



The Oaks

Wivelsfield

Henty Close Apartments
First Homes



Computer Generated Image of Henty Close Apartments



PARISH OF

Wivelsfield



Make your dream a reality with First Homes

What are First Homes?

The First Homes at The Oaks are exactly the same as the other quality, well-designed, brand new homes here. They are just sold with at least 30% off the market value to help people onto the property ladder*. It will be yours to relax in and make your own, a blank canvas that you can style as you please. Then when you do decide to sell, the discount you received is simply passed onto your buyer. Therefore helping even more people buy their first home.

Who can buy a First Home?

This Government scheme is exclusively for first time buyers who meet certain eligibility criteria. Lewes District Council (LDC) give priority to local people and key workers including military personnel, so get in touch with us to find out if you meet the criteria.



Backed by HM Government

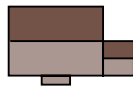
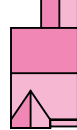
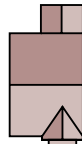
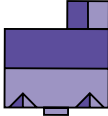
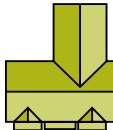
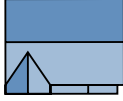
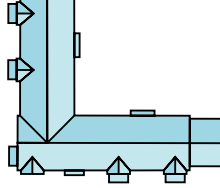
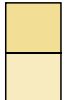
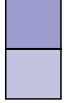


Stock photography

*Terms and conditions apply. See website for full details.

The Oaks

The development

- **The Burdock**
2 bedroom detached home
- **The Dandelion**
3 bedroom detached home
- **The Fir**
3 bedroom detached / semi-detached home
- **The Laurel**
4 bedroom detached home
- **The Magnolia**
4 bedroom detached home
- **The Poplar**
4 bedroom detached home
- **The Rowan**
4 bedroom detached home
- **The Walnut**
4 bedroom detached home
- **Henty Close Apartments***
1 bedroom apartments
- **Affordable Rent**
- **Shared Ownership**



* First homes. Please ask your Sales Consultant for further details.
B: Bin collection point. SS: Sub station.

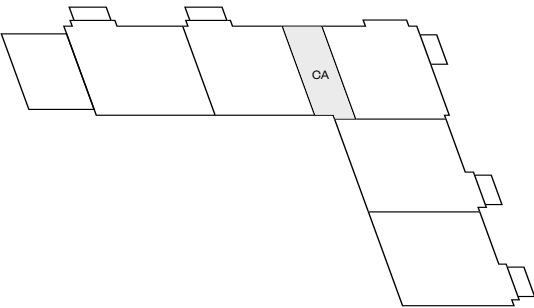
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Henty Close Type 1

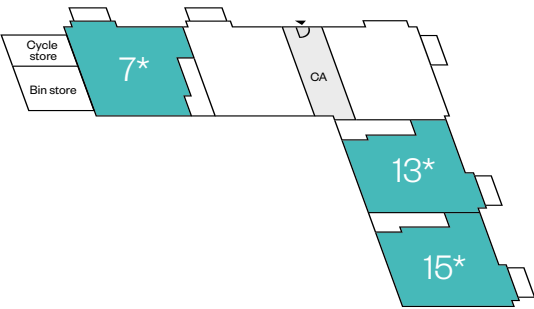
1 bedroom apartment

Plot 7 – as shown

Plots 13 & 15 – handed



First floor

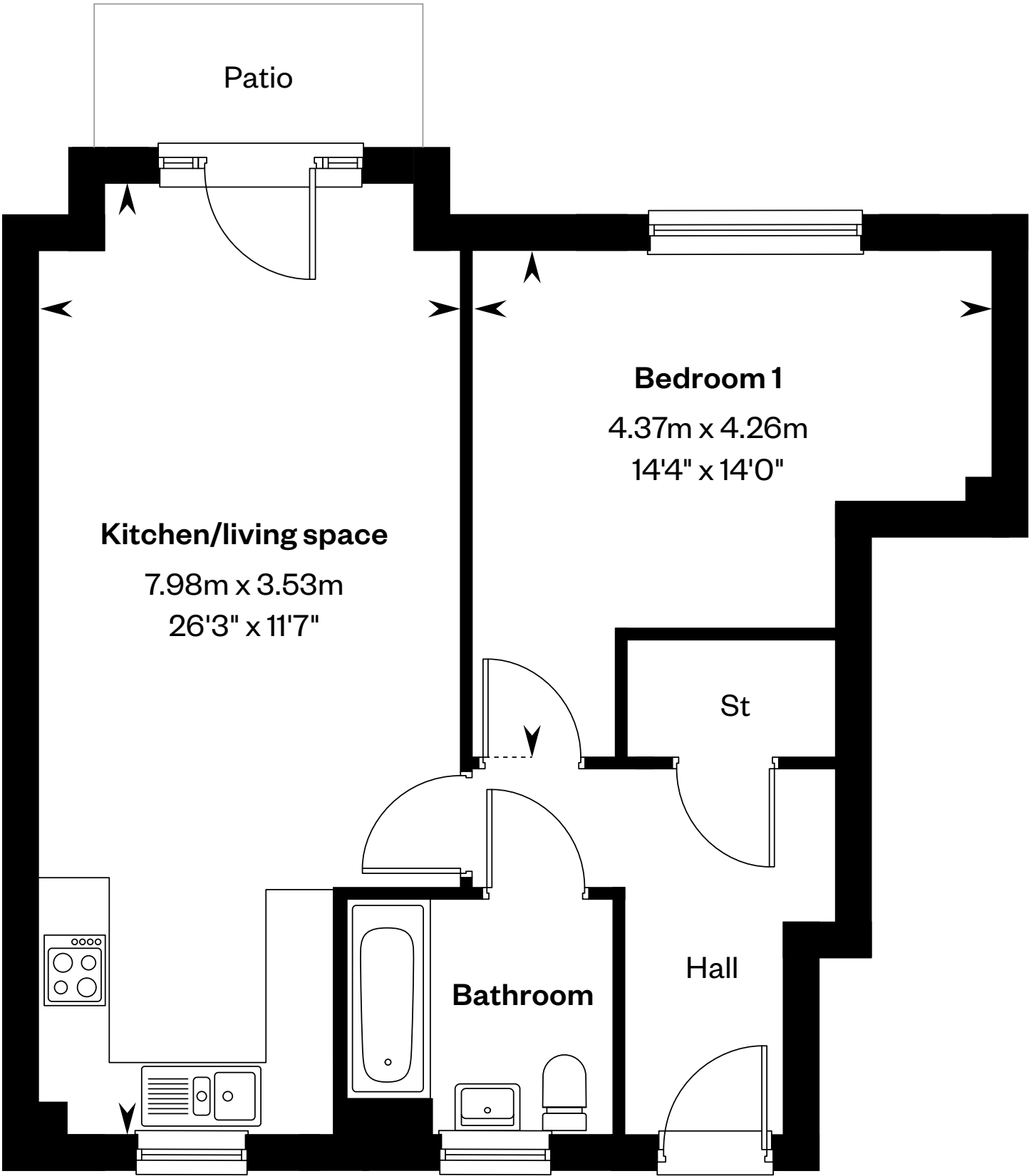


Ground floor

- * First Homes
- CA Communal area

Please ask your Sales Consultant for further details.
St: Store cupboard.

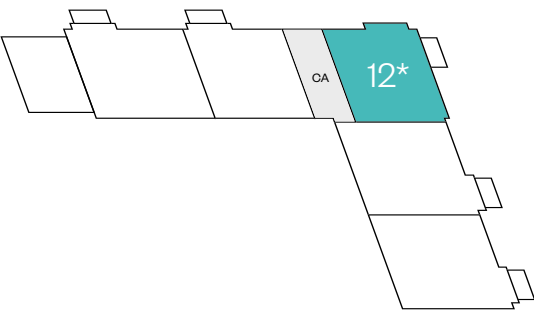
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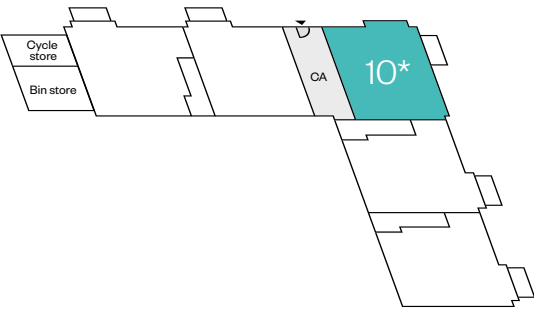
Henty Close Type 2

1 bedroom apartment

Plots 10 & 12 – as shown



First floor

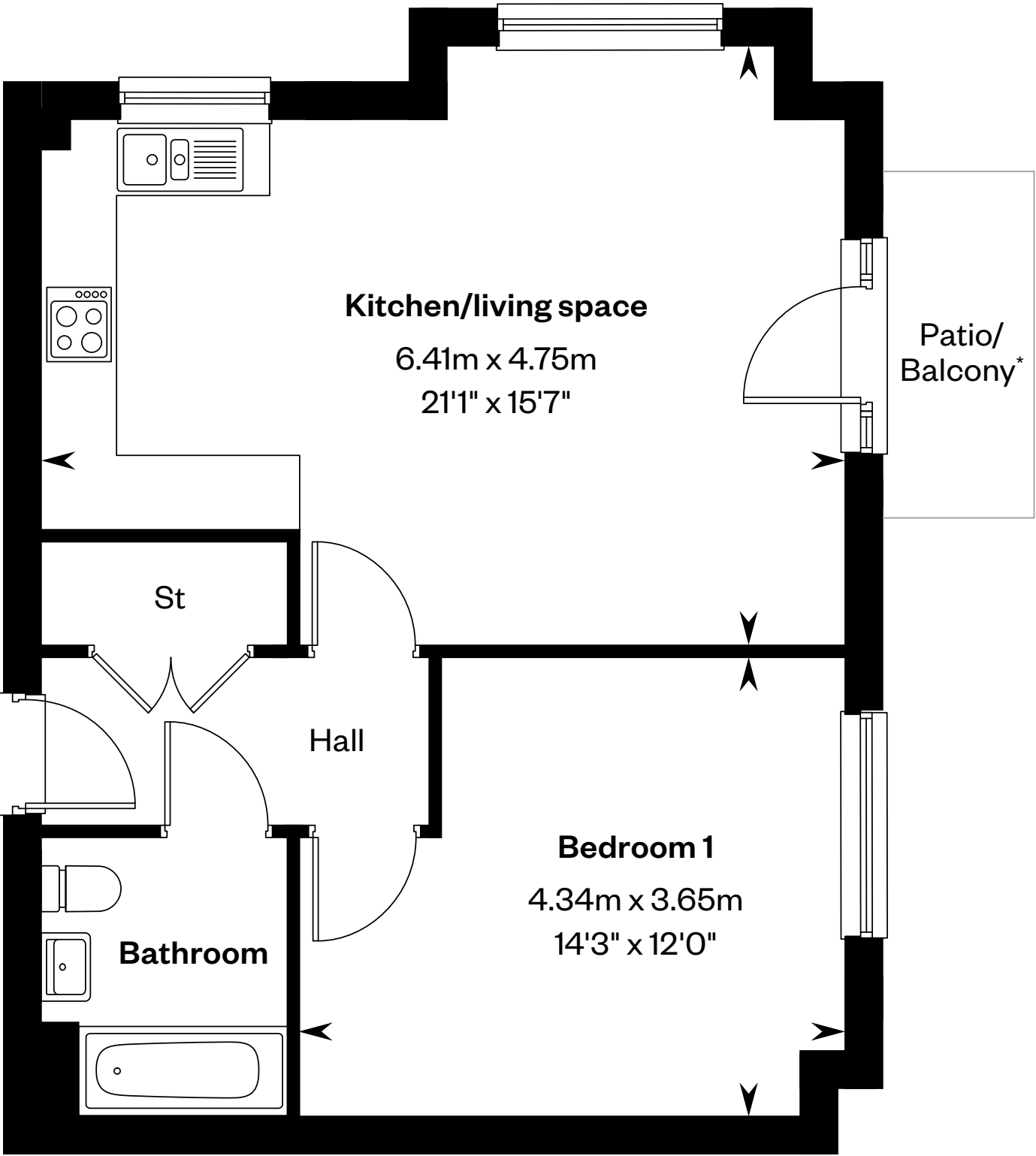


Ground floor

- * First Homes
- CA Communal area

*Patio to Plot 10 and balcony to plot 12. Please ask your Sales Consultant for further details.
St: Store cupboard.

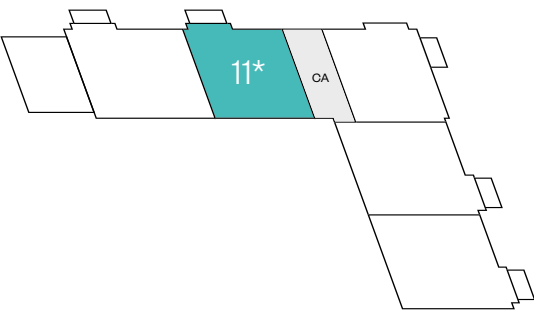
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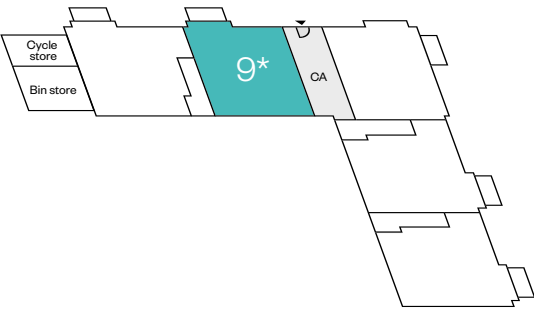
Henty Close Type 3

1 bedroom apartment

Plots 9 & 11 – as shown



First floor

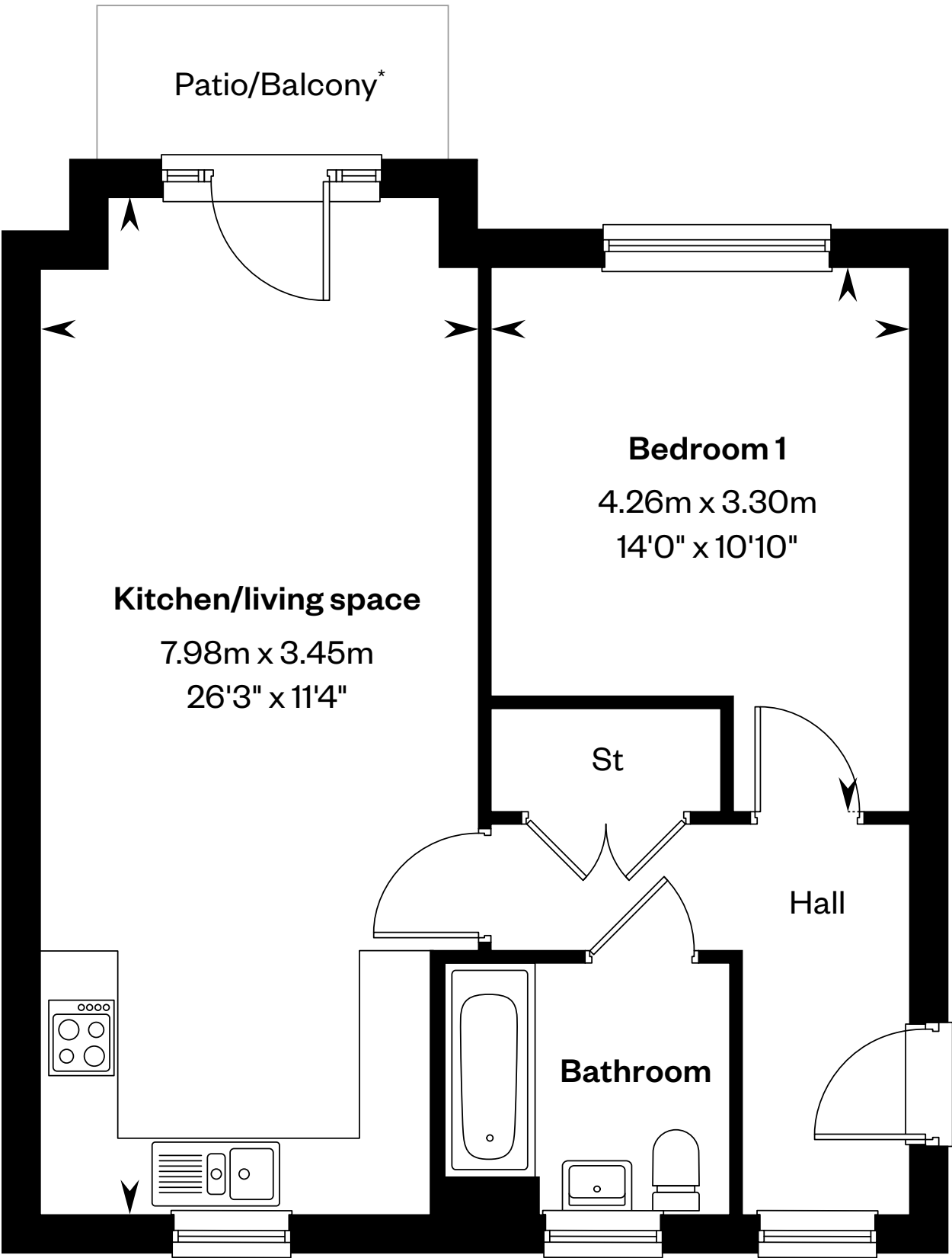


Ground floor

- * First Homes
- CA Communal area

*Patio to Plot 9 and balcony to plot 11. Please ask your Sales Consultant for further details.
St: Store cupboard.

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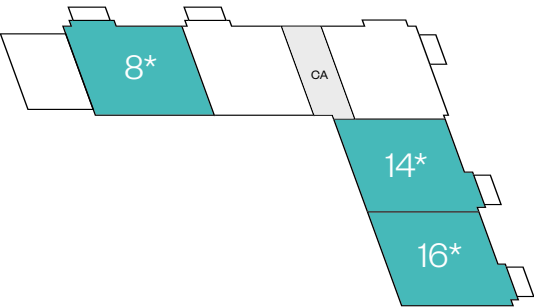


Henty Close Type 4

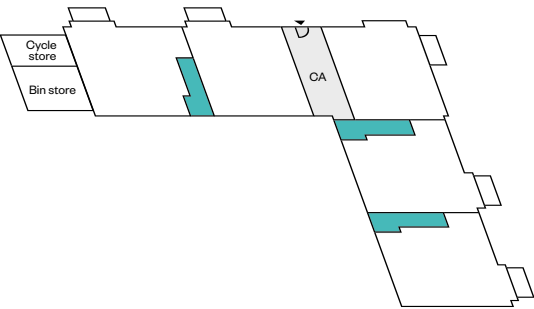
1 bedroom apartment

Plot 8 – as shown

Plots 14 & 16 – handed



First floor

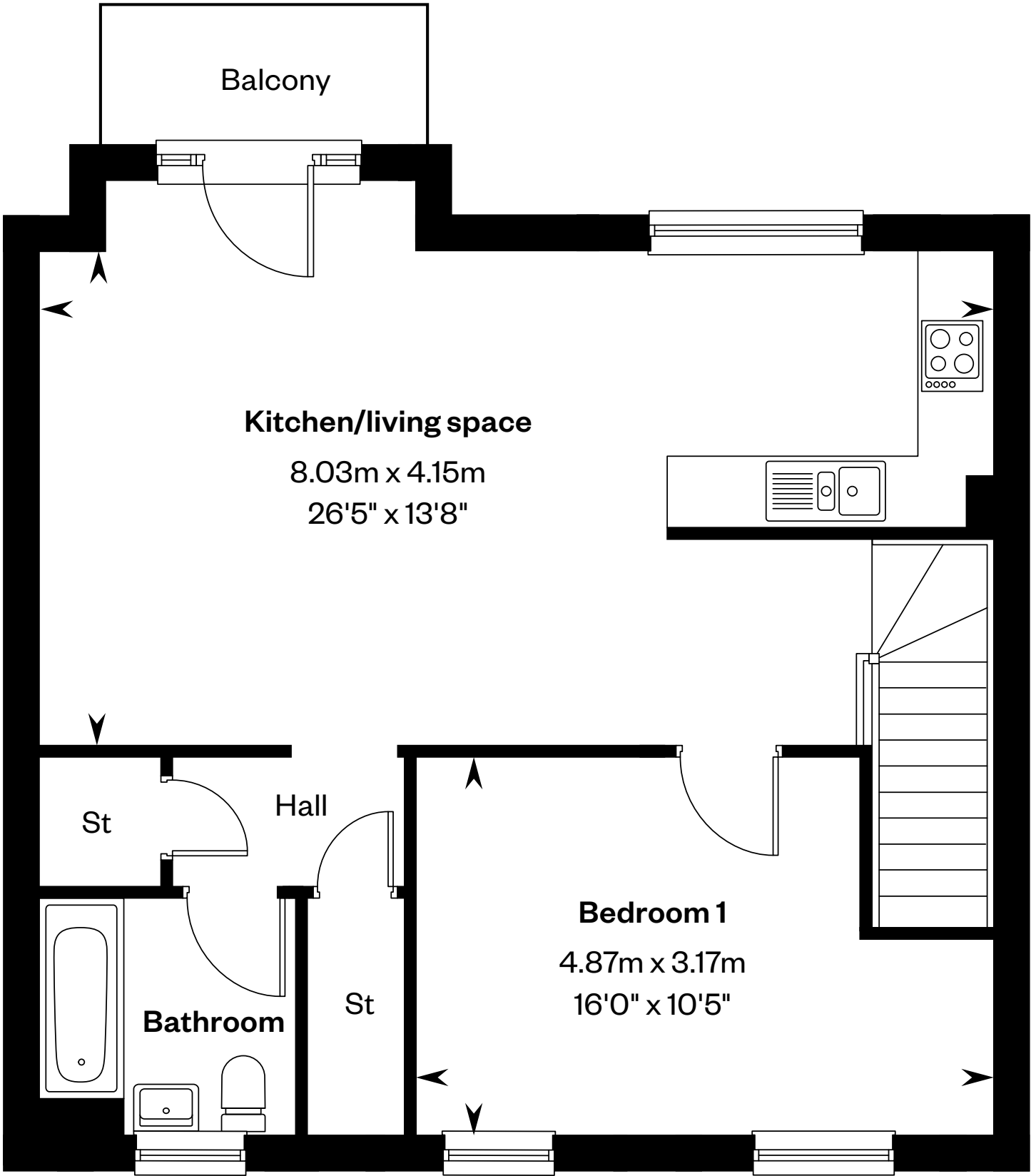


Ground floor

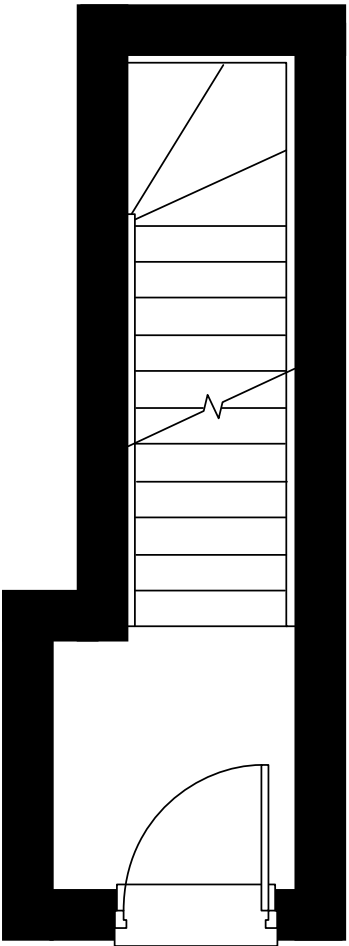
- * First Homes
- CA Communal area

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FIRST FLOOR



GROUND FLOOR



The Oaks

Wivelsfield

First Homes Specification



Internal photography from a previous Cala development



Quality in every detail

The quality of the finishing. The pure innovation inside. High tech, high specification kitchens just waiting for you to show off your cooking skills. Stylish bathrooms for enjoying some well-deserved self-care.

With every home comfort considered for energy efficient and low maintenance living, each aspect of your home is beautifully designed and built to the highest standard; because when you look for premium quality, it's the little things that make all the difference.



Specification

Kitchen

- Contemporary kitchen
- Sink: 1.5 bowl Stainless Steel with single drainer
- Taps: Vado Matrix Mono Kitchen Mixer with Swivel Spout in Chrome
- Worktops: 40mm thick laminate worktop
- Laminate w/top upstand and s/s hob splashback
- Tiled window cills

Appliances

- Indesit – Single Oven
- Indesit – Electric Hob
- Indesit – Extractor Hood

Bathroom, Shower Rooms & En-Suite(s)

- White sanitaryware with Vado fittings
- Shower: Vado single function slide rail shower kit
- Bath Screen: Shower Screen Kermi Cada screen – only required when shower fixed to wall over bath

Ceramic Tiling

- Cloakroom: Tiled splashback to basin only or splashback panel
- Bathroom: Full height around bath only
- WC & basin: Tiled splashback to basin only or splashback panel

Media Communications

- Coaxial cable wired from the attic space to a TV/FM socket in lounge and Master bedroom
- Hyperoptic

Heating, Lighting & Electrical

- IDEAL Air Source Heat Pump & associated Stat.
- IDEAL cylinder
- Tracklight to kitchen with LED bulbs
- Cloakroom & Bathroom ceiling lights: Drum light fitting

Internal Finishes

- Double glazed windows with white handles
- All walls finished in white paint
- All woodwork finished in white paint
- Kitchen flooring: Amtico Spacia LVT
- Bathroom & Cloakroom flooring: Amtico Spacia LVT

External Features

- Communal Electric Vehicle Charging Point

Efficiency Details (All Units)

- Air Source Heat Pump to all units
- Double-glazed PVCu windows providing a high level of thermal insulation and reduced heat loss
- Low energy lighting to all homes

Environmental Features (Sitewide)

- Bird boxes located throughout site – on properties and in trees
- Bat boxes located throughout site – on properties and in trees
- Bee Bricks located throughout site
- Bee Posts located throughout site
- Owl Boxes located throughout site
- Log Piles located throughout site

*Please speak to a Sales Consultant for specification detail. Specifications are correct at time of going to print. Any alterations to the specifications will be of equal or greater value and Cala reserves the right to implement changes to the specifications without warning. Whilst these particulars are prepared with all due care for the convenience of potential purchasers, the information is intended as a preliminary guide only. For more information please speak to a Sales Consultant.



Your dream home awaits

The Oaks,
Off Ditchling Road,
Wivelsfield, RH17 7RF



Stock photography

First Homes is a Government-backed scheme in partnership with housebuilders. First Homes is available on selected homes and developments in England, subject to availability, eligibility and any terms and conditions in place at the time. A first-time buyer is as defined in paragraph 6 of Schedule 6ZA of the Finance Act 2003. This includes the fact, but is not limited to, that you must not currently be, or previously have been (either solely or jointly with another); a purchaser in relation to a land transaction, the main subject-matter of which was a major interest in a home; an acquirer of an equivalent interest in a home (e.g. by way of purchase, gift, trust or inheritance); in receipt of any mortgage finance or home purchase plan for any land transaction contemplated above prior to submitting your First Home application. Cala will not be liable for the refusal of any mortgage or similar finance instrument based on your individual circumstances. Please speak to your Cala Sales Consultant to find out if the First Homes scheme is available on your chosen development.