

Waverley Green Rotherham/Sheffield

Find out more about Waverley Green
at forgenewhomes.co.uk/waverley-green.

Homes guide



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Company number OC428954

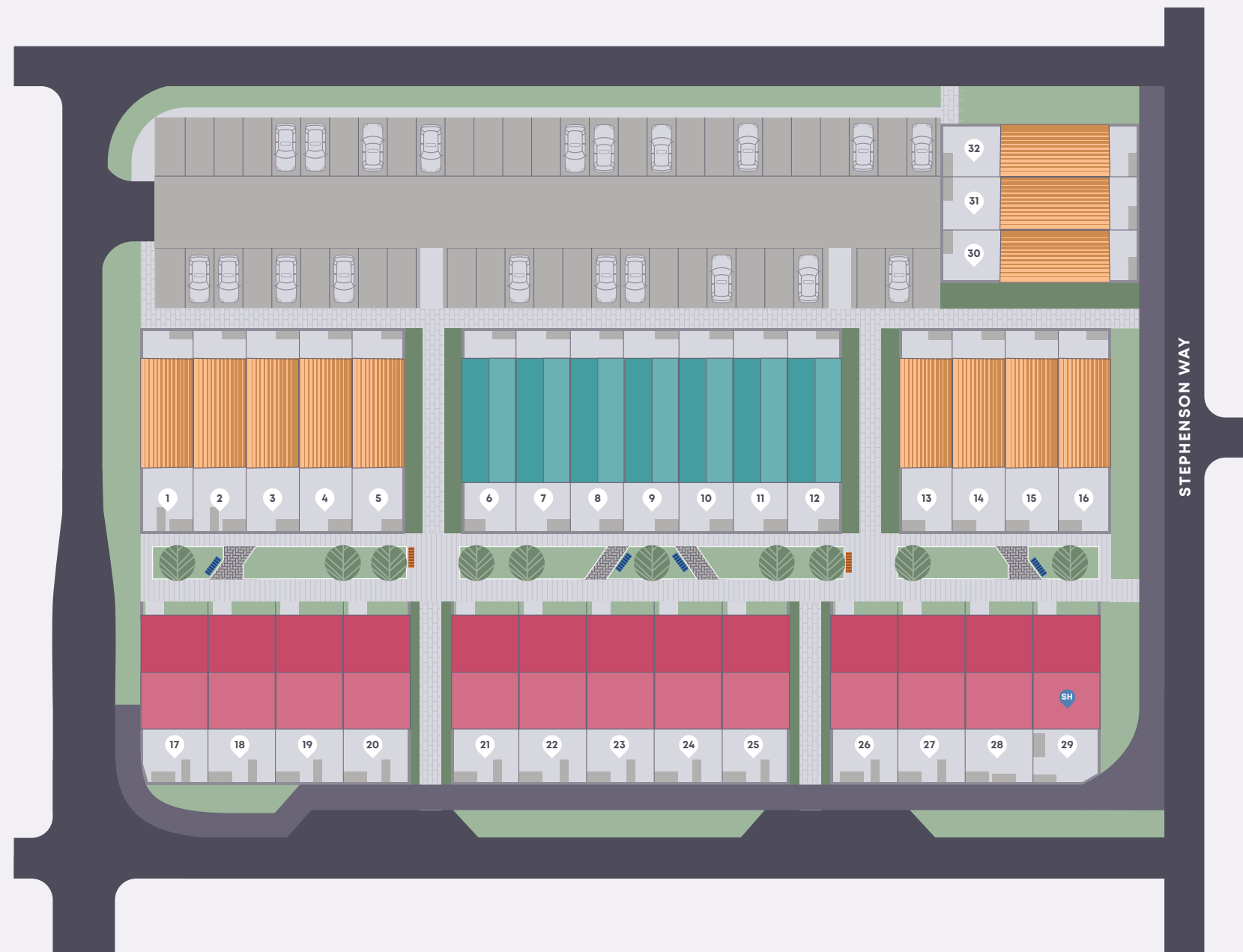


Welcome to Waverley Green – a community of modern two and three-bedroom homes.

Waverley Green forms part of the new sustainable community at Waverley – a mixed-use regeneration scheme that includes nearly 4,000 homes, shops and restaurants, leisure and community facilities and a primary school. There's also 300 acres of green space, two large lakes and a 20-acre formal park.

Waverley Green sits adjacent to Olive Lane – Waverley's local 'high street' with a convenience store, medical centre and community centre. It's also planned to include a selection of food and drink outlets and specialist retailers, as well as a pharmacy and nursery.





With 32 homes in total, the layout of Waverley Green promotes neighbourly interactions and a feeling of community.

Most homes overlook the landscaped 'green street', and attractive footpaths run between the main blocks.

Open spaces and outdoor communal areas help to create a vibrant and social neighbourhood.

- **Wren** 2-bed mid or end terrace
- **Goldfinch** 3-bed mid or end terrace
- **Linnet** 3-bed townhouse

SH **Show home**

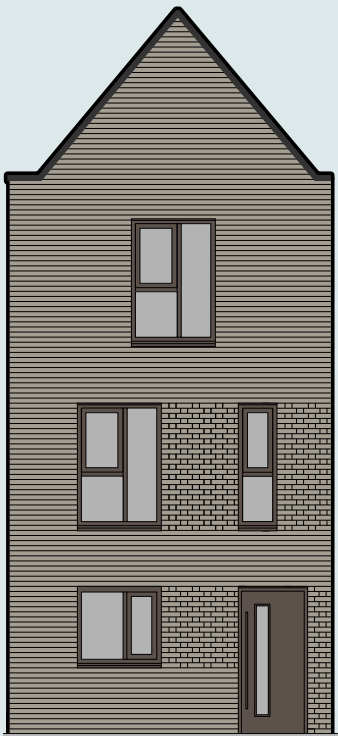
The homes at
Waverley Green



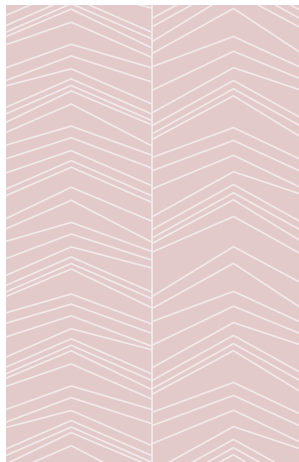
Wren
Two bedrooms
Page 8



Goldfinch
Three bedrooms
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Linnet
Three bedrooms
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Wren

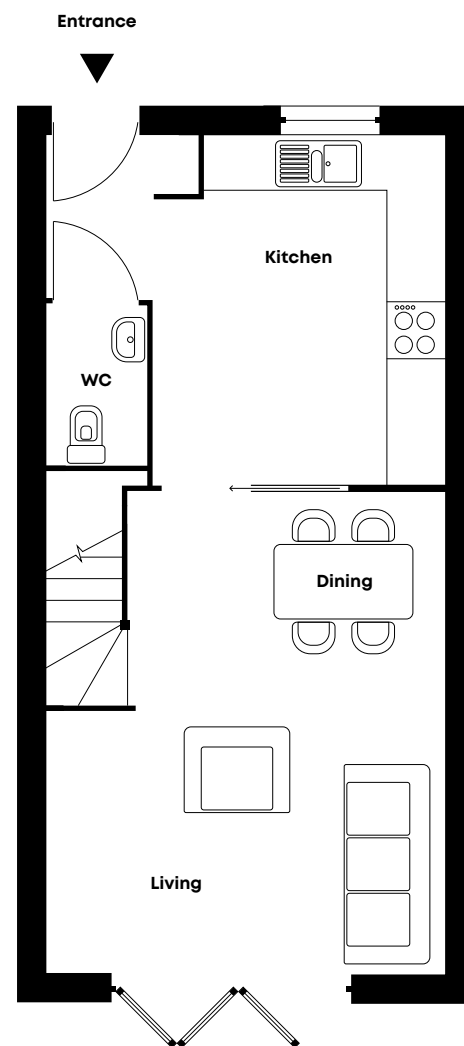
Two bedrooms
Mid or end terrace

Your home's free-flowing ground-floor layout is complemented by bifold patio doors leading to the south-facing courtyard garden.



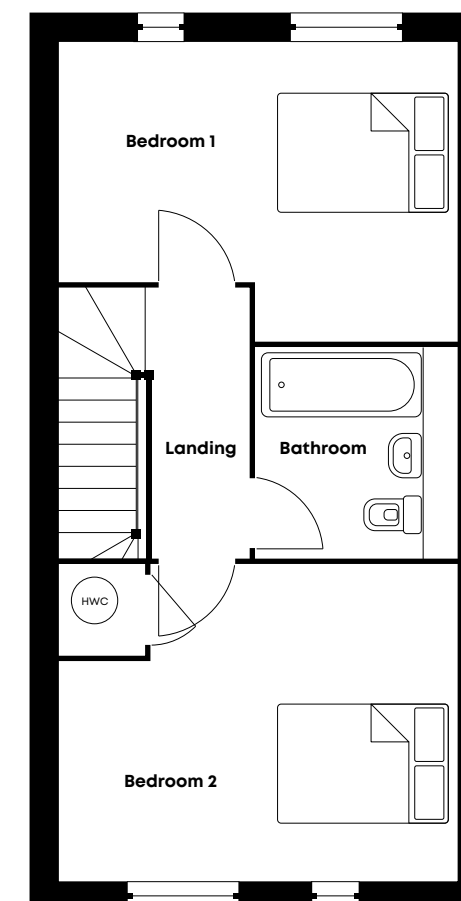






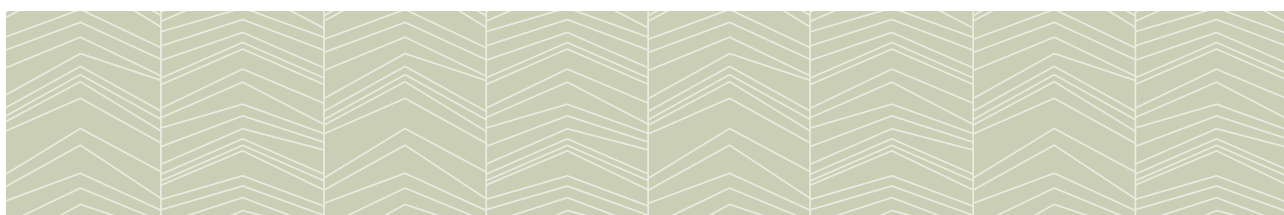
Wren – ground floor

Kitchen	2.87m x 3.62m
Living/Dining	4.08m x 4.73m



Wren – first floor

Bedroom 1	4.08m x 3.08m
Bedroom 2	4.08m x 3.05m
Bathroom	1.95m x 2.11m

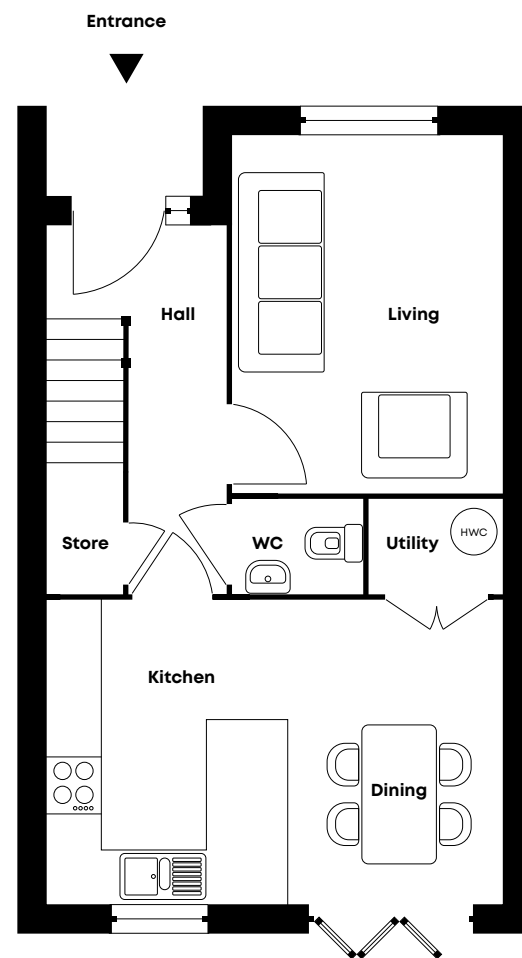


Goldfinch

Three bedrooms
Mid or end terrace

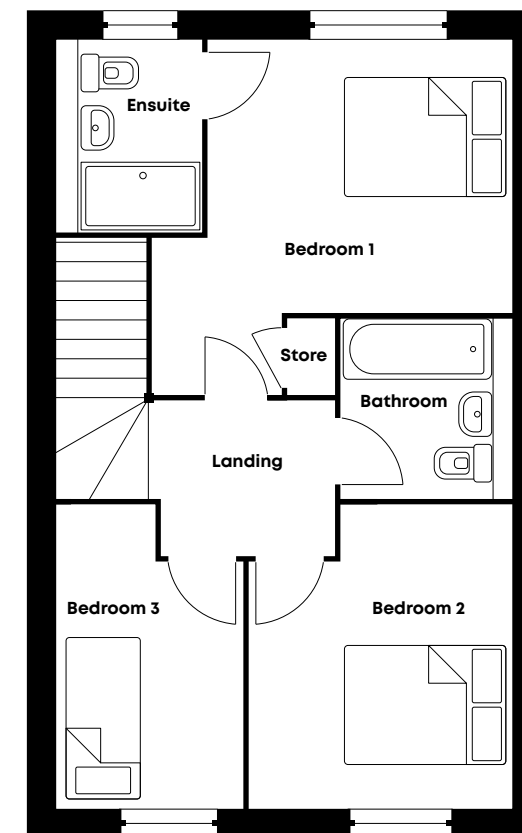
While the kitchen-dining area is the hub of modern family life, you'll also welcome the chance to unwind in the separate living room.





Goldfinch – ground floor

Living	3.09m x 4.05m
Kitchen/Dining	4.90m x 3.47m



Goldfinch – first floor

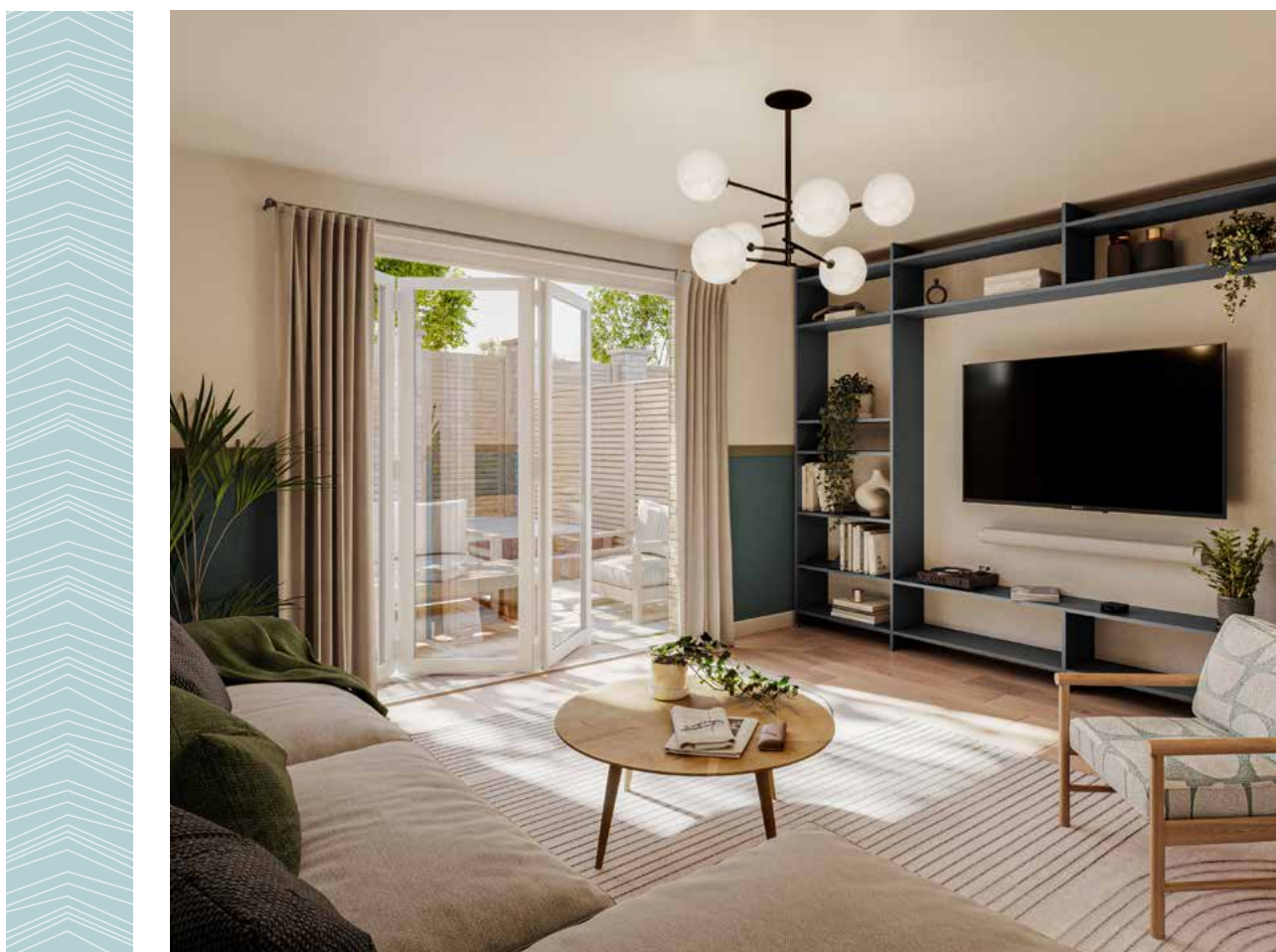
Bedroom 1	4.10m x 3.10m
Ensuite	1.41m x 2.16m
Bedroom 2	2.98m x 3.47m
Bedroom 3	2.11m x 3.47m
Bathroom	1.90m x 2.00m



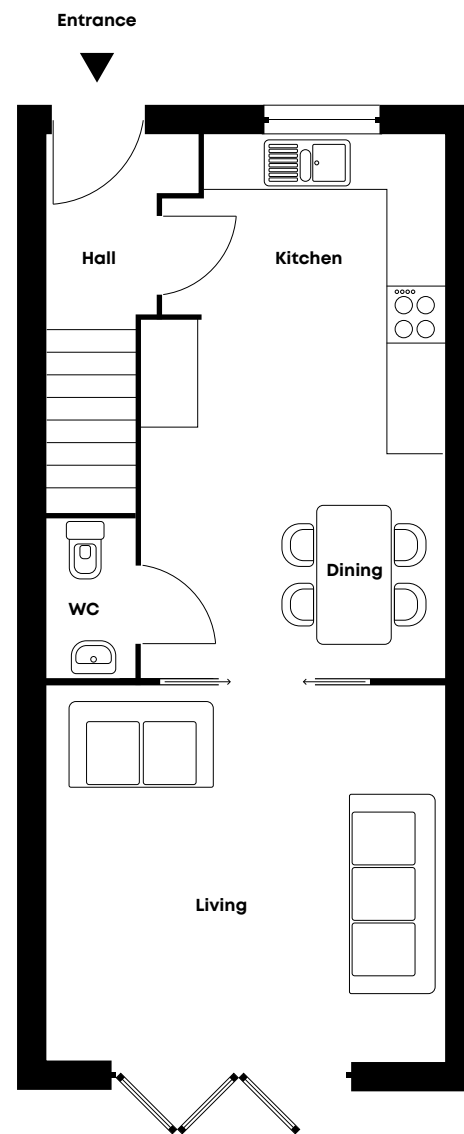
Linnet

Three bedrooms
Townhouse

With the master bedroom alongside your dressing room and ensuite, getting ready for the day becomes a pleasure.

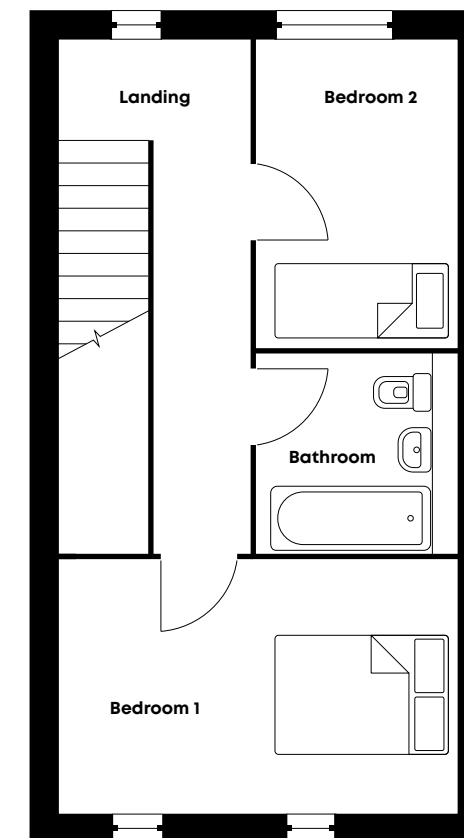






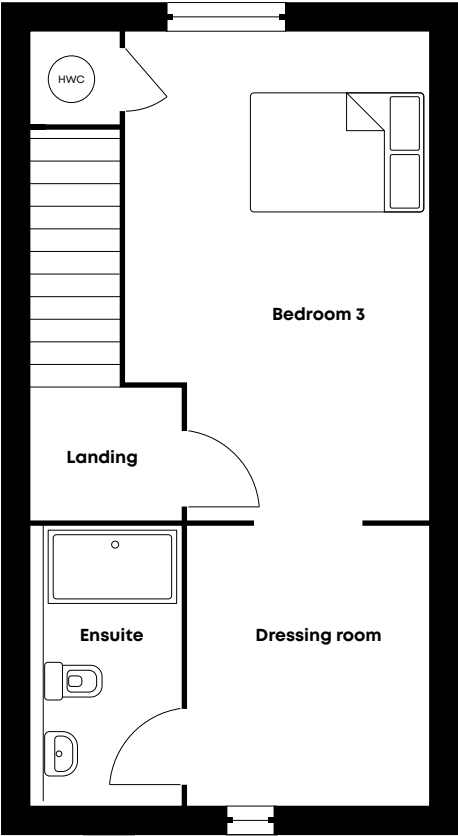
Linnet – ground floor

Kitchen/Dining	3.11m x 5.6m
Living	4.19m x 3.80m



Linnet – first floor

Bedroom 1	4.19m x 2.15m
Bedroom 2	2.03m x 3.14m
Bathroom	2.03m x 2.00m



Linnet – second floor

Bedroom 3	3.09m x 4.93m
Dressing room	2.44m x 2.52m
Ensuite	1.64m x 2.52m





The design of our homes at Waverley Green is efficient, sustainable, and future-proof. Timber frame construction is complemented by high levels of insulation.

Domestic air source hot water cylinders are fitted as standard, providing your hot water. Smart controlled thermal fluid-filled electric radiators provide your heating. Mechanical ventilation with heat recovery (MVHR) is fitted as standard. Your well-insulated timber-frame home, combined with efficient and smart-controlled heating and hot water, should serve you and your family well for many years.

Your Forge home is all-electric and zero gas, meaning it has the potential to be powered by 100% renewable energy. A high level of airtightness adds to thermal efficiency, aided by MVHR.

Each home is assigned an EV charging point.

Compared to homes built before
June 2022 building regulations
Forge homes are:

31%

more energy-efficient

“Here at Forge, we’re focused on building new homes that don’t just look wonderful inside and out, but enable you to make the most of modern life. That’s why, when it comes to quality of materials and build, and the partners and suppliers we work with, we’re adamant that only the best will do.”

Andy Beattie
Forge New Homes



ROMAN
Shower screens

silestone
Worktops

HOWDENS
Kitchens

QUINTESSENZA
— CERAMICHE —
Splashback tiles

Karndean
Design flooring
Flooring

PORCELANOSA
Tiles

Vitra
Sanitaryware

hansgrohe
Taps and showers

BOSCH
Appliances

Every Forge home – built on a foundation of contemporary design and high quality – has the following essential features:

EPC rating: B

Fully integrated kitchen

- A choice of Howdens units with square-edged laminate worktops and LED under-cabinet lighting
- Integrated Bosch oven with induction hob and integrated cooker hood
- Integrated Bosch fridge freezer
- Integrated Bosch dishwasher
- Lamona composite sink with Hansgrohe single-lever chrome mixer tap

Family bathroom

- White ceramic Vitra sanitaryware
- Hansgrohe single-lever chrome mixer tap
- Hansgrohe shower over bath
- Full-height Porcelanosa bath tiles, half-height Porcelanosa tiles behind sanitaryware
- Heated towel rail

Master bedroom ensuite

- White ceramic Vitra sanitaryware
- Hansgrohe single-lever chrome mixer tap
- Hansgrohe shower
- Full-height Porcelanosa shower tiles, half-height Porcelanosa tiles behind sanitaryware
- Heated towel rail

Lighting

- Low-energy lighting throughout home
- White LED downlights in kitchen/dining room, living room and bathrooms

Heating and hot water

- Domestic air source hot water cylinder providing hot water
- Thermal fluid filled radiators providing heating
- Mechanical ventilation with heat recovery (MVHR) providing continuous background ventilation and heat recovery
- Dedicated space for washing machine with plumbing

In-home features

- White painted walls, ceilings and woodwork
- Shaker-style doors with satin chrome handles
- Fibre broadband connection
- TV/satellite point
- Smoke and heat detectors
- Quality electrical sockets

Windows and external doors

- UPVC triple-glazed windows and bifold doors
- Composite front door

Parking

- Two parking spaces per home (one for Wren) with EV charging ports

External features

- Paved garden with timber fencing
- Outside tap
- Electrical socket
- Light at front and rear doors

Upgrades and optional extras

- Kitchen units and worktops
- Tiling to kitchen and bathrooms
- Flooring
- Matt-black door handles, taps and bathroom accessories
- Built-in wardrobes
- Additional appliances

Optional extras and upgrades depend on house type and early reservation.