BROOKFIELD WOODS

J

MIDDLESBROUGH, TS5 8EH





SOLIDLY-BUILT WITH QUALITY MATERIALS.

Premium specification. Added strength and character.

BUILDING BEAUTIFUL HOMES FOR OVER 30 YEARS.

Pride in our homes. Pride in our workforce.

WE'LL GIVE YOU MORE SPACE INSIDE & OUT.

Well-proportioned living areas. Set back off the road.

STRONG. BEAUTIFUL.

AS A PRIVATELY-OWNED BUSINESS, WE GO TO GREAT LENGTHS TO CRAFT BEAUTIFUL, WELL-BUILT HOMES.

Homes that are not only strong in build, but in character too.

Story homes challenge the conventions of the mass-produced, standing apart from the crowd. There's all the features that make a Story home unique. The space we leave between each home, and footpaths that little bit wider, because that's what people need. Even our front doors are different colours. And the best combinations of bricks, render and stone are used, with considered design features at every turn.

With a brand new Story home, you will find there are no compromises on quality, no corners cut – just solid, beautiful homes.

DESIGNED FOR LIFE.

Unique modern features. Effortlessly flowing spaces.



A BEAUTIFUL COLLECTION OF 3, 4 & 5-BEDROOM HOMES. FINISHED TO A PREMIUM SPECIFICATION, OUR HOMES FEATURE ATTRACTIVE EXTERIORS, ADDING TO THE CHARM OF THE AREA AND CREATING THE BEAUTIFUL STREET SCENES FOR WHICH STORY HOMES IS RENOWNED.

A VIBRANT LOCATION WITH EXCELLENT TRANSPORT LINKS. MIDDLESBROUGH HAS SO MUCH TO OFFER.

Brookfield Woods is located in Acklam, a sought after area that is already home to our popular Kingsbrook Wood development and is ideally located for sights, amenities and transport links.

The desirable setting allows you to take advantage of everything Middlesbrough has to offer, whether your interests lie in history, art and culture, nature, shopping or sport.

If you enjoy the great outdoors then this is the ideal place to live; Albert Park has 100 acres of green space with a boating lake and roller skating rink, while Stewart Park offers rolling woodland, a pets corner and the Captain Cook Museum. In addition, nearby attractions include Teesside Shopping Park, Yarm with its award-winning high street, ancient market town Guisborough, and the National Trust's Roseberry Topping, which is popular with walkers and cyclists.

As well as enjoying all the local amenities, residents at Brookfield Woods can also enjoy easy access to the A19 for travel both north and south of Middlesbrough.







WE BUILD IN ENVIABLE LOCATIONS THAT DEMAND HOMES TO MATCH.



WE'LL GIVE YOU MORE SPACE INSIDE & OUT.



A new build is more economical to run than an

older property. It uses less energy and produces

running costs, and a saving of up to £1,410 pa

on a 4-bedroom detached new build property.*

Each home at Brookfield Woods is built with

thermally-efficient building materials, and has

a smart meter installed, so you can monitor your energy consumption. This, along with water-saving

appliances and an airtight design, will give you

all the benefits of a new build home.

Energy saving features could include:

• High levels of thermal efficiency

• 100% energy efficient lighting

• Dual flush toilets

significantly lower CO2 emissions, meaning lower

• 'A' rated kitchen appliances (majority of appliances)

Image shown is for illustrative purposes only.

Of course, every home is unique. But with a new Story home, you'll discover some elements are shared. Like open-plan living areas that radiate light and space. Well-designed kitchens that deliver practicality and durability. Beautifully designed bathrooms and en-suites that take centre stage. And there's also French doors that are included as standard, helping to create a seamless link between your home and garden.

What's more, when you buy a new Story home, you have the opportunity to personalise your home even further with our choices, upgrades and optional extras which can be incorporated seamlessly into your new home.

But it's not only our premium specification that's well considered. Our homes are built with sustainability in mind, with the aim of helping the environment and saving you money.

*A 4-bed detached Victorian house with some modern improvements has average yearly energy costs of £2,460. Whereas, the equivalent new build home that has been built to 2013 Building Regulations could have average yearly energy costs of £1,050, saving £1,410 per annum. SOURCE: new-homes.co.uk.

			THE CHARLTON	THE MASTERTON	THE LAWSON	THE HEWSON	THE ROBINSON	THE WILSON	THE SANDERSON	THE HARRISON	THE FERGUSON	THE BUTLER	THE SPENCER
	Cast stone/features	Cast stone &/or brick features to front elevations				-							=
6	Bi-fold/French doors	White French doors	-	-	-	-	-	-	-	-			=
ΗE		White bi-fold doors including slave door		-		-					_	-	-
NIS		White French door set and bi-fold doors	-		-	_	-	_	_	-	_	_	-
DOORS, JOINERY AND FINISHES	External doors - front	Single cottage rectangle style obscure glaze coloured composite door with multi-point locking system (white finish inside)	=			=			-	-	-		=
NERY	External doors - rear	White half glaze style PVCu door with Cotswold obscure pattern and glazing with multi-point locking system								-	-	-	-
ts, Joi	Internal doors	White Canterbury style 4-panel wood-grain finish doors with chrome lever door handle	=						-	-	=		=
NOR		Oak doors											
DO	Staircase	White painted softwood spindles with oak newel post and handrail finished with clear varnish	=	=	-	=		-	-	-	=	-	=
	Walls	Jasmine white matt emulsion to all walls	-										
	Kitchen	Range of kitchens in a contemporary layout with matching panels, corners and plinths	=	-	-	=	-	-	-	-	-	-	=
		Range of kitchens with a handleless option in a contemporary layout, all with matching panels, corners and plinths											
		Alternative traditional kitchen design and layout with choice of complimenting door styles all with matching panels, corners and plinths											
	Work surfaces	38mm laminate worktops	-										
	and upstand	100mm upstand to match worktop choice	-		-	-	-	-					
		Silestone worktops											
CES	Hob splashback	Glass splashback behind hob in grey											
Z		Coloured glass splashback - colour upgrade											
APPLI	Lights to underside of kitchen wall units	Feature lighting to the underside of kitchen wall unit as per kitchen design	=										=
KITCHEN AND APPLIA	Sink	Polar white or stone grey Franke fragranite 1.5 bowl with mixer tap to main kitchen and Franke fragranite single bowl to utility area (where applicable)											=
HE	Oven	AEG single oven	-	-	-	-	-	-	-	-	-	-	-
110		Dual AEG single ovens — stacked in tall housing unit	-	-		-			-	-			-
×		Dual AEG single ovens – side by side			-	-	-	-			_	-	-
	Hob	AEG 60cm induction hob	-										
		AEG gas hob	-		-	-							
	Cooker hood	90cm chimney hood	-		-	-	-	=		-			=
		90cm island extractor hood		-				-	_		_	-	-
	Integrated dishwasher	AEG integrated dishwasher											
	Integrated fridge/ freezer	AEG integrated 50/50 fridge freezer	=										-
	Integrated washing machine	Electrolux integrated washing machine											

Markers indicate standard specification. The specification relates to the majority of plots and appliances and is dependent on housetype design. Please note that the interior design, fittings and furnishings that make up our show homes are not part of our standard specification. Story Homes reserve the right to amend the specification. Please check individual plot specification and build stage with Sales Executive, or see our specification guide.

Available as standard
 Available as an upgrade
 Not available

WE KNOW THE DIFFERENCE IS IN THE DETAIL. ON EVERY LEVEL.

			THE CHARLTON	THE MASTERTON	THE LAWSON	THE HEWSON	THE ROBINSON	THE WILSON	THE SANDERSON	THE HARRISON	THE FERGUSON	THE BUTLER	THE SPENCER
	Bathroom basin	Free standing white basin and pedestal to bathroom/ en-suite/cloakroom with chrome mixer tap	=	=		=	-	-	-	-	-	-	=
ARE	WC	Free standing white WC suite with soft close toilet seat to bathroom, en-suite and cloakroom	=	-	=		-	-	-	-	-	-	=
ARY W	Bath	Double ended bath with centrally located chrome bath mixer tap and low-level shower hose/handset		-	=	-		-		-	-	-	-
D SANIT/	Showering cubicle to bathroom and en-suite	Separate shower cubicle with low-entry shower tray. Glazed shower screen and thermostatically controlled shower valve with dual handset – high level shower head and mid-height shower handle*	-	-	-	-	-	-	-	-	-	=	-
BATHROOM AND SANITARYWARE	Wall tiles to bathroom	Full height tiles to all shower enclosures with feature tiling to the back wall. Full height feature tiles to back of bath wall with bath return walls in plain tiles. WC and basin walls to be half tiled	-	-	=	-	-	-	=	-	-	=	-
ватн	Wall tiles to en-suite	tiles to en-suite Fully tiled walls to shower enclosure with feature tiles to the back wall enclosure. WC and basin walls to be half tiled				-						-	-
	Wall tiles to cloakroom	Splashback to wash basin				-							-
	Central heating	Full gas central heating Vaillant system – combi boiler	-	-	-	-		-	-	-		-	=
HEATING		Full gas central heating Vaillant system — system boiler with mains pressure hot water cylinder	-	-	=		-	_	_	-	-	-	-
EAT		Single zone central heating system	-	-	-	-	-	-	-	-	-		
Ī		Dual zone central heating system	-									-	-
	Towel rails	Chrome towel warmer to bathroom and en-suite	=			-		-	-	-			-
	Electrical sockets/	White plastic electrical sockets/switch plates throughout	=			-		-	-	-		-	=
	switch plates	USB sockets to kitchen x 1, lounge x 1 and master bedroom x 2 sockets	-	-	-	=	-	-	-	-	-	-	=
CAL	BT/phone point	BT point to lounge (NB first point will be standard BT box)		-	=	-				-	-	-	-
ELECTRIC	Media point	Media plate to lounge area and family room (where applicable) — including 2 double sockets, data and TV points. Please refer to electrical layout				=	-		-		-	=	=
Ξ	Cat 6 cabling	Cabling to two points which can be utilised to carry data to your TV or internet device	=				-	=			-		=
	Downlighters to kitchen and wet rooms	Brushed stainless steel LED downlighters to kitchen, bathroom and en-suite	=			=	=	=	=	-	=	=	=

*Please	refer t	0	house	type	drawing.
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			THE CHARLTON	THE MASTERTON	THELAWSON	THE HEWSON	THE ROBINSON	THE WILSON	THE SANDERSON	THE HARRISON	THE FERGUSON	THE BUTLER	THE SPENCER
	Fencing and gates	Close boarded or feather edge boarded 1.8m high fence or wall with timber gate. Please refer to site layout	=									-	
	Front garden	Turf to front, side and rear garden											
WORKS	Outside tap	To be fitted on rear elevation kitchen window of property (where kitchen not on rear elevation, tap to be fitted in agreed location to rear/side of property in accordance with working drawings) and insulated accordingly											=
	Garages	Power and light to all integral and detached garages											
EXTERNAL	Garage door	Retractable style garage door finished in a range of colours. Please refer to site layout for details	=										•
XTE	Paving	Buff textured concrete paving											
ш	Driveway	Block paved driveway											
	Doorbell	Bell push with transformer											
	Burglar alarm	Mains wired burglar alarm											
	External lights	Black coach lamp											

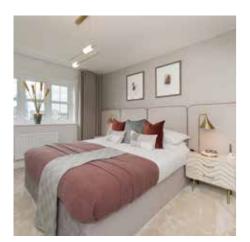
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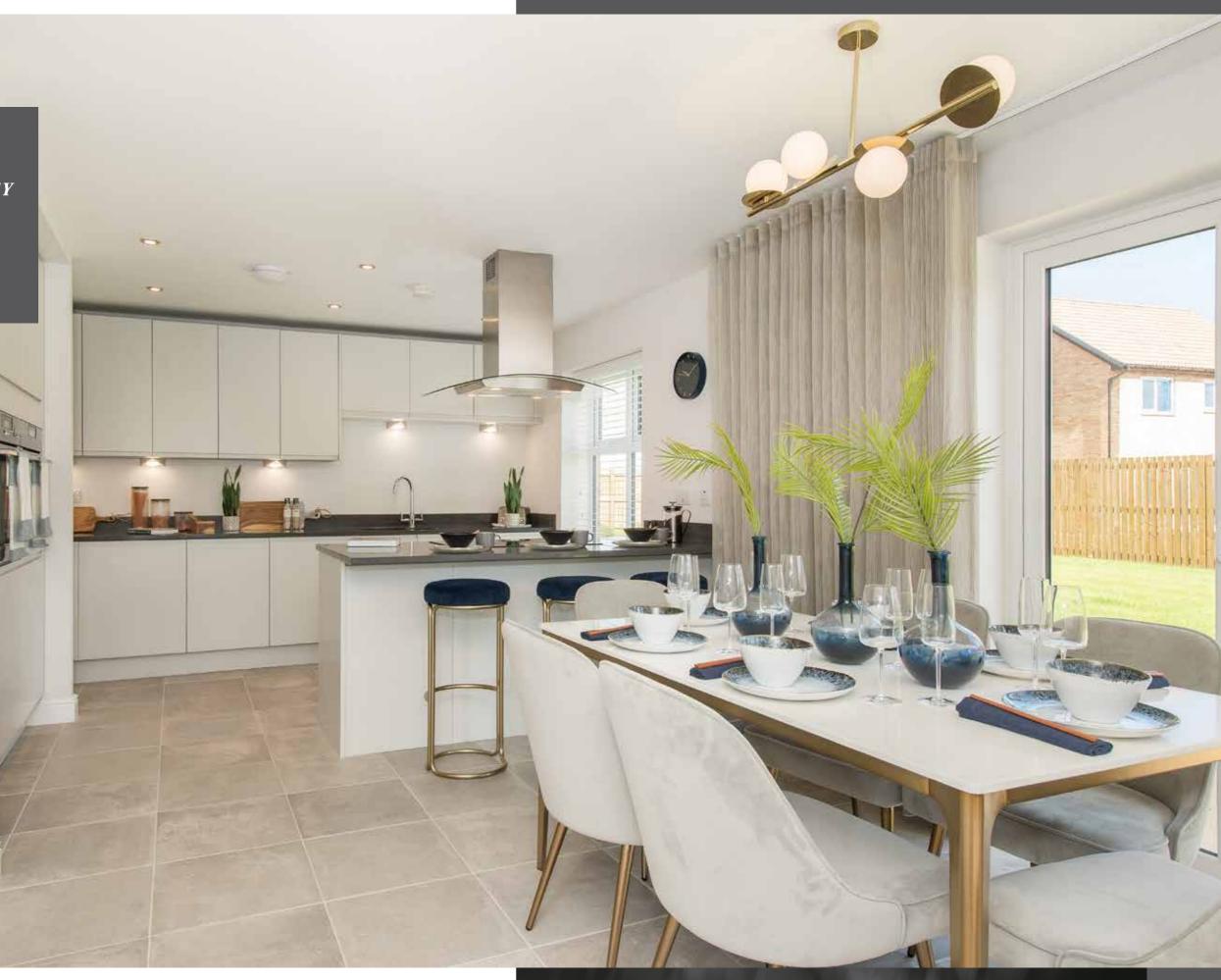
Available as standard
 Available as an upgrade
 Plot specific

 Not available

BUILD QUALITY WITH NO COMPARISON.









Images shown are for illustrative purposes only. Although Story Homes has taken all reasonable care in the preparation of the contents of this brochure to ensure the accuracy of the information contained in it, such information can be subject to change and we do not warrant its accuracy. We continuously review our products for improvement and development so individual features may vary from time to time. We may also re-plan developments resulting in a change to the layout, house types and road layout. These particulars are therefore for general guidance only and do not constitute a contract or warranty. You should take appropriate steps to verify any information on which you intend to rely and in order to do so we would advise you to speak to a Sales Executive.

4-bedroom detached house

Integral single garage

4-bedroom detached house

Integral single garage



SUDS

Development by Others



THE CHARLTON

5-bedroom detached house with integral large garage Total floor area: 1905 sq ft





GROUND FLOOR

Lounge:	3675 x 5486	[12'-1" x 18'-0"]
Kitchen:	3668 x 3600	[12'-1" × 11'-10"]
Dining/family area:	3596 x 5425	[11'-10" x 17'-10"]
Study:	2593 x 2484	[8'-6" x 8'-2"]



FIRST FLOOR

Master bedroom:	4393 x 4984	[14'-5" x 16'- 4"]
Bedroom 2:	4405 x 2773	[14'-6" × 9'-1"]
Bedroom 3:	2515 x 4567	[8'-3"x 15'-0"]
Bedroom 4:	2529 x 3890	[8'-4" x 12'-9"]
Bedroom 5:	2801 x 3450	[9'-2" x 11'-4"]

Please note CGIs are for illustrative purposes only; external finishes such as roof tile colours, brick, stone, render and landscaping vary between plots. Properties may also be built 'handed' (mirror image) of those illustrated. Dimensions are for guidance only and all measurements and areas may vary during construction. Dimensions are not intended to be used for carpet sizes, appliance space or items of furniture. Bathroom and kitchen layouts are indicative only and do not form any part of your contract. Please speak to a member of the sales team for plot specific information.

THE MASTERTON

Total floor area: 1803 sq ft





GROUND FLOOR

Lounge:	4912 x 3962	[16'-2" x 13'-0"]
Kitchen/family area:	5068 x 4681	[16'-8" x 15'-4"]
Dining:	2865 x 3206	[9'-5" x 10'-6"]

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5-bedroom detached house with integral double garage





FIRST FLOOR

Master bedroom: Bedroom 2: Bedroom 3: Bedroom 4: Bedroom 5:

[13'-2" x 13'-8"] [9'-6" x 13'-5"] [16'-8" x 12'-6"] [9'-8" x 13'-3"] [9'-3" x 9'-5"]



THE LAWSON

4-bedroom detached house with integral single garage Total floor area: 1660 sq ft





GROUND FLOOR

Lounge:	3605 x 5171	[11'-10" × 17'-0"]
Kitchen:	3701 x 3572	[12'-2" × 11'-9"]
Dining:	3774 x 3572	[12'-5" x 11'-9"]
Family area:	2457 × 1804	[8'-1" x 5'-11"]



FIRST FLOOR

[11'-10" × 17'-0"]	Master bedroom:	3605 x 5732	[11'-10" × 18'-10"]
[12'-2" × 11'-9"]	Bedroom 2:	3586 x 3072	[11'-9" × 10'-1"]
[12'-5" × 11'-9"]	Bedroom 3:	2792 x 4167	[9'-2" x 13'-8"]
[8'-1" x 5'-11"]	Bedroom 4:	2773 × 3400	[9'-1" × 11'-2"]

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Total floor area: 1561 sq ft





GROUND FLOOR

Lounge:	3380 x 4366	[11'-1" x 14'-4"]	Ν
Kitchen:	2925 x 3296	[9'-7" x 10'-10"]	E
Dining:	2593 x 4507	[8'-6" x 14'-10"]	E
Family area:	3037 x 3296	[10'-0" × 10'-10"]	E

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4-bedroom detached house with integral single garage





FIRST FLOOR

Master bedroom: Bedroom 2: Bedroom 3: Bedroom 4:

4412 x 5634 3367 x 3845 3809 x 2800 2929 x 4005 [9'-7" x 13'-2"]

[14'-6" x 18'-6"] [11'-1" × 12'-7"] [12'-6" x 9'-2"]



THE ROBINSON

4-bedroom detached house with detached single garage Total floor area: 1535 sq ft





GROUND FLOOR

Lounge:	3336 × 4200	[10'-11" x 13'-9"]
Kitchen/dining:	4842 x 3957	[15'-11" x 13"-0"]
Family area:	3600 x 3367	[11'-10" × 11-1"]
Study:	2898 x 3438	[9'-6" x 11'-3"]



FIRST FLOOR

	111101 11001	e	
9"]	Master bedroom:	3904 x 4033	[12'-10" x 13'-3"]
.0"]	Bedroom 2:	3400 x 3983	[11'-2" x 13'-1"]
"]	Bedroom 3:	2756 x 4209	[9'-1" x 13'-10"]
"]	Bedroom 4:	2246 x 3584	[7'-4" × 11'-9"]

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Total floor area: 1425 sq ft





GROUND FLOOR			FIRST FLOOR		
Lounge:	3693 x 5012	[12'-1" × 16'-5"]	Master bedroom:	3896 x 3605	[12'-10" × 11'-10"]
Kitchen:	3200 x 3230	[10'-6" × 10'-7"]	Bedroom 2:	3237 x 3605	[10'-8" x 11'-10"]
Dining/family area:	6063 x 3300	[19'-11" × 10'-10"]	Bedroom 3: Bedroom 4:	3795 x 2837 3192 x 2837	[12'-6" × 9'-4"] [10'-6" × 9'-4"]

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4-bedroom detached house with detached single garage







THE SANDERSON

4-bedroom detached house with integral single garage Total floor area: 1412 sq ft





GROUND FLOOR

Lounge:	3605 x 4529	[11'-10" × 14'-10"]
Kitchen:	3268 x 3833	[10'-9" × 12'-7"]
Dining/family area:	4389 x 3050	[14'-5" x 10'-0"]



FIRST FLOOR

Master bedroom:	3492 x 4591	[11'-6" × 15'- 1"]
Bedroom 2:	2802 x 4219	[9'-2" x 13'-10"]
Bedroom 3:	2802 x 4136	[9'-2" x 13'-7"]
Bedroom 4:	2365 x 3015	[7'-9" × 9'-11"]

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THE HARRISON

Total floor area: 1356 sq ft





GROUND FLOOR

Lounge:	3380 × 4536	[11'-1" x 14'-11"]
Kitchen:	3380 x 3869	[11'-1" × 12'-8"]
Dining/family area:	4950 x 3169	[16'-3" x 10'-5"]

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4-bedroom detached house with integral single garage





FIRST FLOOR

Master bedroom:	3380 x 4611	[11'-1" x 15'- 2"]
Bedroom 2:	3282 x 3856	[10'-9" x 12'-8"]
Bedroom 3:	2542 x 4478	[8'-4" x 14'-8"]
Bedroom 4:	2728 x 3427	[8'-11" x 11'-3"]



THE FERGUSON

4-bedroom detached house with integral single garage Total floor area: 1217 sq ft





GROUND FLOOR

Lounge:	3058 x 5310	[10'-0" x 17'-5"]
Kitchen/dining:	5405 x 2875	[17'-9" x 9'-5"]
Family area:	2475 x 2875	[8'-2" x 9'-5"]



FIRST FLOOR

Master bedroom:	2751 x 3907	[9'-0" × 12'- 10"]
Bedroom 2:	2612 x 3832	[8'-7" × 12'-7"]
Bedroom 3:	2751 x 3660	[9'-0" × 12'-0"]
Bedroom 4:	2684 x 3735	[8'-10" x 12'-3"]

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THE BUTLER

Total floor area: 1052 sq ft





GROUND FLOOR				
Lounge:	3067 × 4726	[10'-1" × 15'-6"]		
Kitchen/dining:	4055 x 3679	[13'-4" × 12'-1"]		

Bec Bec

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3-bedroom detached house with integral single garage





FIRST FLOOR

Master bedroom:	3067 x 5499	[10'-1" × 18'-1"]
Bedroom 2:	2958 x 3840	[9'-9" x 12'-7"]
Bedroom 3:	2837 x 3277	[9'-4" ×10'-9"]



THE SPENCER

3-bedroom semi-detached house with driveway parking Total floor area: 960 sq ft





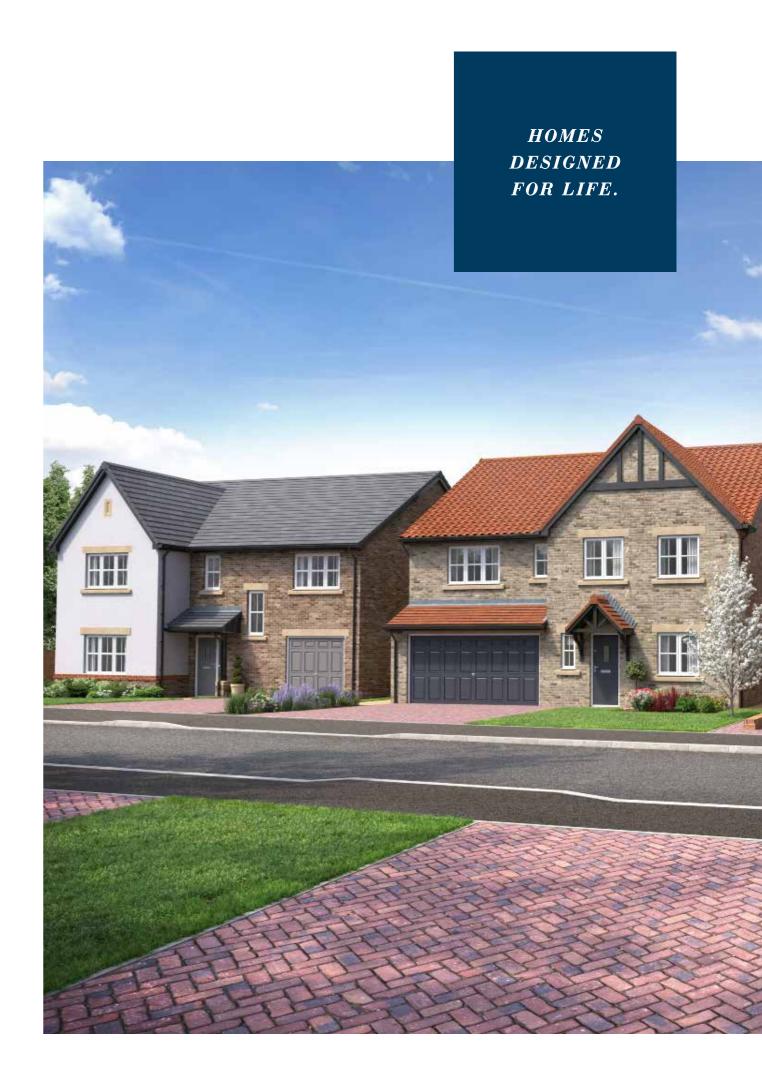


FIRST FLOOR

GROUND FLOOR

Lounge:	3105 x 5480	[10'-2" × 18'-0"]	Master bedroom:	3105 x 3806	[10'-2" x 12'-6"]
Kitchen/dining:	2525 x 3774	[8'-3" x 12'-5"]	Bedroom 2:	2739 x 3248	[9'-0" x 10'-8"]
Family area:	2700 x 2762	[8'-10" × 9'-1"]	Bedroom 3:	2398 x 2245	[7'-10" × 7'-4"]

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STORY HOMES HAS BEEN BUILDING BEAUTIFUL HOMES FOR OVER 30 YEARS ACROSS CUMBRIA, THE NORTH WEST, THE NORTH EAST AND SOUTHERN SCOTLAND.

FOUNDED IN 1987.



As a privately-owned business, our mission is to design and build quality homes that people aspire to live in. Homes designed for life, that are strong in both build and character.

We have been successfully building high quality homes that stand out from the crowd for over thirty years. We would not be where we are today without our people, our craftsmen, our suppliers, our charities and of course, our customers.

Our passion, commitment and enthusiasm drives our 'can do' attitude to be the best. We are one team, working together to 'do it right' and our exceptional quality and attention to detail runs through everything we do.

Fred Story



WE ARE PASSIONATE ABOUT BUILDING HOMES THAT WE ARE PROUD TO PUT OUR NAME TO.

Customer satisfaction has always been one of our key strengths, and we regularly receive superb feedback from our customers which we use to help us make continuous improvements to our homes and our after-sales service.

TAKING CARE OF YOU

Our reputation is firmly built on the quality of our exceptional homes and our high standards of customer service. Before you move in, you'll be given a comprehensive 'Home Information File' that explains everything about your new home and what you can expect from our Customer Aftercare team.

You will also receive a home demonstration from your Site Manager, who will answer any questions you might have about your new Story home. Your Site Manager and your Sales Executive will become your main points of contact in the first few weeks of owning your brand new home.

GOING THE EXTRA MILE

We pride ourselves on providing a friendly, easily accessible, knowledgeable and efficient service for our customers. And as well as care and support from our Sales team during your purchase, our local and dedicated team of advisors and technicians will also be here to take care of you after you have moved in. Your Site Manager will contact you in the days following completion, and then again during the first few weeks you are in your home. This is to ensure everything is as you would expect your new Story home to be.

Our Customer Aftercare team will call you directly to introduce themselves. We provide dedicated and responsive aftercare for two years after buying your Story home, in addition to your 10-year build warranty, so you can rest assured you are in safe, professional hands with us.

The Consumer Code for Home Builders was developed by the home-building industry and introduced in April 2010 to make the home buying process fairer and more transparent for purchasers. Find out more at www.consumercodeforhomebuilders.co.uk

CONSUMER CODE FOR HOME BUILDERS

www.consumercode.co.uk





PRIDE IN EVERYTHING WE DO.

Story



STAYING CLOSE BY, OR EXPLORING FURTHER. YOU CAN EASILY EXPERIENCE EVERYTHING THE AREA HAS TO OFFER.

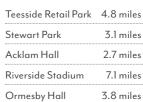


2.4 miles

5.8 miles 1.2 miles

5.5 miles 17.5 miles 32 miles 45 miles 42 miles

≜†∔ ATTRACTIONS



SCHOOLS



St Clare's RC Primary	0.4 miles
Acklam Whin Primary	0.5 miles
Westland Academy	1.1 miles
The Kings Academy	1.9 miles
Teesside University	6.8 miles

From the A19 – Leave the A19 at the junction marked A174 Whitby, Redcar, Teesport and Wilton. Once on the A174 leave at the first exit sign posted Acklam, Yarm, B1380. Keep right – you will reach a roundabout, take the second exit and follow the road down to our Marketing Suite.

Images shown are for illustrative purposes only. Story Homes has made every effort to ensure accuracy of information contained in this brochure, we reserve the right to amend and update the specification or layout without prior notification. The information contained herein is for guidance only and its accuracy is not guaranteed and does not constitute a

Floorplans and dimensions are taken from architectural drawings and could vary during construction. Dimensions are not intended to be used for carpet sizes, appliance space or items of furniture. Bathroom and kitchen layouts are indicative only and do not form any part of your contract. Please speak to a member of the sales team for plot specific information. You should take appropriate advice to verify any information on which you wish to rely.

BROOKFIELD WOODS

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