



# Windmill Rise

*Butterfly Walk, Warrington*

Upcoming development  
of 5 Luxury houses  
presented by



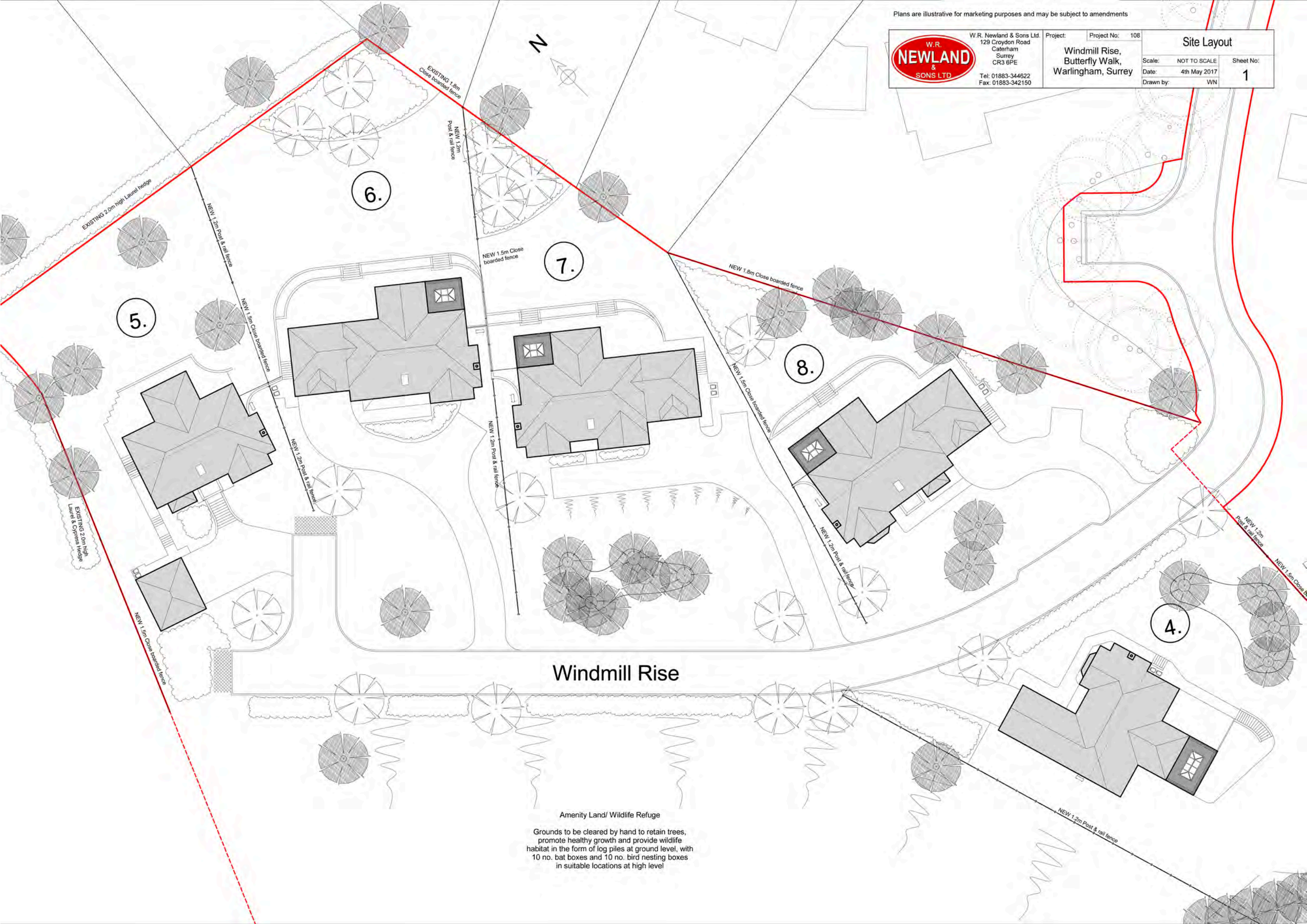




W.R. Newland & Sons Ltd.  
129 Croydon Road  
Caterham  
Surrey  
CR3 6PE  
Tel: 01883-344622  
Fax: 01883-342150

Project: Windmill Rise,  
Butterfly Walk,  
Warlingham, Surrey  
Project No: 108  
Scale: NOT TO SCALE  
Date: 4th May 2017  
Drawn by: WN

Site Layout  
Sheet No: 1

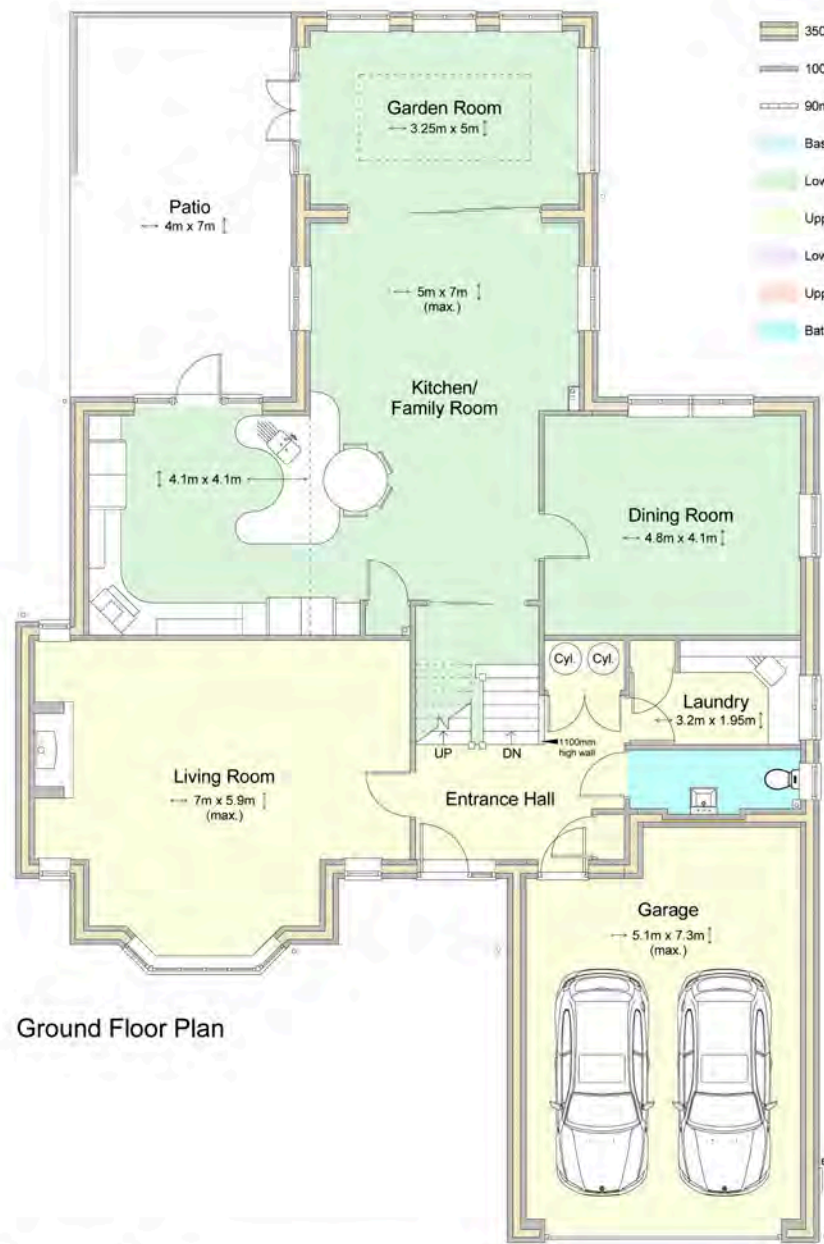


### Windmill Rise

#### Amenity Land/ Wildlife Refuge

Grounds to be cleared by hand to retain trees, promote healthy growth and provide wildlife habitat in the form of log piles at ground level, with 10 no. bat boxes and 10 no. bird nesting boxes in suitable locations at high level





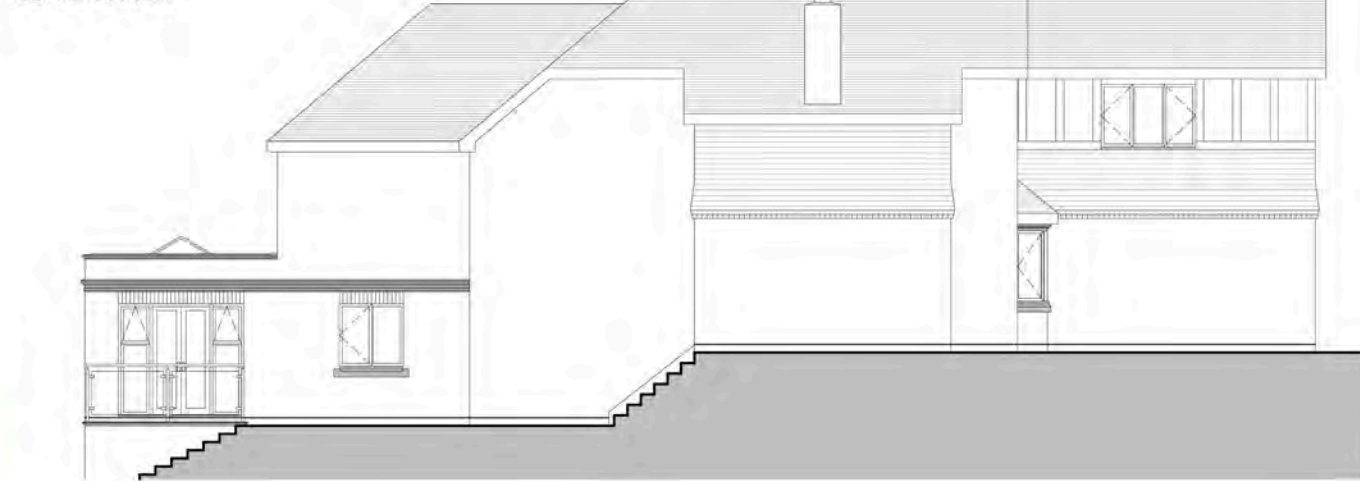
**Plot 4 Floor Areas:**

G. Floor - 154.58 m <sup>2</sup>	Garage - 37.49 m <sup>2</sup>
1st Floor - 173.06 m <sup>2</sup>	Garden Store - 25.35 m <sup>2</sup>
Day Room - 34.46 m <sup>2</sup>	
<b>Total (hab. floor area) - 362.1 m<sup>2</sup></b>	<b>Total (with Garage + Store) - 424.94 m<sup>2</sup></b>

- Materials:**
- Brickwork** - Ibstock 'Chailey' light red multi stock.
  - Stone features** - Pennine Stone, Colour: Minster.
  - Roof tile** - Marley Eternit clay tile, Colour: Dark Heather.
  - Half timbering** - Sawn oak, cream render.
  - Hanging tile** - Keymer clay tile, Colour: Elizabethan.
  - Windows** - Aluminium frames.
  - Fascia/ Soffit** - White UPVC.
  - Glazing** - Square leading to all windows, clear glass to all doors.
  - Garage Doors** - Moulded G.R.P. Colour: Light Oak.
  - Entrance door & frame** - Solid timber. Colour: Light Oak.

- 350mm cavity wall (100mm brick, 150mm insulation-filled cavity, 100mm block)
- 100mm blockwork wall
- 90mm stud partition wall
- Basement
- Lower Ground Floor
- Upper Ground Floor
- Lower First Floor
- Upper First Floor
- Bathroom

**Left Elevation**



**Right Elevation**



**Rear Elevation**



**Front Elevation**

	W.R. Newland & Sons Ltd. 129 Croydon Road Caterham Surrey CR3 6PE	Project: 108	<b>Plot 4 - Plans &amp; Elevations</b>	
	Tel: 01883-344622 Fax: 01883-342150	Windmill Rise, Butterfly Walk, Warlingham, Surrey	Scale: NOT TO SCALE Date: 4th May 2017 Drawn by: WN	Sheet No: <b>2</b>

Plans are illustrative for marketing purposes and may be subject to amendments





Plot 5 - Ground Floor Plan



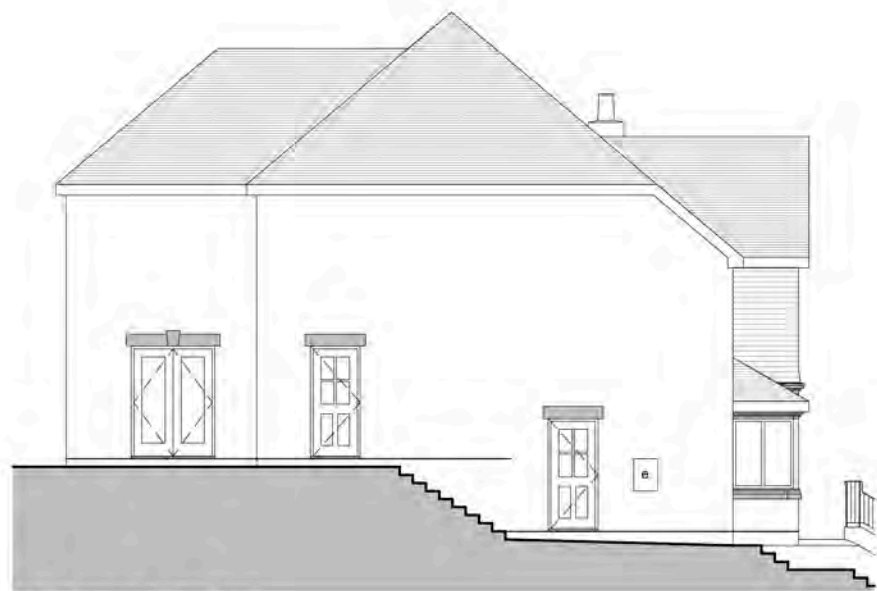
Plot 5 - First Floor Plan

**Plot 5 Floor Areas:**

G. Floor - 141.125 m<sup>2</sup>  
 1st. Floor - 138.099 m<sup>2</sup>  
 Total - 279.224 m<sup>2</sup>



Plot 5 - Front Elevation



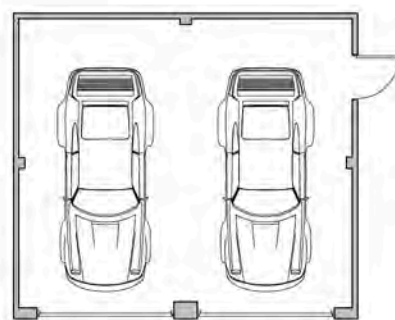
Plot 5 - Left Elevation



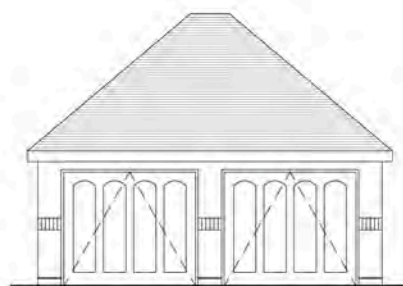
Plot 5 - Right Elevation



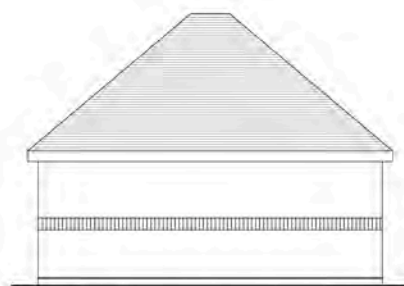
Plot 5 - Rear Elevation



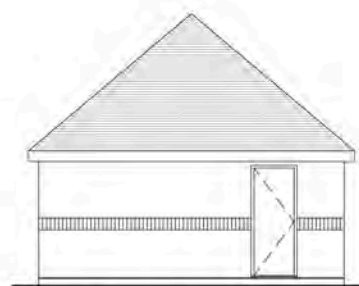
Plot 5 - Garage Floor Plan



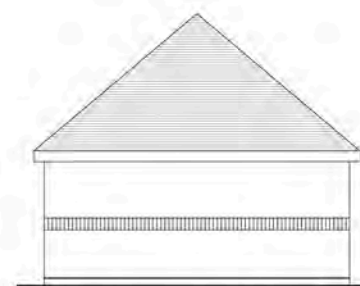
Plot 5 - Garage Front Elevation



Plot 5 - Garage Rear Elevation



Plot 5 - Garage Right Elevation



Plot 5 - Garage Left Elevation

**Materials:**

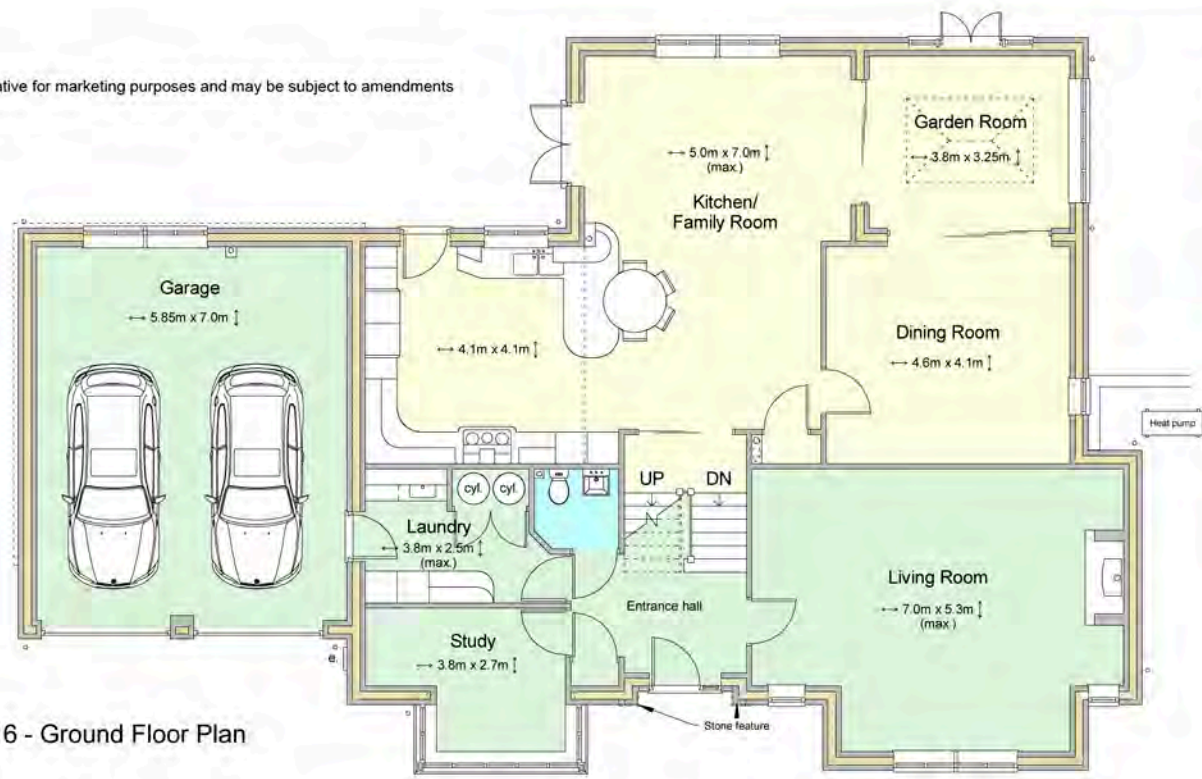
- Brickwork** - Istock 'Chailey' light red multi stock.
- Stone features** - Pennine Stone, Colour: Minster.
- Roof tile** - Marley Eternit clay tile, Colour: Dark Heather.
- Hanging tile** - Keymer clay tile, Colour: Elizabethan.
- Windows** - Aluminium frames.
- Fascia/ Soffit** - White UPVC.
- Glazing** - Square leading to all windows, clear glass to all doors.
- Garage Doors** - Moulded G.R.P. Colour: Light Oak.
- Entrance door & frame** - Solid timber. Colour: Light Oak.

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	W.R. Newland & Sons Ltd. 129 Croydon Road Caterham Surrey CR3 6PE Tel: 01883-344622 Fax: 01883-342150	Project: Windmill Rise, Butterfly Walk, Waringham, Surrey	Project No: 108 Scale: NOT TO SCALE Date: 4th May 2017 Drawn by: WN	<b>Plot 5 - Plans &amp; Elevations</b> Sheet No: 3
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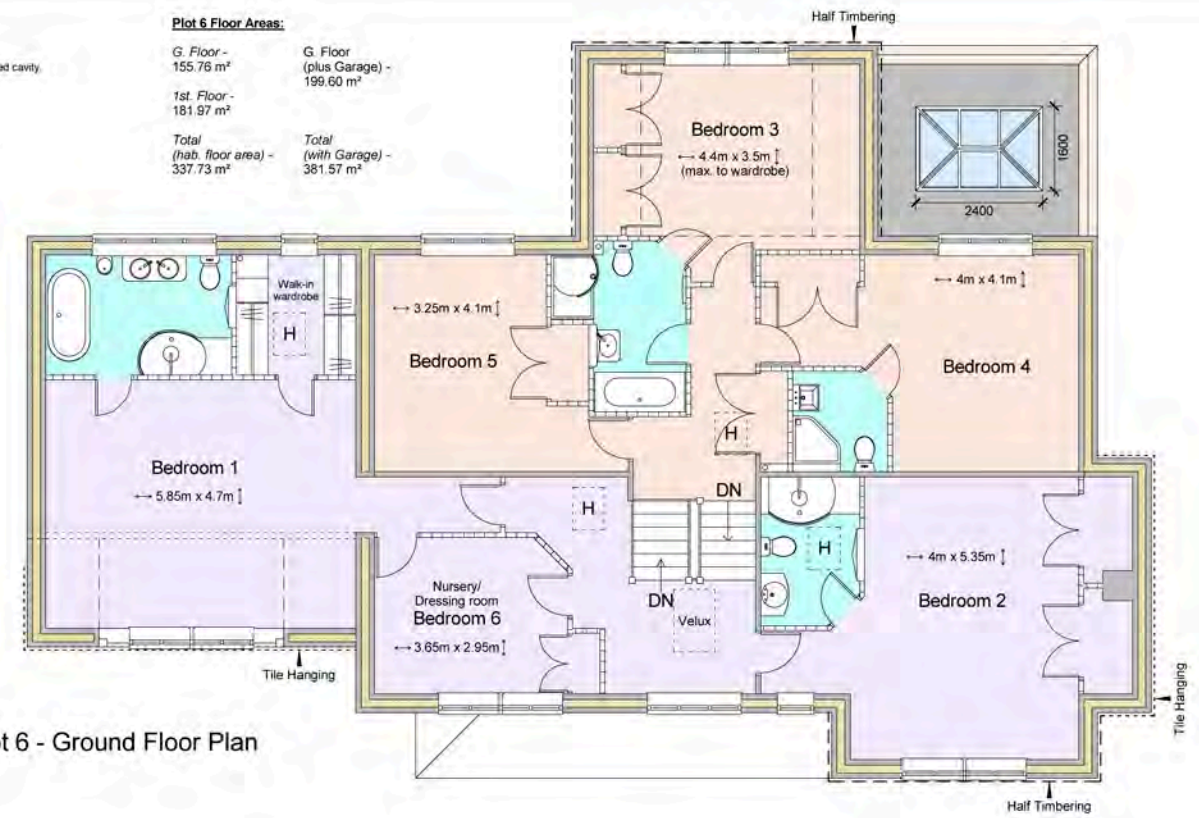
Plot 6 - Ground Floor Plan

- 350mm cavity wall (100mm brick, 150mm insulation-filled cavity, 100mm block)
- 100mm blockwork wall
- 90mm stud partition wall
- Lower Ground Floor
- Upper Ground Floor
- Lower First Floor
- Upper First Floor
- Bathroom

**Plot 6 Floor Areas:**

G. Floor - 155.76 m<sup>2</sup>  
 1st. Floor - 181.97 m<sup>2</sup>  
 Total (hab. floor area) - 337.73 m<sup>2</sup>

G. Floor (plus Garage) - 199.60 m<sup>2</sup>  
 Total (with Garage) - 381.57 m<sup>2</sup>



Plot 6 - Ground Floor Plan



Front Elevation



Rear Elevation



Left Elevation



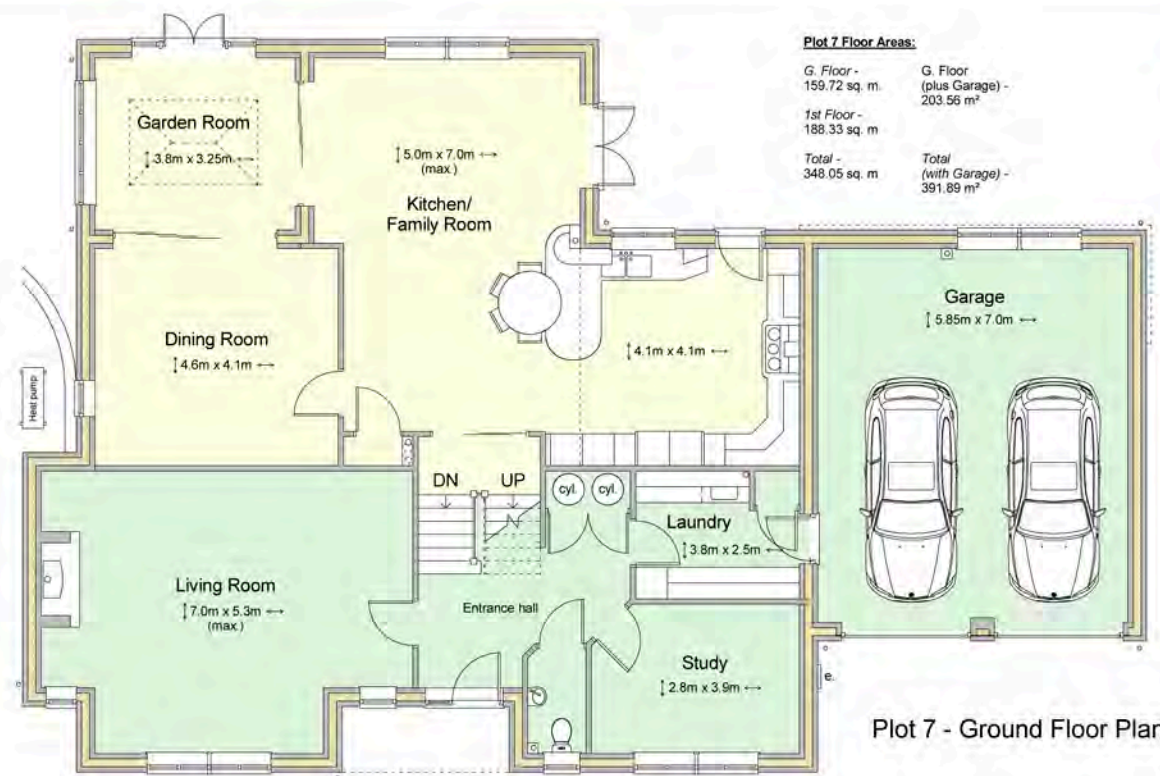
Right Elevation

**Materials:**

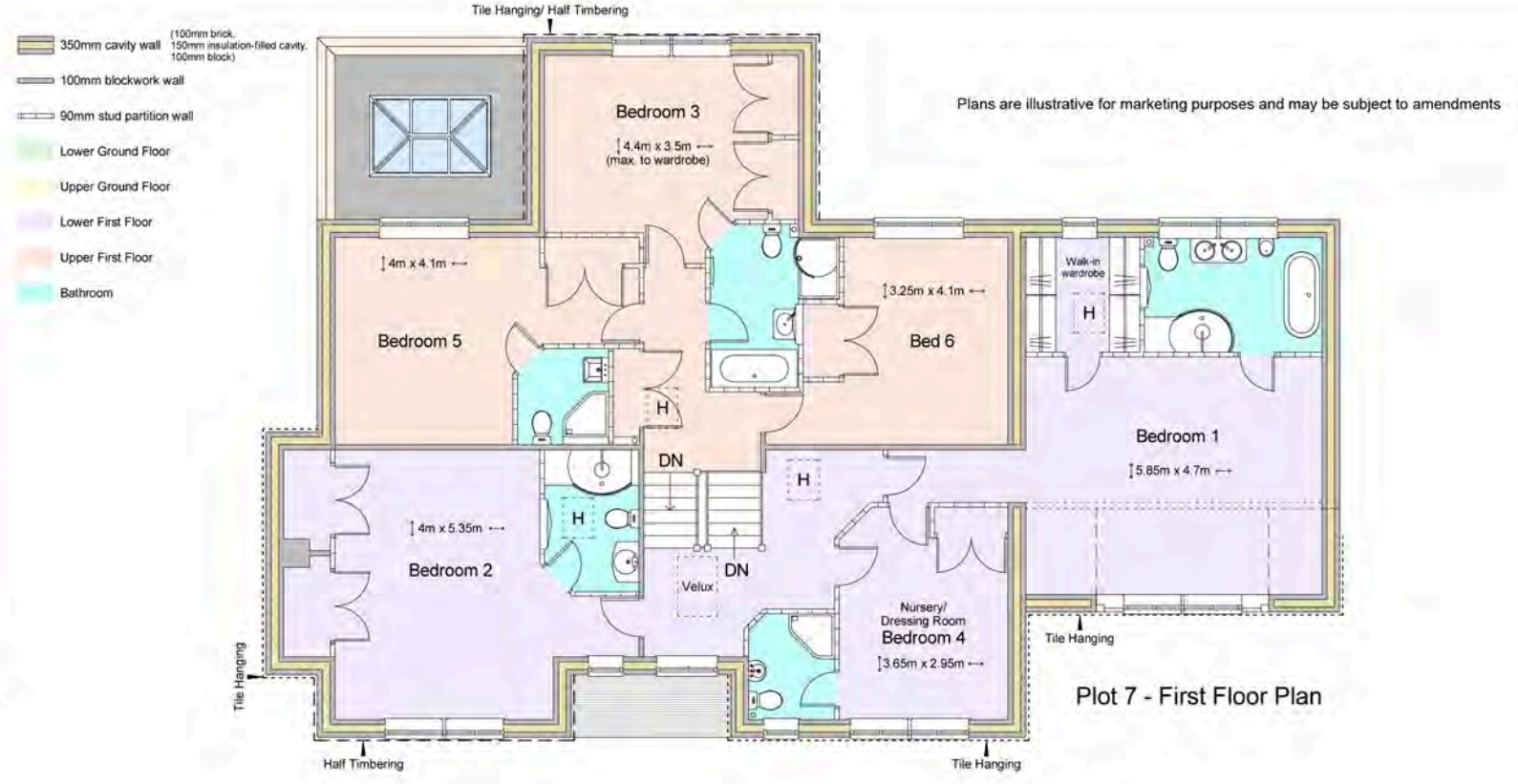
- Brickwork - Istock 'Chailey' light red multi stock.
- Stone features - Pennine Stone, Colour: Minster.
- Roof tile - Marley Eternit clay tile, Colour: Dark Heather.
- Half timbering - Sawn oak, cream render.
- Hanging tile - Keymer clay tile, Colour: Elizabethan.
- Windows - Aluminium frames.
- Fascia/ Soffit - White UPVC.
- Glazing - Square leading to all windows, clear glass to all doors.
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- Entrance door & frame - Solid timber, Colour: Dark Oak.

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	Tel: 01883-344622 Fax: 01883-342150			





Plot 7 - Ground Floor Plan



Plot 7 - First Floor Plan



Front Elevation



Rear Elevation



Left Elevation

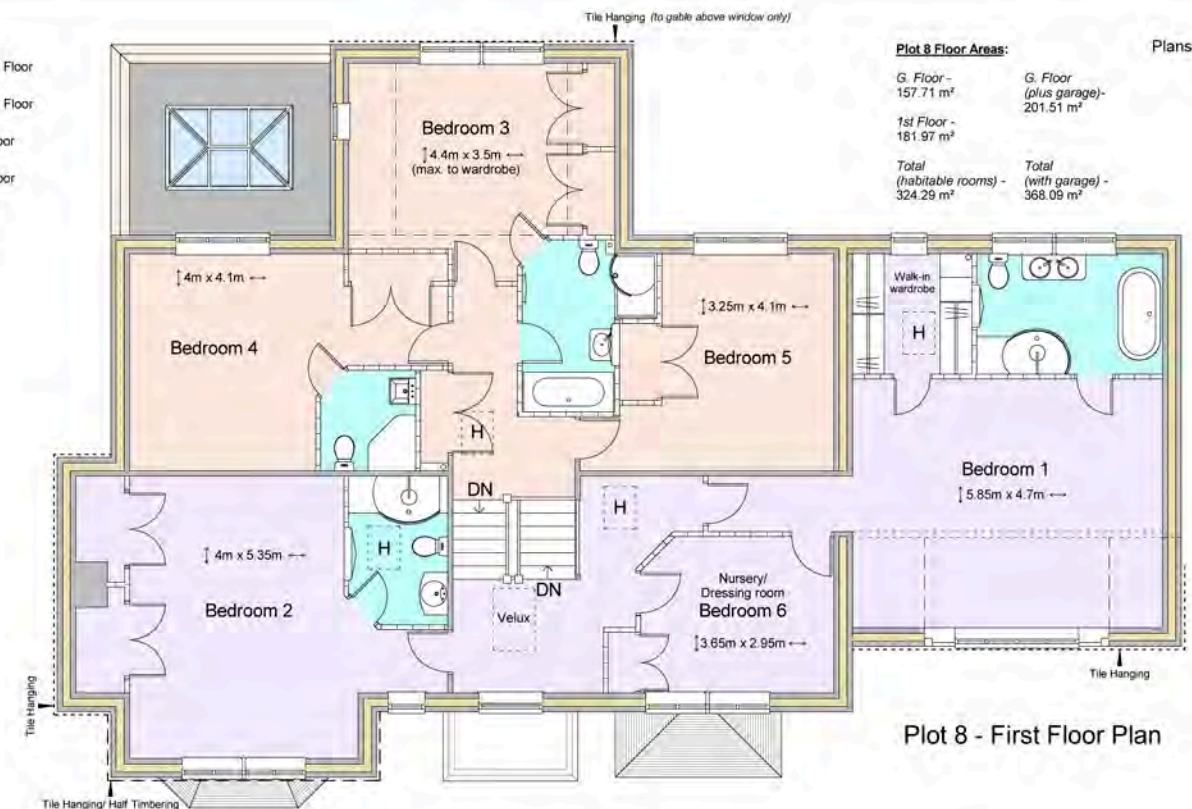
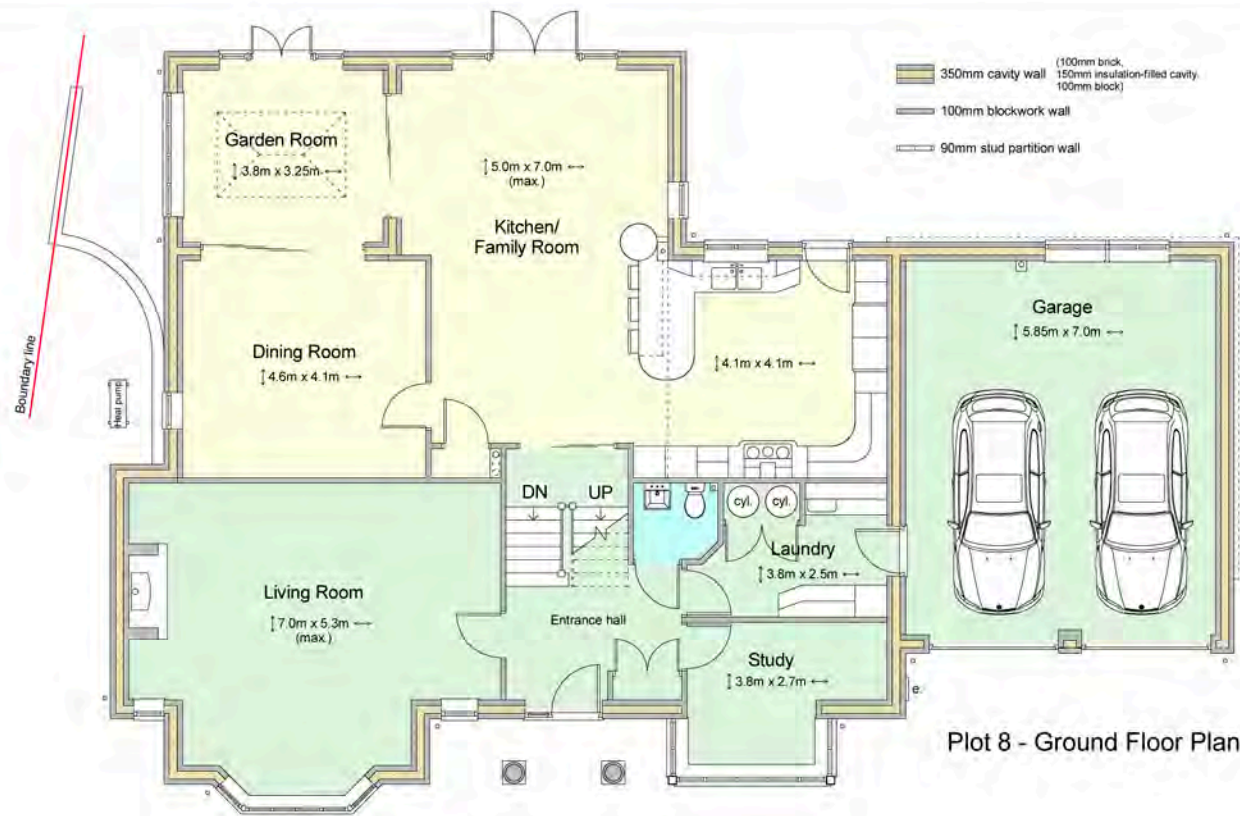


Right Elevation

- Materials:**
- Brickwork** - Ibstock 'Chailey' light red multi stock.
  - Stone features** - Pennine Stone, Colour: Minster.
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  - Windows** - Aluminium frames.
  - Fascia/ Soffit** - White UPVC.
  - Glazing** - Square leading to all windows, clear glass to all doors.
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**Plot 8 Floor Areas:**

G. Floor - 157.71 m <sup>2</sup>	G. Floor (plus garage) - 201.51 m <sup>2</sup>
1st Floor - 161.97 m <sup>2</sup>	
<b>Total (habitable rooms) - 324.29 m<sup>2</sup></b>	<b>Total (with garage) - 368.06 m<sup>2</sup></b>

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Front Elevation



Rear Elevation



Left Elevation



Right Elevation

- Materials:**
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  - Stone features** - Pennine Stone, Colour: Minster.
  - Roof tile** - Marley Eternit clay tile, Colour: Dark Heather.
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	Tel: 01883-344622 Fax: 01883-342150	Date: 4th May 2017	Scale: NOT TO SCALE	Sheet No:	6
		Drawn by: WN			