide, a copy of which will be provided to you when you reserve your new Redrow home. We will also comply with the requirements of the Consumer Code for Home Builders ("Consumer Code"). A copy of the code is also on our website at [www.redrow.co.uk](http://www.redrow.co.uk)

- Please ask a Sales Consultant if you require a printed hard copy.
- We'll provide you with full details and clear information about your chosen home.
- We'll provide trained and knowledgeable staff to assist you in the home buying process.
- We'll be available to answer any questions you may have and will provide you with any relevant contact details.
- We'll assist you during the selection of Standard Choices and Optional Extras for your new home.
- We'll provide you with health and safety advice to minimise the risk of danger during construction and in the use of your new home after you move in.
- We'll provide you with reliable information about the Buildmark Cover, and any other cover from which you may benefit.
- We'll keep you fully informed about the completion and occupation of your new home.
- We'll ensure that the functions and facilities of your home are demonstrated to you prior to moving in.
- We'll inform you about the after-sales service we provide, as set out in the Home Buyer Guide. Our aim is to deal effectively and efficiently with both routine service matters and with any emergencies.
- We'll provide you with details of who to contact if you believe we have not satisfactorily fulfilled our Charter commitments.





# OUR REQUIREMENTS AS HOME-BUILDERS

## Consumer code



### 1. ADOPTING THE CODE

#### 1.1 Adopting the Code

Home Builders must comply with the Requirements of the Consumer Code and have regard to good practice guidance.

#### 1.2 Making the Code available

The Consumer Code for Home Builders' Scheme logo must be prominently displayed in Home Builders' sales offices, those of appointed selling agents, and in sales brochures.

All Home Buyers who reserve a Home should be provided with a copy of the Code Scheme with the Reservation agreement.

#### 1.3 Customer Service: before legal completion

The Home Builder must have suitable systems and procedures to ensure it can reliably and accurately meet the commitments on service, procedures and information in the Code.

#### 1.4 Appropriately trained customer service staff

The Home Builder must provide suitable training to all staff who deal with Home Buyers about their responsibilities to them and what the Code means for the company and its directors.

#### 1.5 Sales and advertising

Sales and advertising material and activity must be clear and truthful.

### 2. INFORMATION – PRE-CONTRACT

#### 2.1 Pre-purchase information

Home Buyers must be given enough pre-purchase information to help them make suitably informed purchasing decisions.

In all cases this information must include:

- a written Reservation agreement;
- an explanation of the Home Warranty cover;
- a description of any management services and organisations to which the Home Buyer will be committed and an estimate of their cost;
- the nature and method of assessment of any event fees such as transfer fees or similar liabilities.

Also, if a Home is not yet completed, the information must include:

- a brochure or plan illustrating the general layout, appearance and plot position of the Home;
- a list of the Home's contents;
- the standards to which the Home is being built.

#### 2.2 Contact information

Home Buyers must be told how their questions will be dealt with and who to contact during the sale, purchase and completion of the Home.

#### 2.3 Warranty cover

Home Buyers must be given accurate and reliable information about the insurance-backed warranty provided on the Home.

#### 1.1 Health and safety for visitors to developments under construction

Home Buyers must be informed about the health and safety precautions they should take when visiting a development under construction.

#### 1.2 Pre-contract information

Home Builders must advise Home Buyers to appoint a professional legal adviser to carry out the legal formalities of buying the Home and to represent their interests.

#### 1.3 Reservation

Home Buyers must be given a Reservation agreement that sets out clearly the Reservation's terms, including, but not limited to:

- the amount of the Reservation fee;
- what is being sold;
- the purchase price;
- how and when the Reservation agreement will end;
- how long the price remains valid;
- the nature and estimated cost and of any management services the Home Buyer must pay for;
- the nature and method of assessment of any event fees such as transfer fees or similar liabilities.

The Reservation fee must be reimbursed if the Reservation agreement is cancelled. The Home Buyer must be told of any deductions that may be made. While the Reservation agreement is in force, the Home Builder must not enter into a new Reservation agreement or sale agreement with another customer on the same Home.

### 1. INFORMATION – EXCHANGE OF CONTRACT

#### 1.1 The contract

Contract of sale terms and conditions must:

- be clear and fair;
- comply with all relevant legislation;
- clearly state the contract termination rights.

#### 1.2 Timing of construction, completion and handover

The Home Buyer must be given reliable and realistic information about when construction of the Home may be finished, the date of Legal Completion, and the date for handover of the Home.

#### 1.3 Contract termination rights

The Home Buyer must be told about their right to terminate the contract.

#### 1.4 Contract deposits and pre-payments

The Home Builder must clearly explain how Home Buyers' contract deposits are protected and how any other pre-payments are dealt with.

### 2. INFORMATION – DURING OCCUPATION

#### 2.1 After-sales service

The Home Builder must provide the Home Buyer with an accessible after-sales service, and explain what the service includes, who to contact, and what guarantees and warranties apply to the Home.

#### 2.2 Health and safety for Home Buyers on developments under construction

Home Buyers must be told about the health and safety precautions they should take when living on a development where building work continues.

### 3. COMPLAINTS AND DISPUTES

#### 3.1 Complaints handling

The Home Builder must have a system and procedures for receiving, handling, and resolving Home Buyers' service calls and complaints.

The Home Builder must let the Home Buyer know of this, and of the dispute resolution arrangements operated as part of this Code, in writing.

#### 3.2 Co-operation with professional advisers

The Home Builder must co-operate with appropriately qualified professional advisers appointed by the Home Buyer to resolve disputes.



# POPPY FIELDS



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Discover a better way to live  
[redrow.co.uk](https://www.redrow.co.uk)