

So good to come home to

STYLISH NEW HOMES
BROUGHT TO YOU BY
ORION HOMES

Development Layout

A beautiful development of 4 & 5 bedroom homes in Brayton, North Yorkshire

- The Belfry**
5 bedroom detached home
- The Windsor**
4 bedroom detached home
- The Exeter**
4 bedroom detached home
- The Salisbury**
4 bedroom detached home
- The Coniston**
4 bedroom detached home
- The Chichester**
4 bedroom detached home
- The Padstow**
Affordable homes
- The Helston**
Affordable homes



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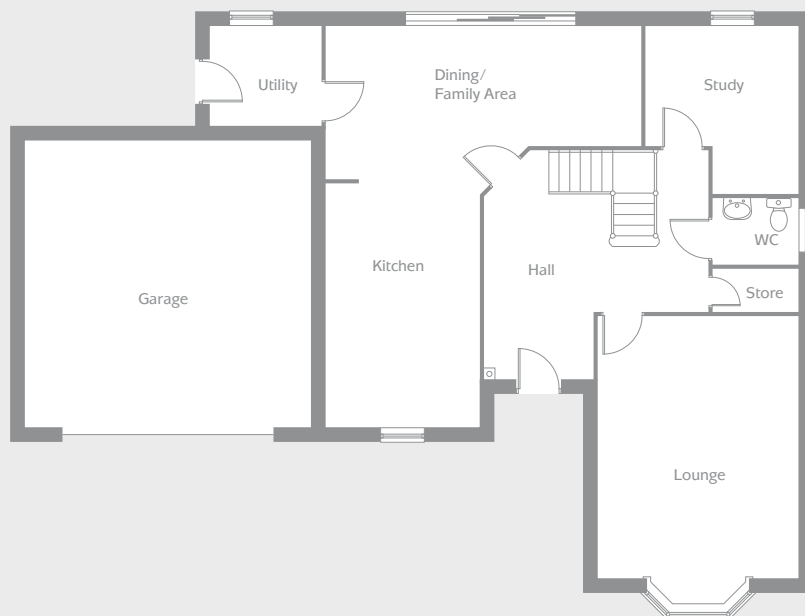
The Belfry

5 bedroom detached home

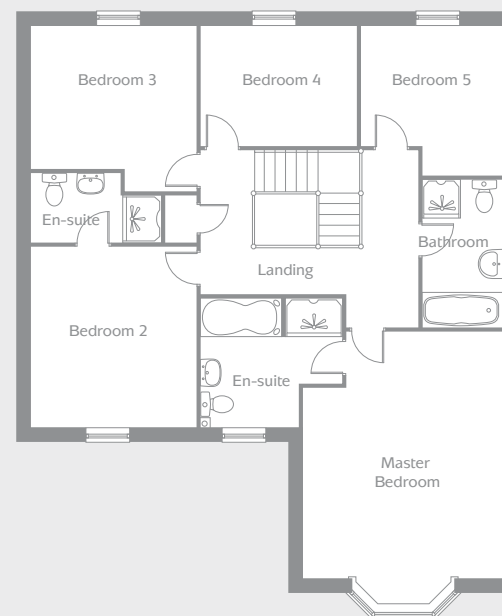


The Belfry is a beautiful five bedroom home ideal for families.

- Open plan kitchen with dining/family area, tri-slide doors to the garden and a utility room
- Spacious lounge with bay window
- Separate study
- Master bedroom with en-suite bathroom
- Second bedroom with en-suite shower room
- Integral double garage



GROUND FLOOR



FIRST FLOOR

Kitchen	5.09m x 3.16m	16'8" x 10'4"
Dining/Family Area	6.62m x 3.26m	21'9" x 10'8"
Lounge	5.43m x 4.15m	17'10" x 13'7"
Study	3.50m x 3.06m	11'6" x 10'0"
Utility	2.08m x 2.04m	6'10" x 6'3"

Master Bedroom	5.11m x 4.15m	16'9" x 13'7"
En-suite	2.98m x 2.68m	9'9" x 8'9"
Bedroom 2	3.74m x 3.50m	12'3" x 11'6"
En-suite	2.56m x 1.47m	8'5" x 4'10"
Bedroom 3	3.53m x 3.45m	11'7" x 11'4"
Bedroom 4	3.14m x 2.50m	10'4" x 8'2"
Bedroom 5	2.98m x 3.17m	9'9" x 10'5"
Bathroom	3.05m x 1.68m	10'0" x 5'6"

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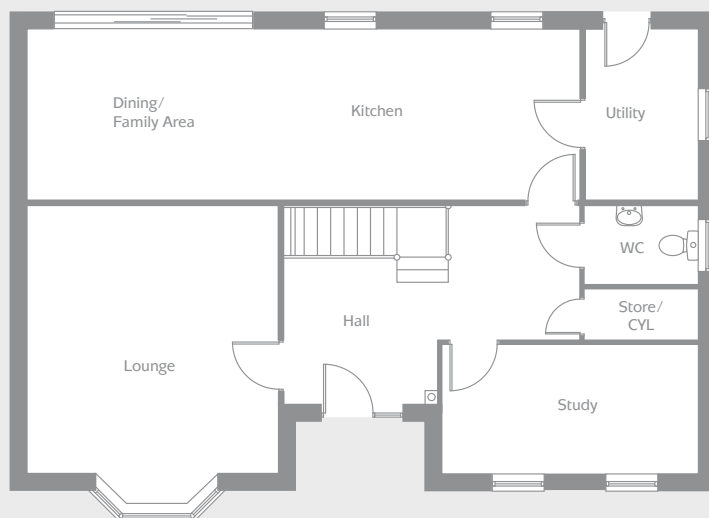
The Windsor

4 bedroom detached home



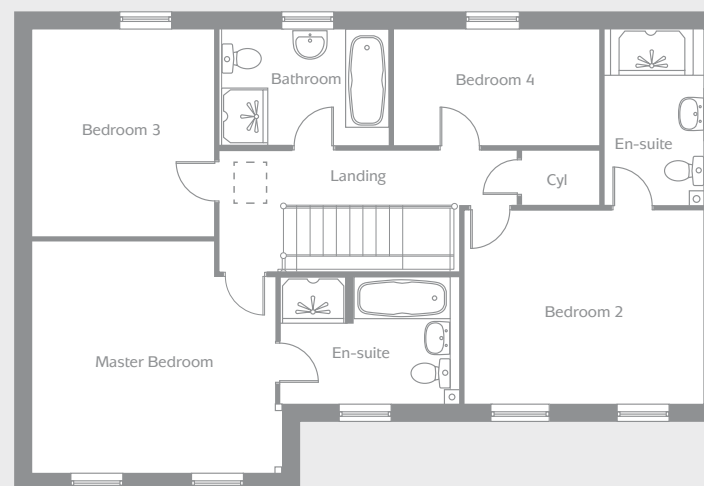
The Windsor is a fabulous four bedroom home perfect for families.

- Impressive kitchen with dining/family area, tri-slide doors to the garden and a utility room
- Large lounge with bay window overlooking the front of the home
- Separate study
- Master bedroom with en-suite bathroom
- Second bedroom with en-suite shower room
- Two further bedrooms and a family bathroom
- Attached double garage



GROUND FLOOR

Kitchen/Dining/Family Area	9.66m x 2.95m	31'8" x 9'8"
Lounge (min)	4.67m x 4.36m	15'4" x 14'4"
Study	4.43m x 2.26m	14'6" x 7'5"
Utility	2.95m x 1.90m	9'8" x 6'3"



FIRST FLOOR

Master Bedroom (max)	4.36m x 4.15m	14'3" x 13'7"
En-suite	3.15m x 2.20m	10'4" x 7'3"
Bedroom 2	4.13m x 3.39m	13'7" x 11'1"
En-suite	3.07m x 1.65m	10'1" x 5'5"
Bedroom 3	3.55m x 3.20m	11'8" x 10'6"
Bedroom 4	3.63m x 2.02m	11'11" x 6'8"
Bathroom	2.91m x 1.99m	9'7" x 6'3"

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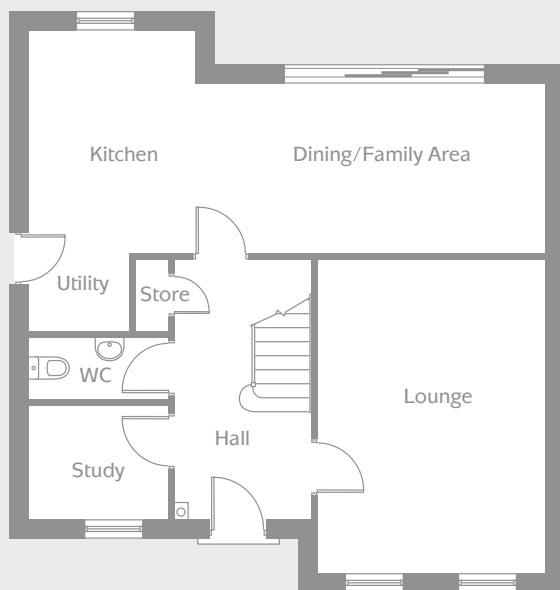
The Exeter

4 bedroom detached home



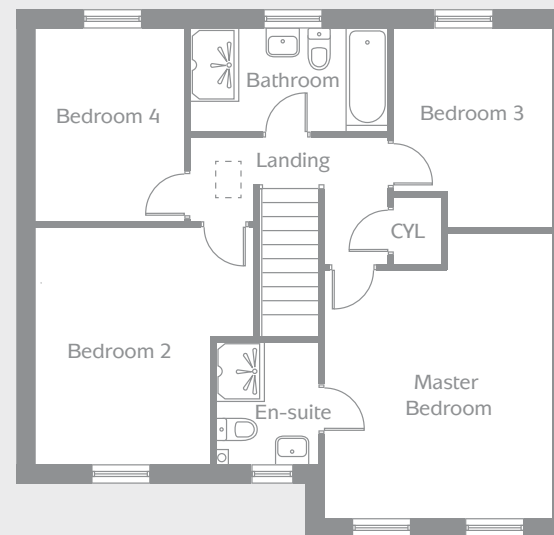
The Exeter is a superb four bedroom home perfect for growing families.

- Open plan kitchen with dining/family area, tri-slide doors to the garden and a utility area
- Spacious lounge overlooking the front of the home
- Separate study
- Master bedroom with en-suite shower room
- Three further bedrooms and a family bathroom
- Attached double garage



GROUND FLOOR

Kitchen (max)	4.92m x 2.75m	16'2" x 9'0"
Dining/Family Area	5.71m x 2.77m	18'9" x 9'1"
Lounge	5.11m x 3.70m	16'9" x 12'2"
Study	2.30m x 1.79m	7'7" x 5'10"



FIRST FLOOR

Master Bedroom (max)	4.67m x 3.70m	15'4" x 12'2"
En-suite	1.97m x 1.69m	6'6" x 5'7"
Bedroom 2 (max)	3.87m x 3.55m	12'8" x 11'8"
Bedroom 3 (max)	3.26m x 2.59m	10'8" x 8'6"
Bedroom 4	3.15m x 2.46m	10'4" x 8'1"
Bathroom	3.26m x 1.70m	10'8" x 5'7"

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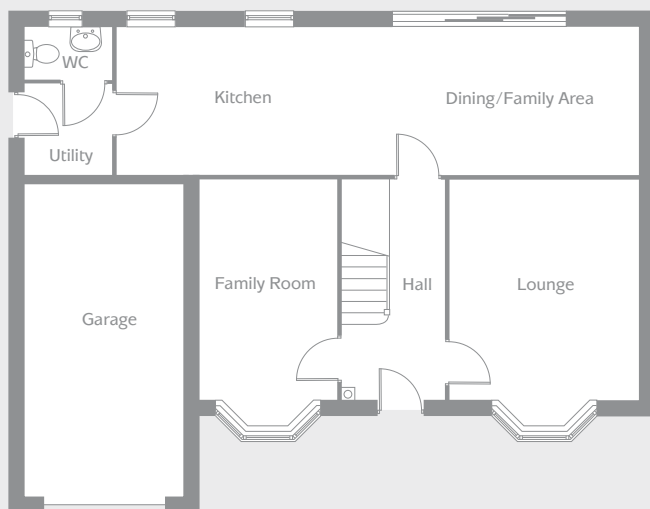
The Salisbury

4 bedroom detached home

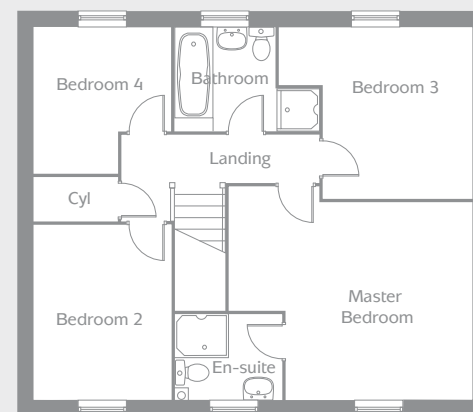


The Salisbury is a spacious four bedroom home ideal for families.

- Open plan kitchen with dining/family area, tri-slide doors to the garden and a utility room
- Spacious lounge with bay window overlooking the front of the home
- Family room also with bay window
- Master bedroom with en-suite shower room
- Three further bedrooms and a family bathroom
- Integral single garage



GROUND FLOOR



FIRST FLOOR

Kitchen	5.19m x 2.74m	17'0" x 9'0"
Dining/Family Area	4.62m x 2.74m	15'2" x 9'0"
Lounge (min)	4.12m x 3.52m	13'6" x 11'7"
Family Room (min)	4.12m x 2.55m	13'6" x 8'4"
Utility	1.59m x 1.66m	5'3" x 5'5"

Master Bedroom (max)	4.56m x 3.71m	14'11" x 12'2"
En-suite	2.02m x 1.60m	6'8" x 5'3"
Bedroom 2	3.29m x 2.58m	10'10" x 8'6"
Bedroom 3 (max)	3.61m x 3.22m	11'10" x 10'7"
Bedroom 4 (max)	2.74m x 2.58m	9'0" x 8'6"
Bathroom (max)	1.93m x 2.70m	6'4" x 8'10"

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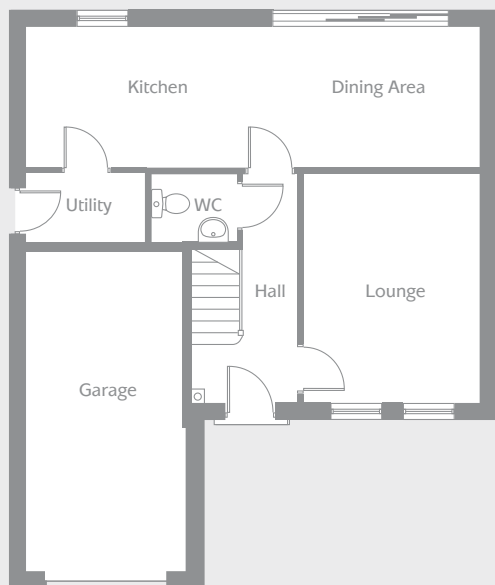
The Coniston

4 bedroom detached home



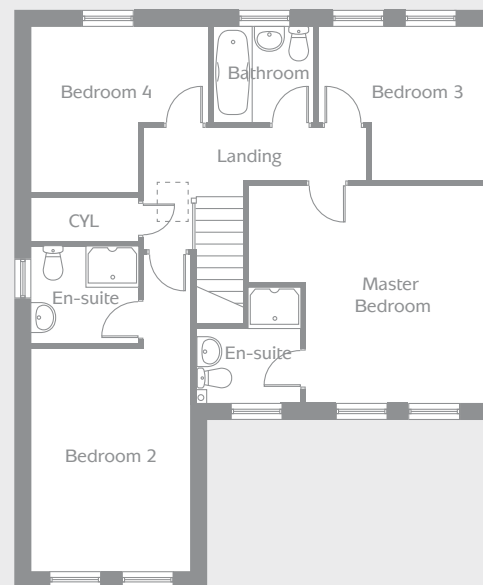
The Coniston is a stylish four bedroom home well suited to families.

- Open plan kitchen with dining area, tri-slide doors to the garden and a utility room
- Spacious lounge overlooking the front of the home
- Two double bedrooms with en-suite shower rooms
- Two further bedrooms and a family bathroom
- Integral single garage



GROUND FLOOR

Kitchen/Dining Area	8.45m x 2.61m	27'9" x 8'7"
Lounge	4.25m x 3.26m	13'11" x 10'8"
Utility	2.25m x 1.24m	7'5" x 4'1"



FIRST FLOOR

Master Bedroom (max)	4.34m x 4.07m	14'3" x 13'4"
En-suite	2.18m x 2.13m	7'2" x 7'0"
Bedroom 2 (max)	4.18m x 2.95m	13'9" x 9'8"
En-suite	2.00m x 1.84m	6'7" x 6'0"
Bedroom 3	3.09m x 2.86m	10'2" x 9'5"
Bedroom 4	3.30m x 3.09m	10'10" x 10'2"
Bathroom	1.90m x 1.79m	6'3" x 5'10"

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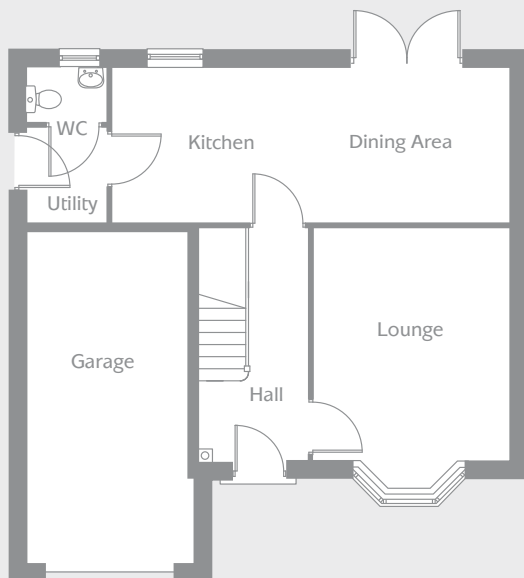
The Chichester

4 bedroom detached home



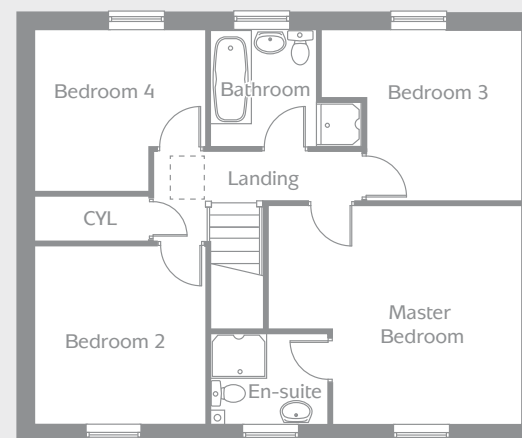
The Chichester is contemporary four bedroom home perfect for young families.

- Open plan kitchen with dining area, French Doors to the garden and a utility room
- Light and airy lounge with bay window
- Master bedroom with en-suite shower room
- Three further bedrooms
- Stylish family bathroom
- Integral single garage



GROUND FLOOR

Kitchen/Dining Area	7.05m x 2.74m	23'2" x 9'0"
Lounge (min)	4.12m x 3.47m	13'6" x 11'5"
Utility	1.67m x 1.40m	5'6" x 4'7"



FIRST FLOOR

Master Bedroom (max)	4.51m x 3.89m	14'9" x 12'9"
En-suite	2.09m x 1.60m	6'10" x 5'3"
Bedroom 2	3.14m x 3.00m	10'4" x 9'10"
Bedroom 3 (max)	3.56m x 3.04m	11'9" x 10'0"
Bedroom 4 (max)	3.00m x 2.86m	9'10" x 9'4"
Bathroom	2.70m x 2.05m	8'10" x 6'9"

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Specification

Making your house a home



So good to come home to



Interior features

WALLS

Crown White Matt Emulsion to all walls.

INTERNAL DOORS

Vertically boarded cottage style doors painted in White.

INTERNAL DOOR FURNITURE

Satin Nickel / Polished Chrome ironmongery.

STAIRCASE

Square chamfered spindle and newel post painted White with Oak handrail and newel top.

CEILINGS

Crown White Matt Emulsion.

WOODWORK

White Gloss.

LIGHTING

All pendant lights will accept low energy bulbs or traditional bulb if preferred.

CENTRAL HEATING

Dual Zone heating to allow different heat and timer settings for living areas and bedrooms. Ideal standard system Boiler and Cylinder.

INTRUDER ALARM SYSTEM

Alarm system with PIR sensors.

TELEPHONE POINT

Fitted in the Lounge.

TV POINT

Fitted to Lounge and Master Bedroom - cabling to be provided to the loft for occupier's future provision of aerial.

ELECTRICAL SOCKETS

White. Multi point socket for aerial, telephone and power points in the lounge. USB sockets in kitchen, lounge and all bedrooms.

SMOKE DETECTOR

Mains operated with battery back up.

VENTILATION

Trickle vents to windows.

ROOF SPACE

450mm insulation.

Kitchen & Utility features

KITCHEN STYLES

A range of kitchens in modern styles.

WORK SURFACES

30mm Square Edge Flaire Super Matt worktops & upstand.

LIGHTING

LED lights behind wall cupboards. Downlighters to ceiling.

SINK

Stainless steel one and a half bowl sink with Chrome taps.

EXTRACTOR

Fitted to the Utility.

** Except The Exeter which has an open plan utility within the kitchen.

APPLIANCES

Bosch Double built-under fan oven (Brushed Steel).

Bosch Flame failure 5 ring Gas hob (Brushed Steel).

Bosch chimney hood (Brushed Steel).

Bosch Integrated Dishwasher and Fridge Freezer.

** The Windsor & The Belfry have a Bosch American Fridge Freezer.

FLOORING

See Sales Advisor for details.

Bathroom, En-suite & Cloakroom features

SANITARYWARE

Ideal Concept Air Cube range in White.

BATHROOM & EN-SUITE (S) SHOWERS

Mira Agile EV ECO Thermostatic Chrome Shower.

Low Profile shower trays.

Mira Elevate shower enclosure.

LIGHTING

Recessed LED downlighters.

HEATED TOWEL RAIL

White.

SHAVER SOCKET

Master Bedroom En-suite.

EXTRACTOR FAN

Fitted to Bathroom, Cloakroom & En-suite(s).

WALL & FLOOR TILES

See Sales Advisor for details.

Bedrooms

WARDROBES

Fitted to Master Bedroom.



Specification

Making your house a home



Exterior features

WINDOWS

PVCu windows in White with Argon filled low E glass to increase thermal energy efficiency.

FASCIA

Timber fascia's in Black with decorative open toe soffits.

RAINWATER GOODS

Black.

FRONT EXTERNAL DOOR

Panel door with glazing painted in Chartwell Green externally and white internally having Chrome door furniture.

HOUSE NUMBER

To be fitted along with Chrome letter box and handle.

FRONT AND REAR DOOR LOCKING SYSTEM

Multi point locking system.

GARAGE

Hormann Ikley steel door, vertically boarded painted ChartwellGreen including decorative mock window feature with a steel frame. Double power point & light.

FRENCH DOORS

PVCu in White with Argon filled low E glass to increase thermal energy efficiency (Chichester housetype only).

TRI SLIDE DOORS

PVCu in Grey with Argon filled low E glass to increase thermal energy efficiency.

EXTERNAL LIGHTS

Front Black coach light and rear security light with low energy bulb and motion sensor.

PAVING

Concrete paving slabs.

DRIVEWAY

Tarmac driveways.

FENCING

Rear and side boundary fences along with a gate will be erected to enclose the rear garden @ 1800mm height.

GARDENS

Turf to be laid to the front and rear gardens.

INSULATION

Cavity insulation.

Sales Information Centre open Thursday to Monday 11am - 5pm

Tel: 01924 831 030 | Email: sales@orionhomes.co.uk | Visit: orionhomes.co.uk

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Part Exchange

We could be your cash buyer!





Part Exchange makes moving up to a new Orion home so easy. Rather than worry about trying to sell your current home, with Part Exchange we could buy it from you – meaning you could be in your new home within 6 weeks.

- We could be your cash buyer for your existing home
- We manage the marketing and selling of your current home
- You can plan your move with confidence - no worrying about selling your current home
- As soon as your new home is ready and the legal work is complete you can move in!

How Part Exchange could work for you

- Once you've chosen your perfect Orion home, speak to one of our Sales Advisors to check if Part Exchange is available as the scheme isn't available on every property. Your existing home should be worth no more than 75% of the purchase price of your new Orion home.
- They will then put you in touch with our recommended Independent Mortgage Advisor so you can discuss your mortgage requirements and the costs.
- Once you have paid your initial reservation fee, we will arrange for two independent valuations of your existing home.
- Orion Homes will then make you a realistic offer based on these valuations and the price the valuers believe your property would sell for.
- If this offer is acceptable, you pay the balance of the reservation fee and we will instruct solicitors, arrange for Chartered Surveyors to carry out a Homebuyers Report and place your existing home on the market.

Ask our Sales Advisor for more information

For more information

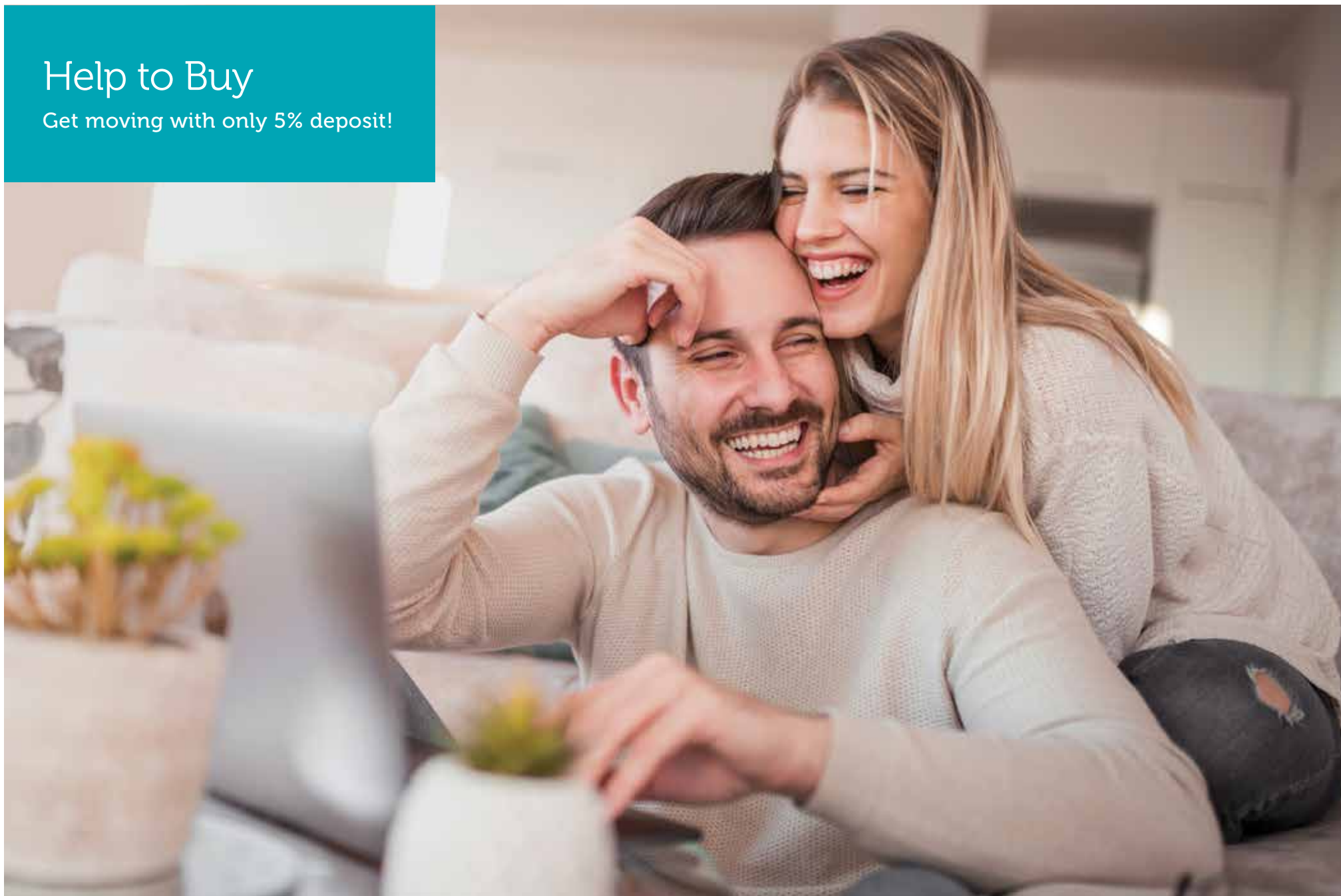
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*Terms and conditions apply. For full details please speak to an Orion Homes Sales Advisor.



Help to Buy

Get moving with only 5% deposit!





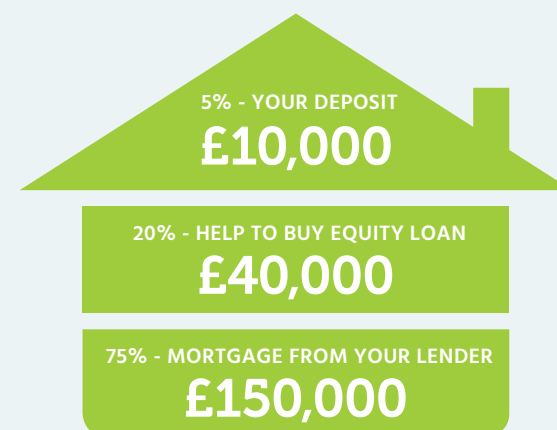
Help to Buy is a Government-backed scheme designed to help you get moving - whether you're a first time buyer or an existing homeowner. It is available on new homes up to £600,000 and can make buying so much more affordable.

- With Help to Buy, you only need a 5% deposit
- The Government will lend you 20% of the value of your new home via an equity loan, interest free for 5 years
- You will only need to secure a 75% mortgage, giving you access to competitive rates
- The Help to Buy equity loan can be repaid at any time or on the sale of your home

How Help to Buy could work for you

- Help to Buy is available on all new Orion homes – whether you are a first time buyer or existing homeowner.
- You can discuss everything with our Sales Advisor, and once you have chosen your perfect home they will put you in touch with our recommended Independent Mortgage Advisor, so you can discuss your Help to Buy mortgage requirements and the costs involved.
- Whilst the Government will provide you with the 20% equity loan, the home is 100% yours from day one.
- The equity loan is interest free for the first five years. From year six onwards a fee of 1.75% is payable on it – and this rises annually by the Retail Price Index inflation plus 1%.
- If you have an existing home to sell, Help to Buy can also be used with our Assured Sale scheme. Speak to one of our Sales Advisors to find out how they could both work for you.

Here's how Help to Buy could work on a new home worth £200,000



Ask our Sales Advisor for more information

For more information

Tel: 01924 831 030 | Email: sales@orionhomes.co.uk | Visit: orionhomes.co.uk

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Assured Sale

We'll help sell your current home!





If you're finding it difficult to sell your current home, then Assured Sale from Orion Homes could be just the thing for you. The scheme lets you benefit from our sales and marketing expertise whilst enabling you to relax as we handle the whole process for you.

- You get a guaranteed price for your existing home
- We'll arrange valuations, deal with Estate Agents and handle all the paperwork for you
- We'll market your home at a realistic price to achieve a quick sale. If it sells for any less than the guaranteed price we've given you, we'll make up the difference
- We'll even pay your Estate Agents fees!

How Assured Sale could work for you

- Assured Sale is available to all buyers – even if your existing property is worth more than your new Orion home.
- Once you have chosen your perfect Orion home and paid your initial reservation fee, our Sales Advisor will put you in touch with our recommended Independent Mortgage Advisor so you can discuss your mortgage requirements and the costs involved. At this stage we will also arrange for two independent valuations of your existing home.
- Orion Homes will then give you a guaranteed price based on these valuations and the realistic price the valuers believe your property will sell for.
- Once this is agreed you should pay the balance of your reservation fee.
- Our solicitor will also forward a draft contract to your solicitor at this point. There should be an exchange of conditional contracts within 15 working days and then the agents will be instructed to begin marketing your home.
- If your property sells for less than the guaranteed price we have agreed with you – we will make up the difference!
- Your Sales Advisor will handle the whole process and keep in touch with you throughout.

Ask our Sales Advisor for more information

For more information

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How to find us

The Poplars, Hollytree Way, Brayton, YO8 9SS

DIRECTIONS

- From the A1(M), at junction 42 take the A63 exit towards Leeds/Selby
- Go through three roundabouts, taking the exit to stay on the A63
- At the fourth roundabout, take the first exit onto Doncaster Road/A19
- After 0.2 miles turn left onto Mill Lane
- Take the first right onto Ashtree Drive
- Take the second left onto Willow Bank and immediately turn right
- The Poplars will be on your left



About the area

The Poplars is a luxury development of four & five bedroom homes in a range of designs to suit any lifestyle, ideally located in the village of Brayton.

The village itself has all you need for daily life including a post office and butchers. Selby is also close by where you will find a choice of supermarkets and high street shops, as well as Selby Abbey - one of the few surviving English medieval churches displaying both Norman and Gothic styles. Families will be pleased with the choice of primary and secondary schools in the area too.

Excellent commuter links put you in easy reach of Wakefield, Leeds and Sheffield, with the M62 and A1(M) close by. Selby train station is easily accessible, and Leeds Bradford Airport is 35 miles away.