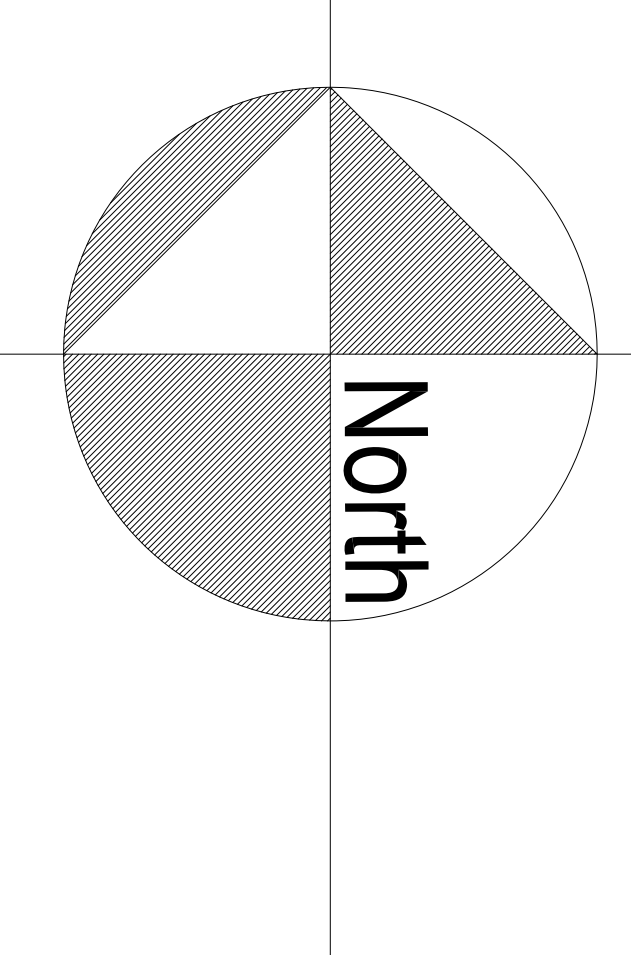




WARNING TO HOUSE PURCHASERS
Property Misdescriptions Act 1991

Buyers are warned that this is a working drawing and is not intended to be treated as a definitive statement of fact. It is a preliminary drawing and is not intended to be used as a basis for any decision. The contents of this drawing may be subject to change at any time and alterations and variations can occur during the progress of the works without notice of the drawing. Consequently the Buyer, from contract and otherwise, of the nature and content of the drawing, shall be deemed to have accepted the drawing as it stands, and shall not be entitled to rely on it as a basis for any claim or action.

SCHEDULE OF ACCOMMODATION					
Ref	Barratt	Type	House Type	Sqft	No
Affordable Units					
168	Type 6B	2 bed	apartment	541	12
167	Type 67	2 bed	mews house	701	25
Bar	Barton	3 bed	semi / mews house	706	12
Private Units					
Flk	Folkstone	3 bed	semi / mews / detached house	830	28
Mai	Maidstone	3 bed	semi detached house	830	10
Buc	Buchanan	3 bed	detached house	875	3
Enn	Emmerdale	3 bed	semi / detached house	917	27
Kns	Kingsville	4 bed	semi / mews house	1073	10
Der	Derwent	3 bed	detached house	920	2
Esk	Eskdale	3 bed	dual aspect detached house	1058	4
Total number of units and square footage				133	108215
Gross Site Area in Acres					11.73
Open Space & Undevelopable area in acres					4.06
Net Site Area in Acres					7.67
Density (units per acre)					17
Density (units per hectare)					43
Square foot / Acre					14,109

- Legend**
- Proposed dwelling and house type code.
 - Proposed garage to be built.
 - Dwelling handing - as / opposite the construction dwg.
 - Private Sales.
 - Commercial.
 - AF-SO Affordable Housing - Shared Ownership
 - AF-AR Affordable Housing - Affordable Rent
 - AM Acoustic Measures required. (Refer to Noise Assessment for Details)
 - 1800mm High Timber Fencing
 - 1200mm High Estate Railings
 - Stock Proof Fence - Details TBC
 - 450mm high Knee Railing
 - Existing Drystone Walling. TO BE RETAINED AND REPAIRED
 - Timber gates to be erected to rear gardens. (as indicated on site layout).
 - Indicative position of new tree planting. (Refer to Landscape Layout for further details).
 - Indicates existing trees to be retained and protected during construction at all times.
 - Location of easement.

GENERAL NOTES:

- REFER TO DETAILED LANDSCAPING LAYOUT FOR TREE LOCATIONS AND SPECIES.

- SITE ENTRANCES AND HILLHEAD LANE AMENDMENTS TO BE CONSTRUCTED AS PER SCP DETAILS.

Rev	Description	Date	Drawn	Chk'd
1	Issue for Planning	06/10/2017	JPM	JPM
2	Revised for Planning	06/10/2017	JPM	JPM

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JOB SITE B HEATHFIELD NOOK ROAD BLAXTON			
Title PLANNING LAYOUT			
Design By JPM	Date 06/10/2017	Drawing Number 473 / P / PL / 02	Rev B

NOTE :- EXISTING DRYSTONE WALLS AROUND PERIMETER OF SITE TO BE RETAINED AND RESTORED.

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