



**D B A**  
homes

@ Houghton Grange, Morville





**DBA Homes is a niche developer of high quality homes across the West Midlands.**

Having built a reputation for quality design and workmanship, DBA Homes house types are designed specifically to meet the needs of our customers and blend in with the local environment. With a focus on energy efficiency at the design stage and conservation, a DBA Home is environmentally friendly and cost effective to maintain.

Run by a management team with decades of experience working with both national and regional house builders, DBA Homes is an experienced house building company, bringing the personal touch and helping you find your perfect new home.





# HAUGHTON GRANGE

Haughton Grange is an exclusive and secluded development of fourteen attractive and energy efficient homes in the peaceful and picturesque Shropshire village of Morville, near Bridgnorth.

Comprising generously apportioned 3, 4 and 5 bedroom executive homes, the development features stunning rural views over the charming Shropshire countryside.

Located approximately 3 miles from the beautiful market town of Bridgnorth and 16 miles from Telford and the M54 leading to the M6 and beyond, Haughton Grange is ideally situated and well connected.

The development is within walking distance of the amenities in the small village, including a primary school, village hall, pub, church and the National Trust's Morville Hall.

DBA Homes is registered with the Government funded Help to Buy scheme and all properties will be sold with the benefit of a 10-year NHBC warranty guaranteeing the quality of your new home.

- A = Affordable Housing
- B = Willow
- B+ = Birch
- C = Chestnut
- D = Oak

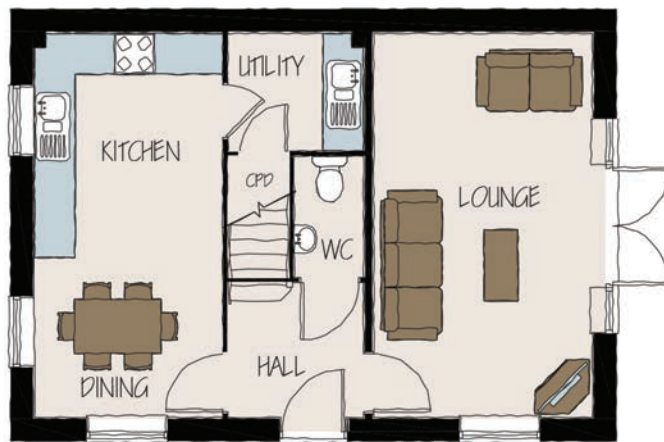


# BIRCH

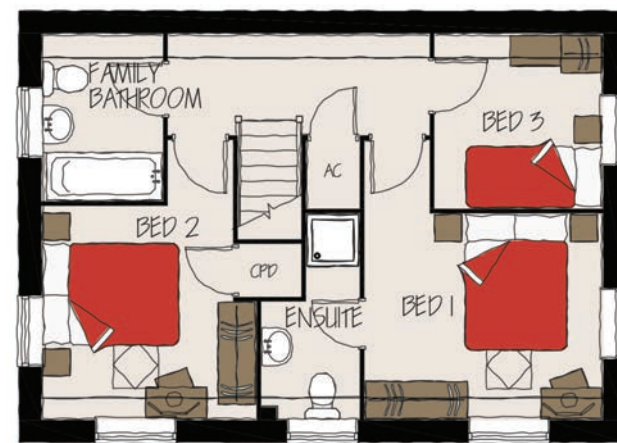
A charming and generously apportioned 3 bedroom cottage with single garage.

From the hallway a large kitchen dining area creates a fantastic entertainment space. The lounge features french doors that open out onto a private garden. A downstairs wc and utility room completes the ground floor.

Upstairs, the landing leads to the family bathroom and three good sized bedrooms. The master bedroom features its own en suite shower room.



GROUND FLOOR



FIRST FLOOR



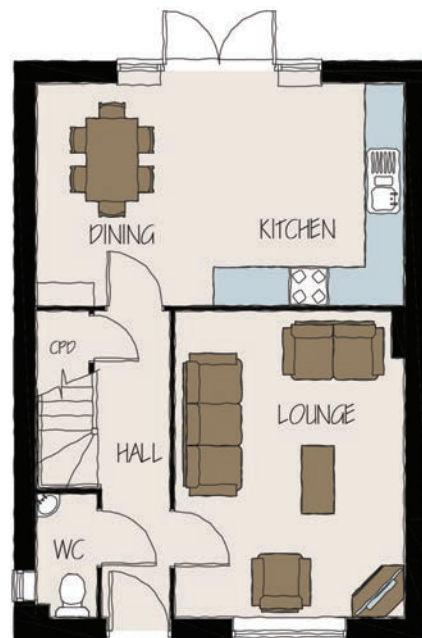


# WILLOW

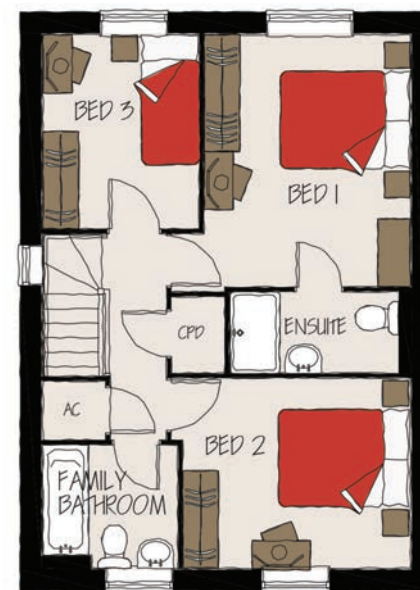
The “Willow” is a spacious 3 bedroom detached home with single garage.

The ground floor features a good sized lounge, wc and cupboard space. The entrance hall leads to the large kitchen / diner which comes with patio doors that open out to wonderful views of the countryside.

Upstairs features a family bathroom and 3 good sized bedrooms with the master bedroom coming complete with an en suite shower room.



GROUND FLOOR



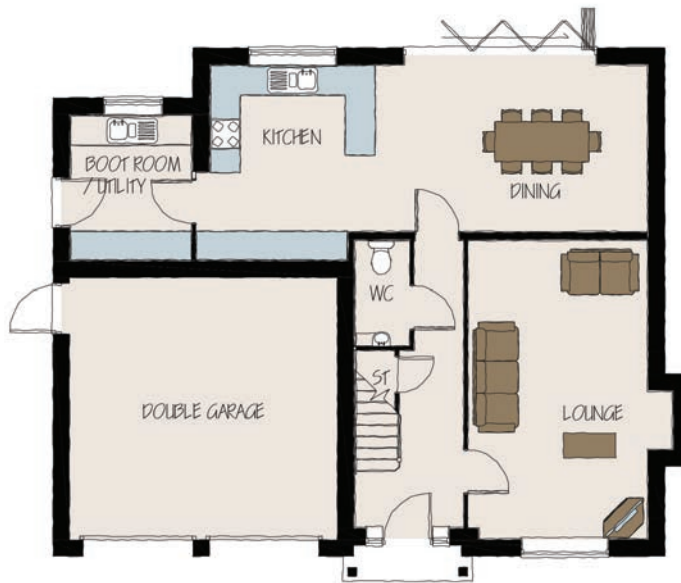
FIRST FLOOR

# CHESTNUT

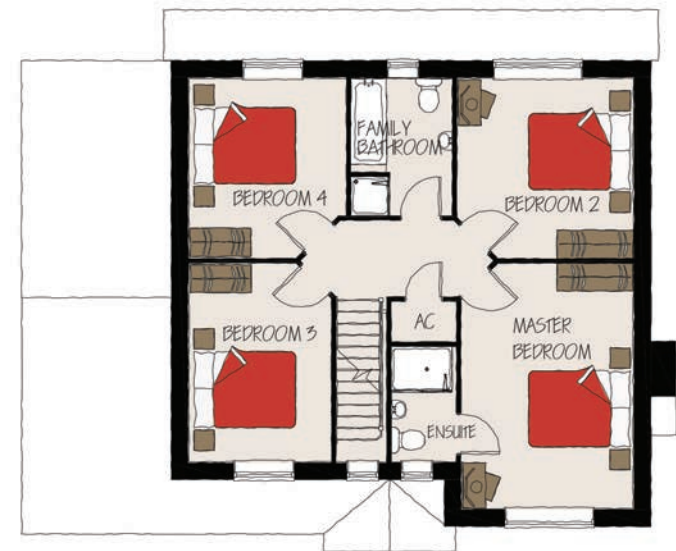
The “Chestnut” is a large 4 bedroom detached executive home.

Downstairs comprises of a hallway, lounge and bi-fold doors off the open plan kitchen / diner which also comes equipped with underfloor heating. The property also includes a double integral garage.

Upstairs off the landing is a large family bathroom and 4 good sized double bedrooms. The master bedroom which overlooks the front of the property comes equipped with an en suite shower room.



GROUND FLOOR



FIRST FLOOR





## OAK

The "Oak" is an expansive 5 bedroom detached executive home that is the largest property on the development.

The entrance hallway leads to a large open plan kitchen / diner with underfloor heating and bi-fold doors opening into the back garden. The lounge features a log burner and bi-fold doors to the garden. A study and double integral garage complete the ground floor.

Upstairs leads to an impressive landing comprising 5 bedrooms and a family bathroom. Bedroom 2 features an en suite shower room whilst the master bedroom comes complete with an en suite wet room.



GROUND FLOOR



FIRST FLOOR

# SPECIFICATIONS

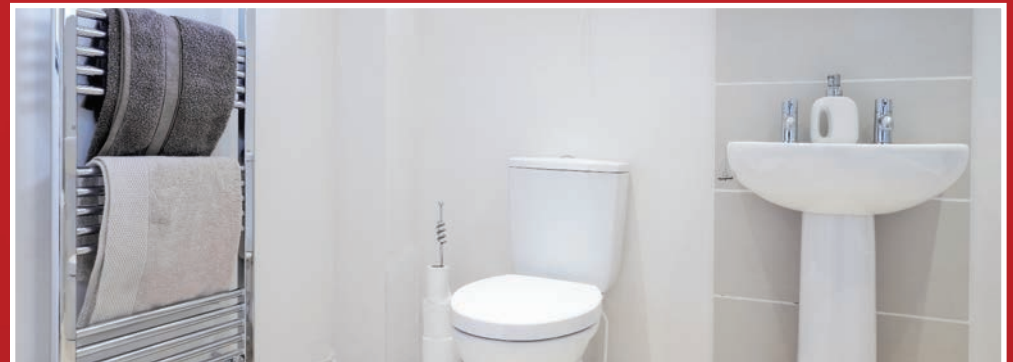
Each property will be specified to the highest of standards throughout. The standard features will include:\*

- Well appointed double glazed UPVC windows
- High levels of loft insulation
- Cavity wall insulation
- Lockable window fasteners and multi point locking front door
- Panelled internal doors
- LED and low energy efficient lighting
- Ample power sockets
- Shaver sockets in bathrooms and en-suites
- Cabling installation for Sky+ TV
- Fully turfed front and rear gardens



## Superbly appointed kitchens:

- Fully fitted cupboards
- Integrated fridge freezer, dishwasher and washer/dryer
- Four ring (five ring in Oak house type) stainless steel gas hob
- Stainless steel fan oven and extraction
- Tiled floor



## Bathrooms and en suites:

- Contemporary crisp white suites
- Thermostatic showers to en suites
- Tiled floors
- Thermostatic shower over bath
- Shower cubicles to en suites

\*Refer to sales negotiator for individual house type specifications and upgrades





# LAND ACQUISITION

Finding new land is one of the greatest challenges facing any house builder.

DBA Homes' land team is made up of experienced, knowledgeable land-buyers, planners and designers - whose success lies in the strong relationships they develop with vendors, planners and local communities.

Every parcel of land acquired goes through a meticulous assessment process. We take both the time and the effort to look at every element of the proposed development.

- Purchasing decisions can be made rapidly, with the minimum of internal consultation.
- An experienced team whose success lies in the strong relationships built with vendors, planners and local communities.
- Where possible, the wishes of interested parties are respected, and the land is put to the best possible use.
- DBA Homes take both time and the effort to look at every aspect of the proposed development.
- Each scheme is different and is developed with the land and surrounding area in mind.



# DESIGN & ENVIRONMENT

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DBA Homes is fully committed to building environmentally friendly homes and communities. Modern construction methods, renewable energy sources, and focus on design are all used to reduce the carbon footprint of both construction and the living communities that we create.

The homes at "Haughton Grange" are being constructed to meet the latest eco standards and Building Regulations. This will ensure a minimum increase of 6% in energy efficiency over and above homes built under previous regulations. There are a number of specific materials and construction methods being utilised on site in order to reduce the impact of both the construction of the homes and their ongoing use.

Particular care has been taken in the specification of the floor, wall and roof constructions to ensure that thermal efficiencies are high, thereby reducing heat and energy loss from the completed home. Not only does this provide an energy efficient home which is far more ecologically sustainable but will also lead to a reduction in energy bills for our customers.





# HELP TO BUY

Help to Buy is a Government backed scheme providing Equity Loans on newbuild developments as long as you qualify and have a 5% deposit for the purchase.

The Government will lend you up to 20% of the value of your new home which is interest free for 5 years. The remaining 75% mortgage will need to be funded by a bank or building society mortgage.

When you sell the house the loan must be repaid on a percentage basis of the sale price - if you received a 20% Equity Loan you will repay 20% of the sale price (as long as this covers the full loan amount). The Equity loan is interest free for 5 years - after this time, fees will be payable.

Our Help to Buy Agent will be able to explain the details of this to you as well as explain the whole scheme to you in greater detail. This is particularly useful for first time buyers trying to make that all important first step onto the property ladder.



Haughton Grange is located in Morville which sits approximately 3 miles from the beautiful market town of Bridgnorth



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