

Thornock Vale

GAINSBOROUGH



BEAL HOMES

Designed by you



Your New Chapter Awaits

Located on The Avenue and adjacent to The Little Belt in Gainsborough, you will benefit from fantastic transport links. Rich in history and culture, you can enjoy the tranquillity of being surrounded by picturesque villages, with the City of Lincoln just a 30 minute drive away.

There's no shortage of great shopping experiences in this thriving town! Markets are held in the town centre, along with a regular Farmers Market within the award winning Marshall's Yard shopping centre. Families benefit from a range of local primary and secondary schools, including The Gainsborough Academy. You'll have the added advantage of the stunning Thonock Park Golf Course just a short walk away.

Thonock Vale

GAINSBOROUGH

Legacy Range		Carlton 4 Bedroom Home		Dalby 3 Bedroom Home
		Canterbury 4 Bedroom Home		Butterwick 3 Bedroom Home
		Haxby 4 Bedroom Home		Ripley 3 Bedroom Home
		Thornton 4 Bedroom Home		Malham 3 Bedroom Home
		Theakston 4 Bedroom Home		Dalton 3 Bedroom Home
		Thorndale 4 Bedroom Home		Rosedale 3 Bedroom Home
		Thorndale V2 4 Bedroom Home		Roxby 3 Bedroom Home
		Masham 4 Bedroom Home		Tribeca 2 Bedroom Home
		Swainby 4 Bedroom Home		Farndale 2 Bedroom Home
		Hilton 4 Bedroom Home		Gramercy 2 Bedroom Home
Aspire Range		Harome 4 Bedroom Home		Cropton 2 Bedroom Home
		Castleton 3 Bedroom Home		Rented Affordable Home
		Levisham 3 Bedroom Home		
		Hackness 3 Bedroom Home		



BEAL HOMES
Designed by you

As part of the planning consent for this development, a number of new homes may have been designated as affordable housing. Where applicable, these properties will remain as affordable housing tenure and are specifically shown to make it clear that they are not available for general sale. The remaining homes on the development are available for open market sale, including "bulk sales" (meaning the sale of more than one home to a single purchaser) to purchasers, who could be private individuals or another type of purchaser (for example local authorities, housing associations or other commercial landlords), and therefore the mix of tenures on a development may change.

Measure us up

Included in the price of a Beal Home as standard:

Technology	First Step Range	Aspire Range	Legacy Range
Telephone, data & TV points included	•	•	•
PV Panels (quantity & position will vary plot by plot) (plots 31-136 & 156-158)	•	•	•
Waste water heat recovery (plots 31-136 & 156-158)	•	•	•
Safety & Security			
Hi-security multi-point door locking system to front entrance	•	•	•
External light fitting to front entrance	•	•	•
6ft privacy fencing to rear gardens	•	•	•
Smoke & carbon monoxide alarm	•	•	•
Security alarm	•	•	•
Security locks to windows (where applicable)	•	•	•
Kitchen			
Laminate worktops	•	•	•
Smeg oven / 60cm gas hob / 60 cm extractor	•	•	
Smeg oven / 60cm induction hob / 90 cm extractor			•
Tectonite sink	•	•	•
Integrated Smeg fridge with ice box		•	
Smeg 70/30 frost free fridge freezer			•
Neff integrated dishwasher			•
Electrical			
Chrome downlights (where applicable)		•	•
White downlights (where applicable)	•		
Brushed chrome switches & sockets			•
External weatherproof double socket	•	•	•
Plumbing & Heating			
Dual-zoned heating system with separate thermostat	•	•	•
Combination boiler system (Cylinder to Carlton, Haxby & Canterbury)	•	•	•
Wood burning stove with oak beam and slate hearth (Carlton & Canterbury only)			
White towel rails to washrooms		•	•
Thermostatically controlled shower over bath (where applicable)	•	•	•
Villeroy & Boch sanitary ware		•	•
External tap	•	•	•
Thermostatic valves fitted to upstairs radiators (except bedroom 1 / bathroom / en-suites)	•	•	•
Thermostatic valves fitted to downstairs radiators (except hallway / cloakroom)	•	•	•
General			
Carpet flooring	•	•	•
Laminate flooring to kitchen / dining	•	•	•
Floor tiling to washrooms	•	•	•
Electric sockets and light(s) in garage (where applicable)	•	•	•
Bi-fold doors		•	•
French doors	•		
Turfed & landscaped front garden	•	•	•
Turfed rear garden with 100mm border & gate	•	•	•
Oak Handrail and white painted spindles to staircase			•
White Handrail and white painted spindles to staircase	•	•	
Painted garage walls & floors (where applicable)		•	•
Roller style garage doors (where applicable)		•	•

Thonock
Vale

GAINSBOROUGH

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tsi
APPROVED CODE
TRADINGSTANDARDS.UK

HBF Home
Builders
Federation
★★★★★
Customer Satisfaction 2025

NHBC
Pride in
the Job
Awards 2024

★ Trustpilot
★★★★★

IMPORTANT NOTICE: Although every care has been taken to ensure the accuracy of all the information given, these particulars are for illustration only, are not to scale, and shown as a two-dimensional drawing which therefore does not show land contours and gradients, retaining walls, boundary treatments, landscaping or local authority street lighting. We operate a policy of continuous product development and individual features such as windows, garages and elevational treatments may vary from time to time. Consequently, these particulars should be treated as general guidance only and cannot be relied upon as accurately describing any of the Specified Matters prescribed by an order made under the current legislation, nor do they constitute a contract, part of a contract, or warranty. The ability to customise your home with layout changes, upgrades and other options are subject to build stage, constructional constraints, and planning conditions. The developer reserves the right to amend the specification as necessary without prior notice. Please note that items specified in the literature and show homes may depict appliances, fittings and decorative finishes that do not form part of the standard specification. Affordable housing locations are indicative and subject to change, and the tenure mix of the development is subject to change. Interested parties should direct any questions to their sales executive, and confirm all details with their solicitor. MUU/TV/2025_V1

BEAL HOMES
Designed by you

The Carlton

Legacy Range



Ground Floor

Kitchen/Diner	10.35m x 3.73m	33' 11" x 12' 3"
Living	5.49m x 3.71m	18' x 12' 2"
Study	2.20m x 3.94m	7' 3" x 12' 11"

All dimensions shown are from plaster finish to plaster finish, based on the maximum possible dimensions available in each room. Kitchen layouts are indicative and not the standard kitchen layout. All furniture shown in the floor plan is for indicative purposes only and is not included with the home. Based on average sizes for furniture displayed.



First Floor

Bedroom 1	3.98m x 5.18m	13' 1" x 17'
Bedroom 2	3.8m x 3.14m	12' 6" x 10' 4"
Bedroom 3	3.69m x 2.81m	12' 1" x 9' 3"
Bedroom 4	3.30m x 2.81m	10' 10" x 9' 3"

■ - Suggested Wardrobe Location



4 Bedrooms



3 Bathrooms



EPC*



Bespoke Design Service



Bi-fold Doors



Double Garage

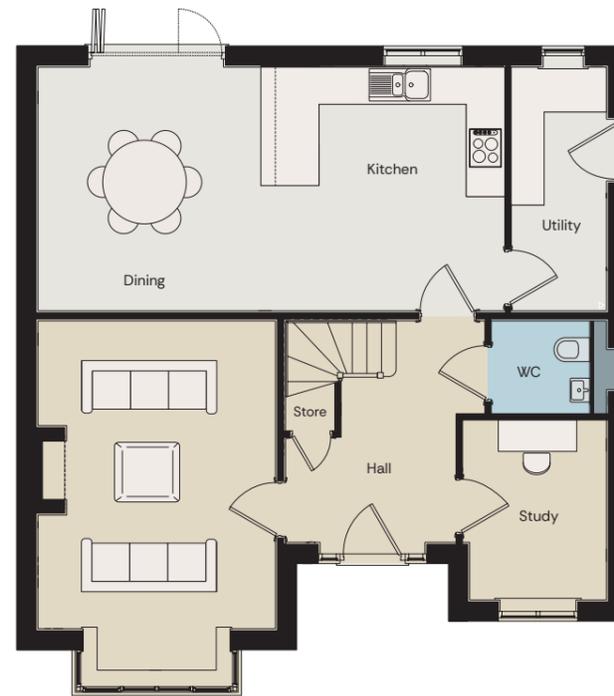


Protection for new-build home buyers

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The Canterbury

Legacy Range



Ground Floor

Kitchen/Dining	7.04m x 3.80m	23' 1" x 12' 5"
Living	3.71m x 5.51m	12' 2" x 18'
Study	2.25m x 2.81m	7' 4" x 9' 2"

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■ - Suggested Wardrobe Location

First Floor

Bedroom 1	5.03m x 4.46m	16' 6" x 14' 7"
Bedroom 2	3.70m x 3.32m	12' 1" x 10' 11"
Bedroom 3	3.71m x 3.05m	12' 2" x 10'
Bedroom 4	2.27m x 3.76m	7' 5" x 12' 4"



4 Bedrooms



2 Bathrooms



EPC*



Bespoke Design Service



Bi-fold Doors



Double Garage



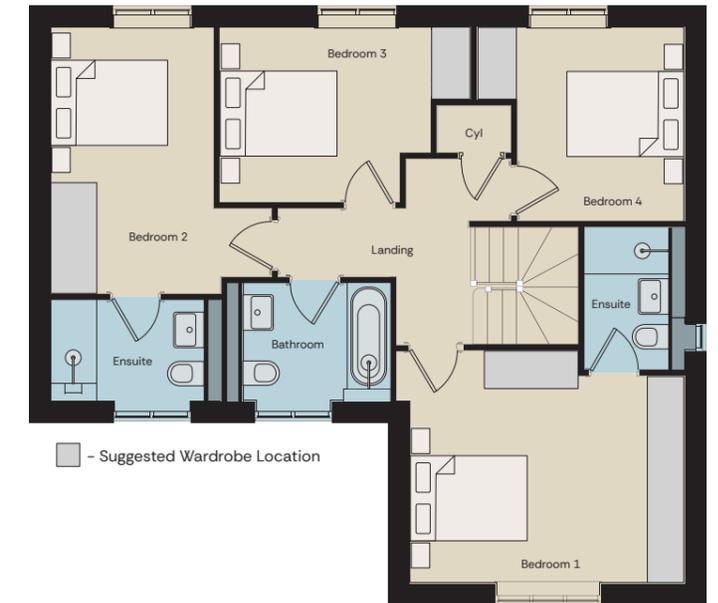
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The Haxby

Legacy Range



Ground Floor

Kitchen/Dining	6.72m x 3.10m	22' x 10' 2"
Living	4.38m x 4.37m	14' 4" x 14' 4"

First Floor

Bedroom 1	4.60m x 3.70m	15' 1" x 12' 1"
Bedroom 2	3.53m x 4.26m	11' 6" x 13' 11"
Bedroom 3	3.93m x 2.8m	12' 10" x 9' 2"
Bedroom 4	3.28m x 3.10m	10' 9" x 10' 2"

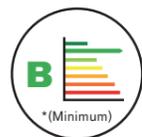
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4 Bedrooms



3 Bathrooms



EPC*



Bespoke Design Service



Bi-fold Doors



Integral Garage



Protection for new-build home buyers



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The Thorndale



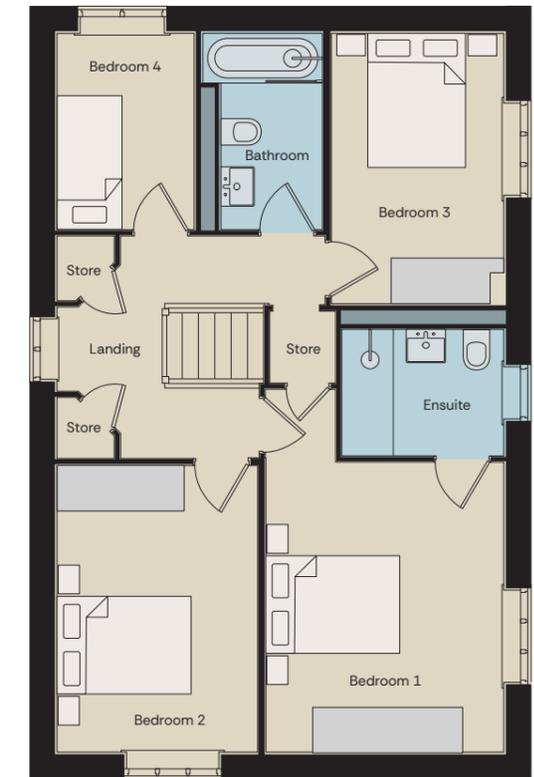
Legacy Range



Ground Floor

Lounge	3.92m x 6.36m	12' 10" x 20' 10"
Kitchen/Dining	3.81m x 6.36m	12' 6" x 20' 10"
Garden Room	1.91m x 3.1m	6' 3" x 10' 2"

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First Floor

Bedroom 1	5.3m x 3.4m	17' 4" x 11' 1"
Bedroom 2	4.08m x 2.89m	13' 4" x 9' 5"
Bedroom 3	3.87m x 2.48m	12' 8" x 8' 1"
Bedroom 4	2.75m x 1.99m	9' x 6' 6"

■ - Suggested Wardrobe Location



4 Bedrooms



2 Bathrooms



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Bespoke Design Service



Bi-fold Doors



Utility Room

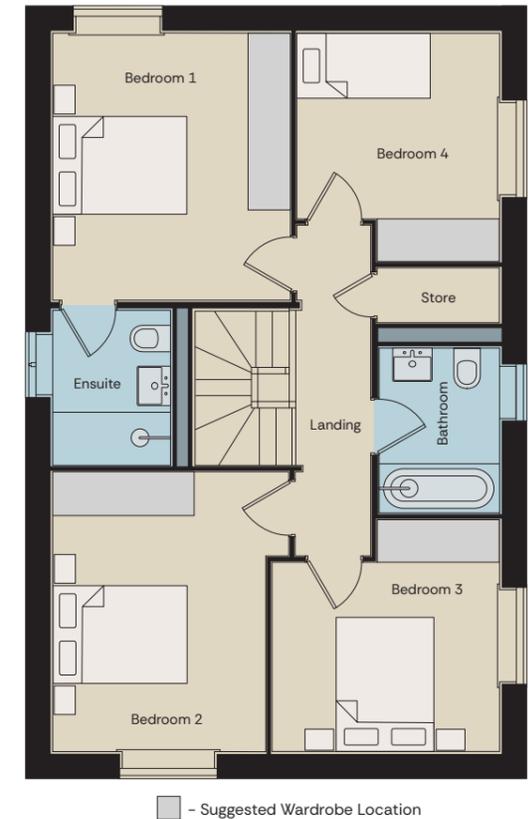
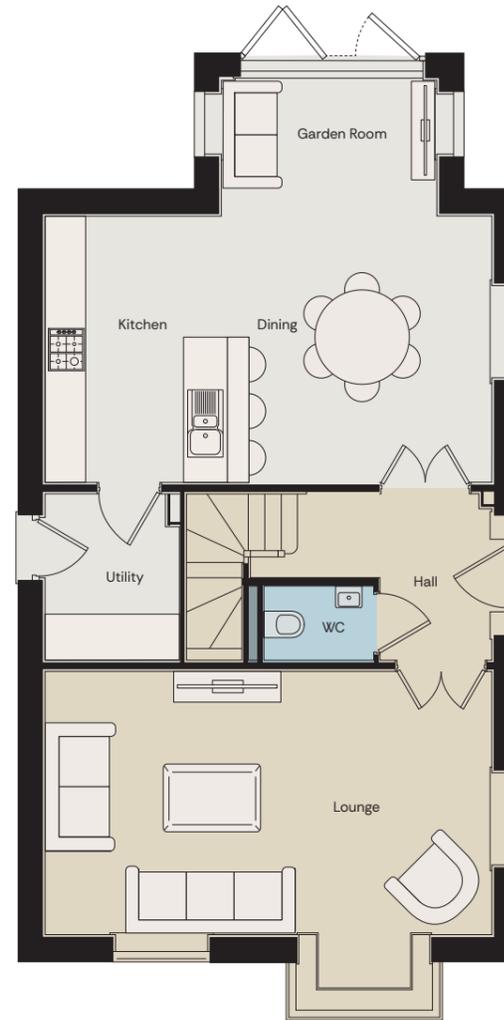


Protection for new-build home buyers

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The Masham

Legacy Range



Ground Floor

Lounge	4.48m x 6.3m	14' 8" x 20' 8"
Kitchen/Dining	3.75m x 6.3m	12' 3" x 20' 8"
Garden Room	1.91m x 3.03m	6' 3" x 9' 11"

All dimensions shown are from plaster finish to plaster finish, based on the maximum possible dimensions available in each room. Kitchen layouts are indicative and not the standard kitchen layout. All furniture shown in the floor plan is for indicative purposes only and is not included with the home. Based on average sizes for furniture displayed.

First Floor

Bedroom 1	3.76m x 3.35m	12' 4" x 11' 7"
Bedroom 2	3.94m x 3m	12' 11" x 9' 10"
Bedroom 3	3.27m x 3.20m	10' 8" x 10' 5"
Bedroom 4	2.85m x 2.62m	9' 4" x 8' 7"



4 Bedrooms



2 Bathrooms



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Bespoke Design Service



Bi-fold Doors



Utility Room



Protection for new-build home buyers



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The Swainby

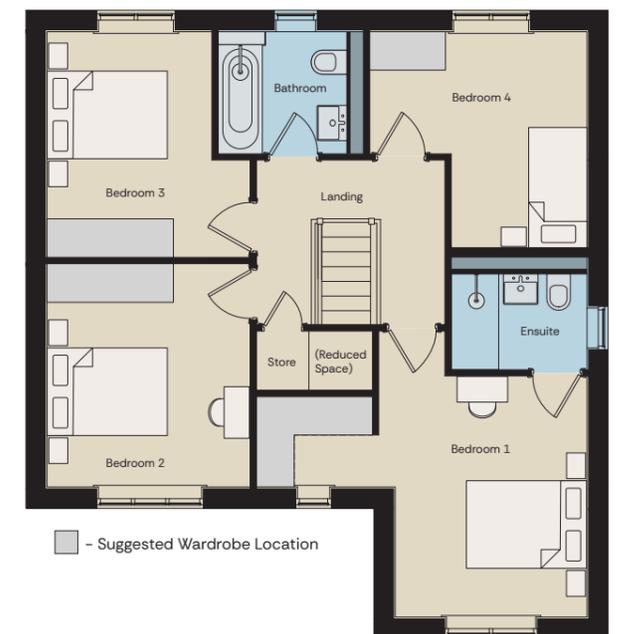
Legacy Range



Ground Floor

Kitchen/Dining	6.53m x 2.81m	21' 9" x 9' 3"
Lounge	3.21m x 4.76m	10' 6" x 15' 7"

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First Floor

Bedroom 1	5.23m x 4.45m	17' 2" x 14' 7"
Bedroom 2	3.21m x 3.47m	10' 6" x 11' 5"
Bedroom 3	3.51m x 3.21m	11' 6" x 10' 6"
Bedroom 4	3.36m x 3.44m	11' 1" x 11' 3"



4 Bedrooms



2 Bathrooms



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Bespoke Design Service



Bi-fold Doors



Integral Garage



CONSUMER CODE FOR HOME BUILDERS



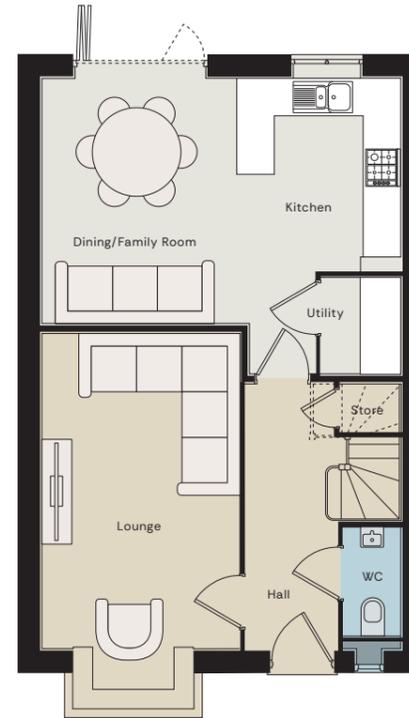
APPROVED CODE TRADESTANDARD

Protection for new-build home buyers

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The Harome

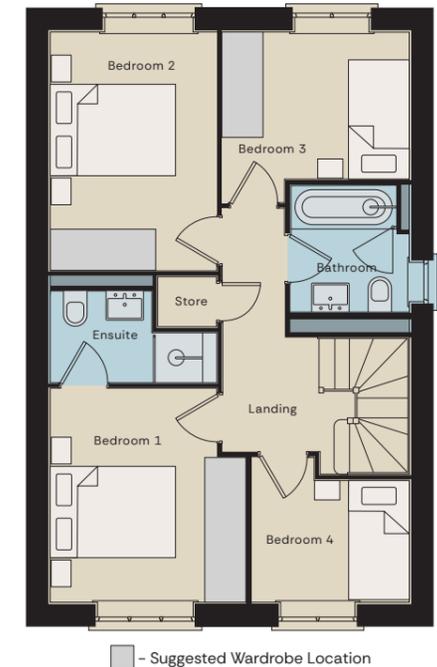
Legacy Range



Ground Floor

Kitchen/Dining	5.79m x 3.97m	18' 12" x 13'
Lounge	3.21m x 5.09m	10' 6" x 16' 8"

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First Floor

Bedroom 1	3.17m x 3.43m	10' 4" x 11' 3"
Bedroom 2	2.7m x 3.85m	8' 10" x 12' 7"
Bedroom 3	3.03m x 2.4m	9' 11" x 7' 10"
Bedroom 4	2.53m x 1.99m	8' 3" x 6' 6"



4 Bedrooms



2 Bathrooms



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Bespoke Design Service



Bi-fold Doors



Utility Room



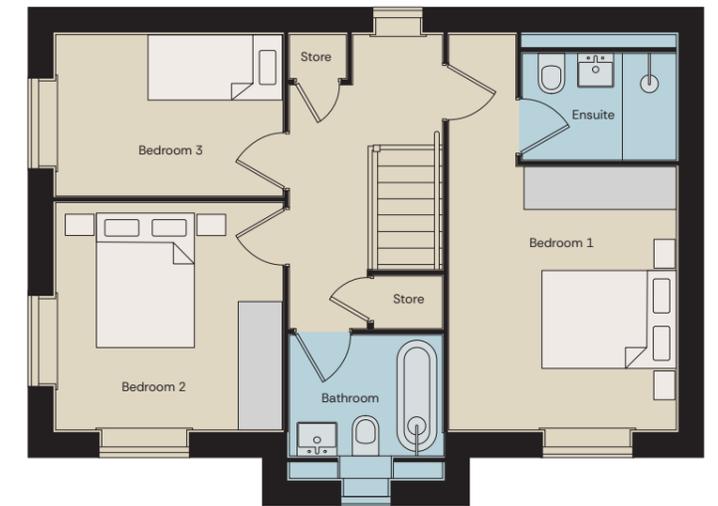
Protection for new-build home buyers



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The Castleton

Aspire Range



Ground Floor

Lounge	3.10m x 5.51m	10' 2" x 18' 1"
Kitchen/Dining	3.16m x 5.51m	10' 4" x 18' 1"

First Floor

Bedroom 1	3.16m x 5.51m	10' 4" x 18' 1"
Bedroom 2	3.16m x 3.15m	10' 4" x 10' 4"
Bedroom 3	3.16m x 2.26m	10' 4" x 7' 5"

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3 Bedrooms



2 Bathrooms



EPC*



Bespoke Design Service



Open Plan Kitchen/Dining



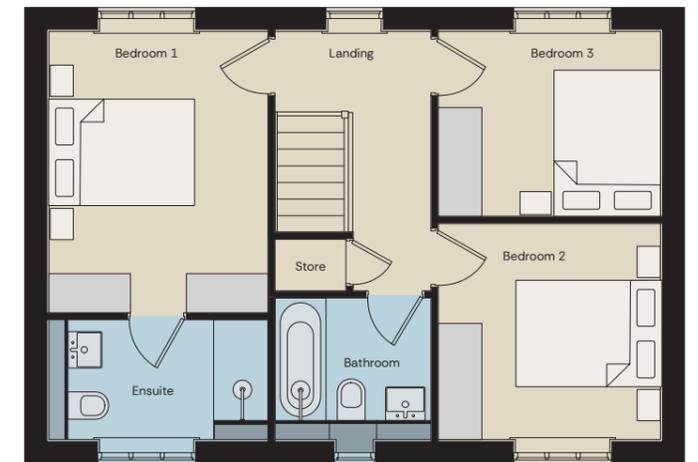
Bi-fold Doors



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The Levisham

Aspire Range



■ - Suggested Wardrobe Location

Ground Floor

Kitchen/Dining	5.69m x 2.90m	18' 8" x 9' 6"
Lounge	2.99m x 5.69m	9' 10" x 18' 8"

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First Floor

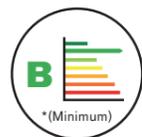
Bedroom 1	3.01m x 4.19m	9' 11" x 13' 9"
Bedroom 2	3.07m x 2.98m	10' 1" x 9' 9"
Bedroom 3	3.07m x 2.55m	10' 1" x 8' 4"



3 Bedrooms



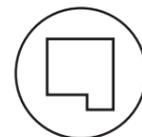
2 Bathrooms



EPC*



Bespoke
Design
Service



Open Plan
Kitchen/Dining



Bi-fold
Doors



CONSUMER CODE FOR HOME BUILDERS



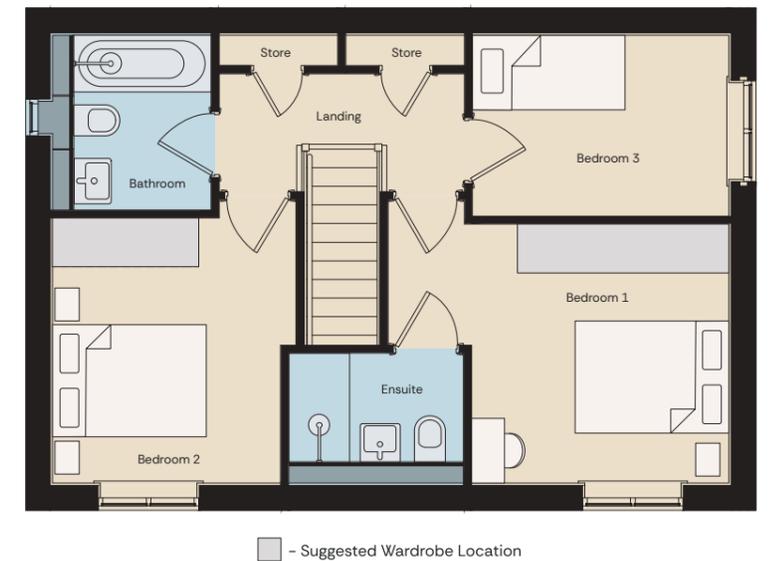
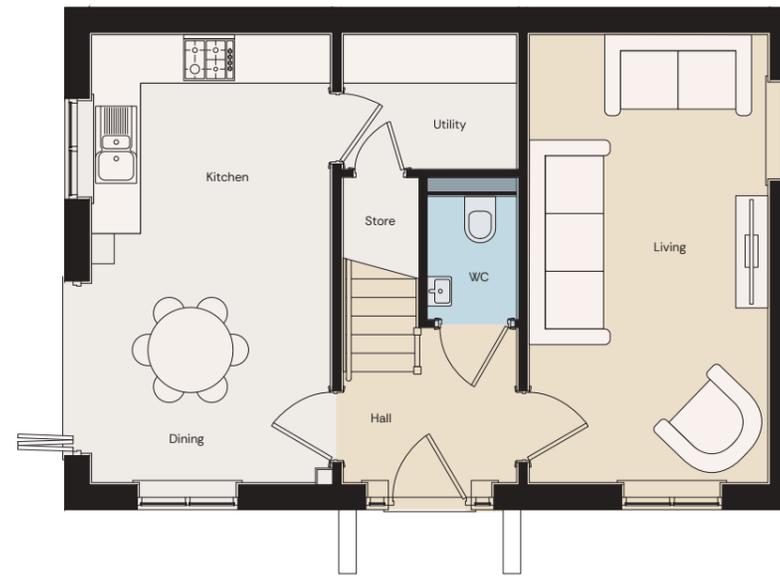
APPROVED CODE TRADESTANDARD

Protection for new-build home buyers

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The Dalby

Aspire Range



Ground Floor

Kitchen/Dining	2.94m x 5.51m	9' 8" x 18' 1"
Living	2.94m x 5.51m	9' 8" x 18' 1"

First Floor

Bedroom 1	3.17m x 3.19m	10' 5" x 10' 6"
Bedroom 2	2.80m x 3.26m	9' 2" x 10' 8"
Bedroom 3	3.16m x 2.23m	10' 4" x 7' 4"

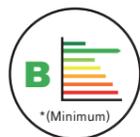
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3 Bedrooms



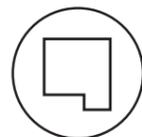
2 Bathrooms



EPC*



Bespoke
Design
Service



Open Plan
Kitchen/Dining



Bi-fold
Doors



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The Butterwick

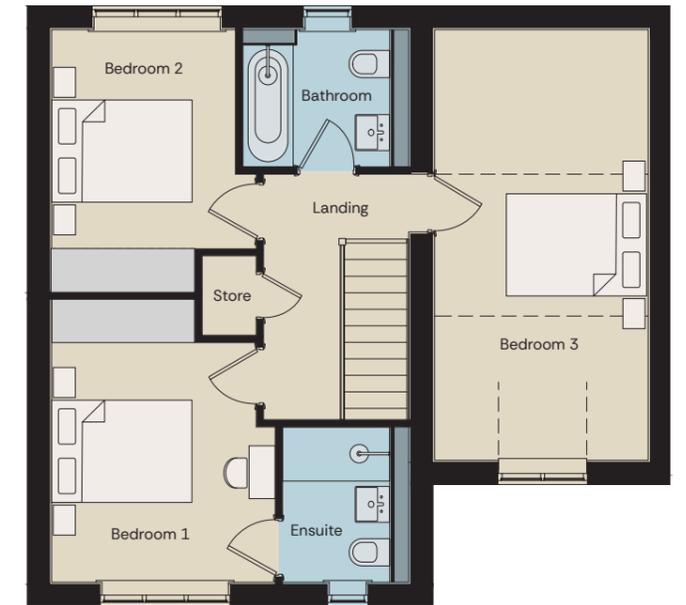
Aspire Range



Ground Floor

Kitchen/Dining	2.99m x 4.95m	9' 10" x 16' 3"
Living	3.75m x 4.55m	12' 4" x 14' 11"

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..... - Reduced head height
 □ - Suggested Wardrobe Location

First Floor

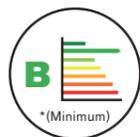
Bedroom 1	3.91m x 3.10m	12' 10" x 10' 3"
Bedroom 2	2.96m x 5.96m	9' 9" x 19' 7"
Bedroom 3	2.83m x 3.63m	9' 3" x 11' 11"



3 Bedrooms



2 Bathrooms



EPC*



Bespoke Design Service



Bi-fold Doors



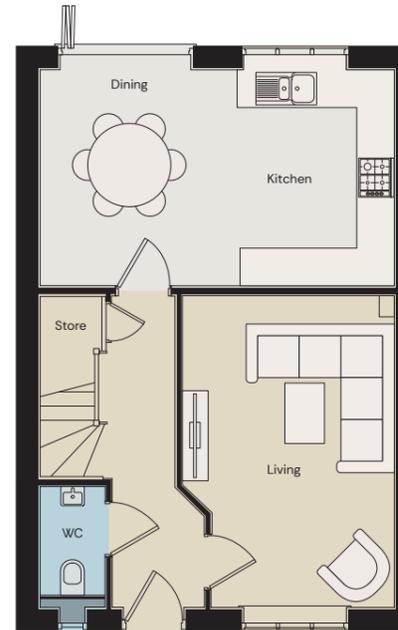
Integral Garage



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The Ripley

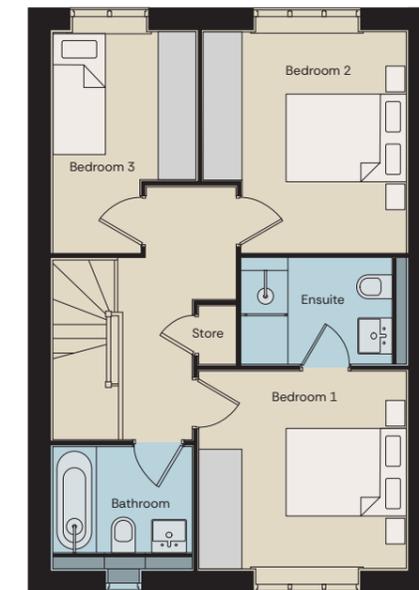
Aspire Range



Ground Floor

Kitchen/Dining	5.65m x 3.46m	18' 6" x 11' 4"
Lounge	3.38m x 4.92m	11' 1" x 16' 1"

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■ - Suggested Wardrobe Location

First Floor

Bedroom 1	3.31m x 3.16m	10' 10" x 10' 4"
Bedroom 2	3.24m x 3.52m	10' 7" x 11' 6"
Bedroom 3	2.30m x 3.52m	7' 6" x 11' 6"



3 Bedrooms



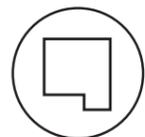
2 Bathrooms



EPC*



Bespoke
Design
Service



Open Plan
Kitchen/Dining



Bi-fold
Doors

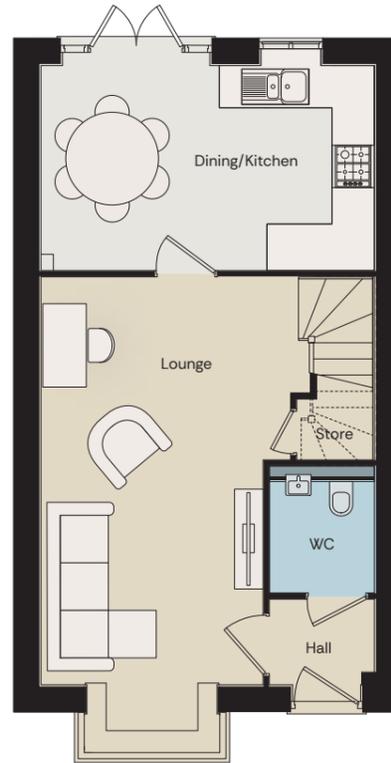


Protection for new-build home buyers

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The Dalton

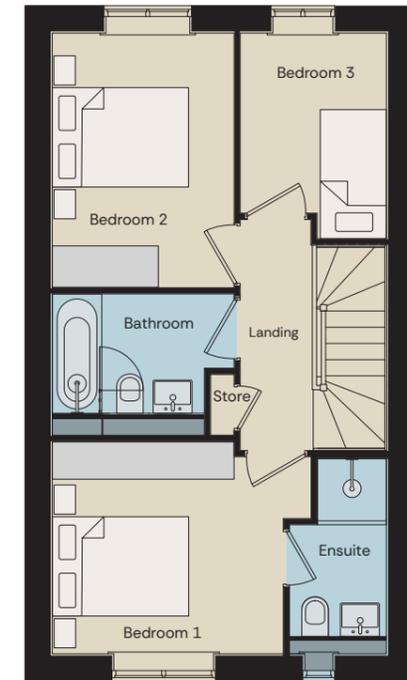
First Step Range



Ground Floor

Kitchen/Dining	4.78m x 2.94m	15' 8" x 9' 7"
Lounge	3.64m x 5.82m	11' 11" x 19' 1"

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■ - Suggested Wardrobe Location

First Floor

Bedroom 1	3.65m x 3.42m	11' 11" x 11' 2"
Bedroom 2	2.56m x 3.20m	8' 4" x 10' 6"
Bedroom 3	2.06m x 3.89m	6' 9" x 12' 9"



3 Bedrooms



2 Bathrooms



EPC*



Bespoke Design Service



Open Plan Kitchen/Dining



French Doors



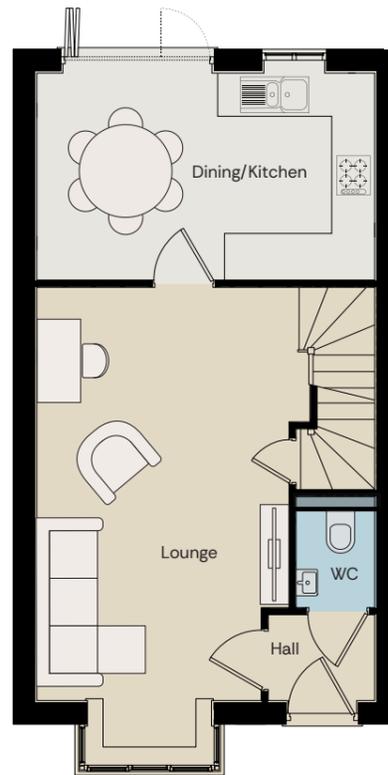
Protection for new-build home buyers



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The Dalton V2

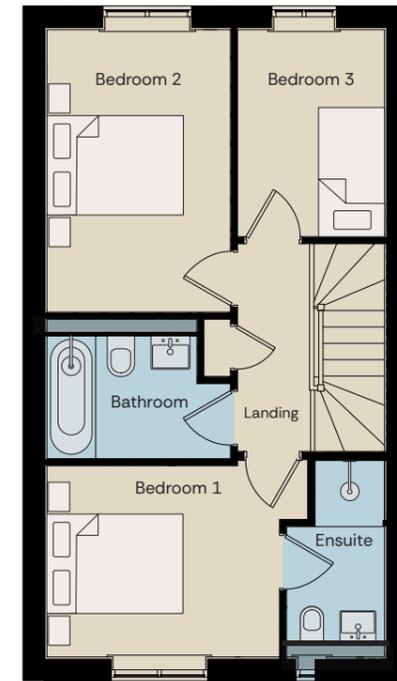
First Step Range



Ground Floor

Kitchen/Dining	4.72m x 2.89m	15' 6" x 9' 6"
Lounge	3.82m x 6.43m	12' 6" x 21' 1"

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First Floor

Bedroom 1	2.77m x 4.72m	9' 1" x 15' 6"
Bedroom 2	2.57m x 3.95m	8' 5" x 12' 11"
Bedroom 3	2.05m x 2.89m	6' 9" x 9' 6"



3 Bedrooms



2 Bathrooms



EPC*



Bespoke Design Service



Open Plan Kitchen/Dining



Bi-fold Doors



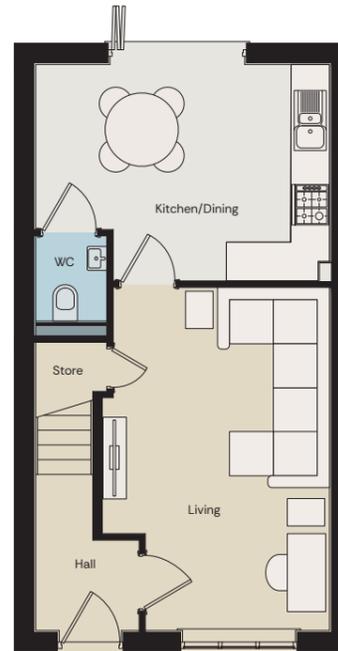
Protection for new-build home buyers



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The Roxby

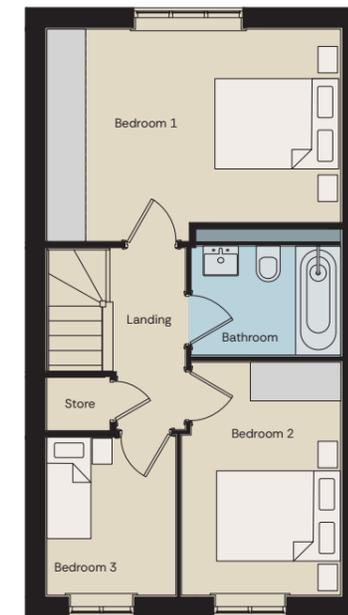
First Step Range



Ground Floor

Kitchen/Dining	4.55m x 3.35m	14' 11" x 11'
Living	3.52m x 5.31m	11' 7" x 17' 5"

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First Floor

Bedroom 1	4.51m x 3.24m	14' 9" x 10' 7"
Bedroom 2	2.44m x 3.58m	8' x 11' 8"
Bedroom 3	1.85m x 2.4m	6' 7" x 7' 10"

■ - Suggested Wardrobe Location



3 Bedrooms



1 Bathrooms



EPC*



Bespoke Design Service



Open Plan Kitchen/Dining



Bi-fold Doors

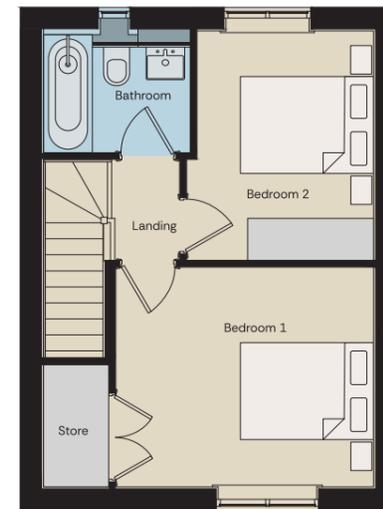
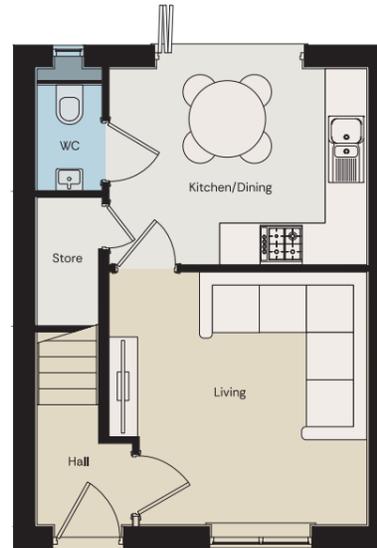


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The Gramercy

First Step Range



■ - Suggested Wardrobe Location

Ground Floor

Kitchen/Dining	3.69m x 2.80m	12' 1" x 9' 2"
Living	3.69m x 3.61m	12' 1" x 11' 10"

First Floor

Bedroom 1	3.69m x 3.12m	12' 1" x 10' 3"
Bedroom 2	2.67m x 3.28m	8' 9" x 10' 9"

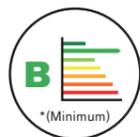
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2 Bedrooms



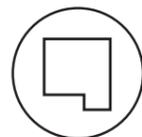
1 Bathrooms



EPC*



Bespoke Design Service



Open Plan Kitchen/Dining



Bi-fold Doors



Protection for new-build home buyers



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The Farndale

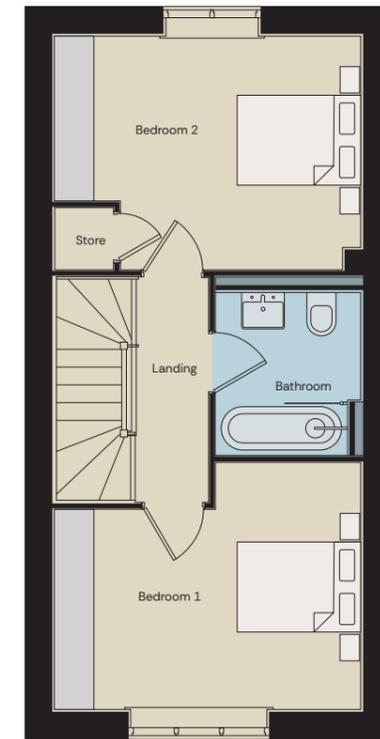
First Step Range



Ground Floor

Kitchen/Dining	3.99m x 3.14m	13' 1" x 10' 3"
Lounge	2.79m x 5.73m	9' 1" x 18' 9"

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■ - Suggested Wardrobe Location

First Floor

Bedroom 1	3.99m x 3.33m	13' 1" x 10' 11"
Bedroom 2	3.99m x 3.16m	13' 1" x 10' 4"



2 Bedrooms



1 Bathrooms



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Bespoke Design Service



Open Plan Kitchen/Dining



French Doors



CONSUMER CODE FOR HOME BUILDERS



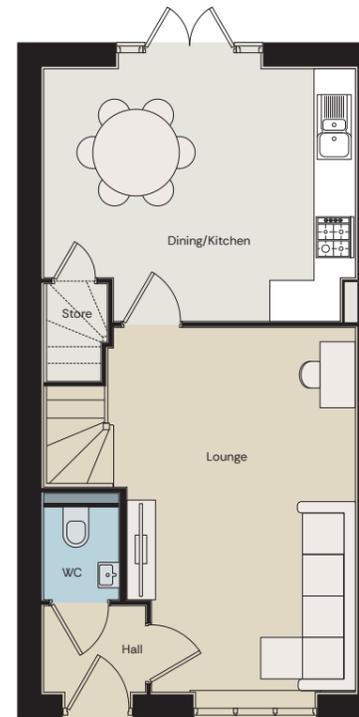
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The Rosedale

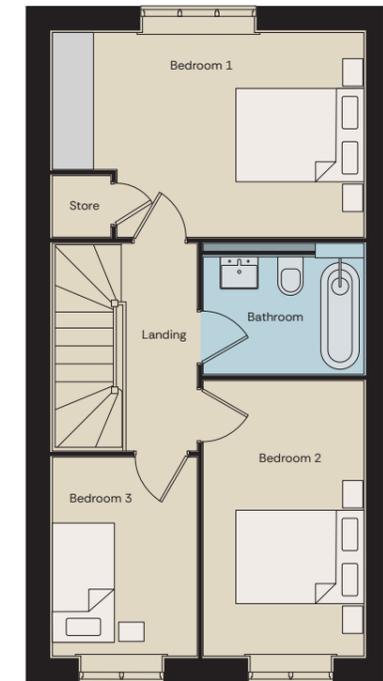
First Step Range



Ground Floor

Kitchen/Dining	4.61m x 3.73m	15' 1" x 12' 2"
Living	3.67m x 5.37m	12' x 17' 7"

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■ - Suggested Wardrobe Location

First Floor

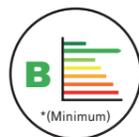
Bedroom 1	4.61m x 3.03m	15' 1" x 9' 11"
Bedroom 2	2.39m x 4.06m	7' 10" x 13' 3"
Bedroom 3	2.16m x 2.95m	7' 1" x 9' 8"



3 Bedrooms



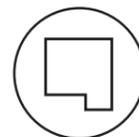
1 Bathrooms



EPC*



Bespoke Design Service



Open Plan Kitchen/Dining



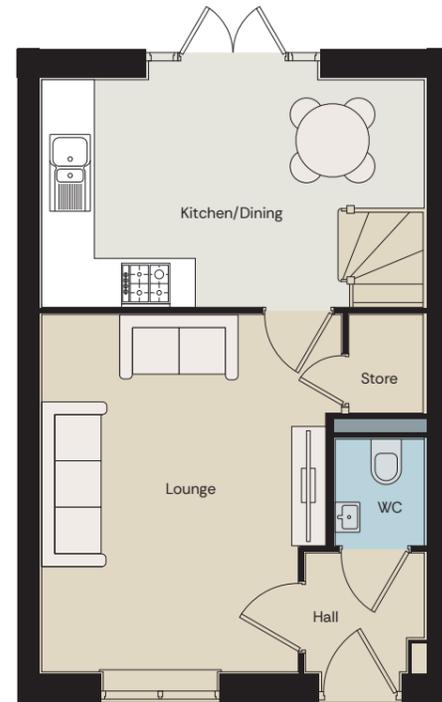
French Doors



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The Cropton

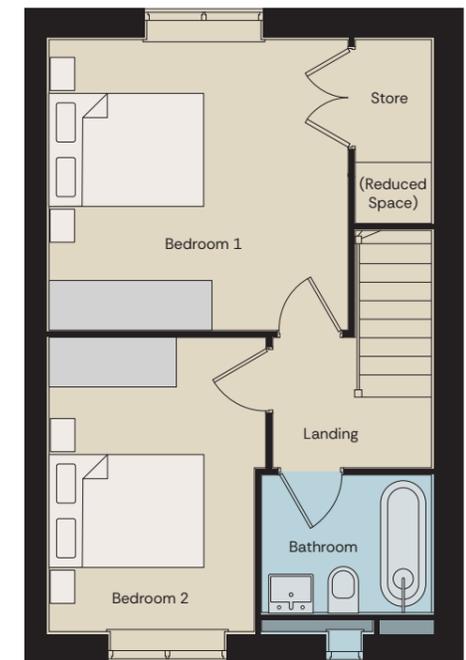
First Step Range



Ground Floor

Kitchen/Dining	4.78m x 2.85m	15' 8" x 9' 4"
Living	3.55m x 4.45m	11' 7" x 14' 7"

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First Floor

Bedroom 1	3.65m x 3.63m	11' 1" x 11' 10"
Bedroom 2	2.72m x 3.67m	8' 11" x 12'

■ - Suggested Wardrobe Location



2 Bedrooms



1 Bathrooms



EPC*



Bespoke Design Service



Open Plan Kitchen/Dining



French Doors



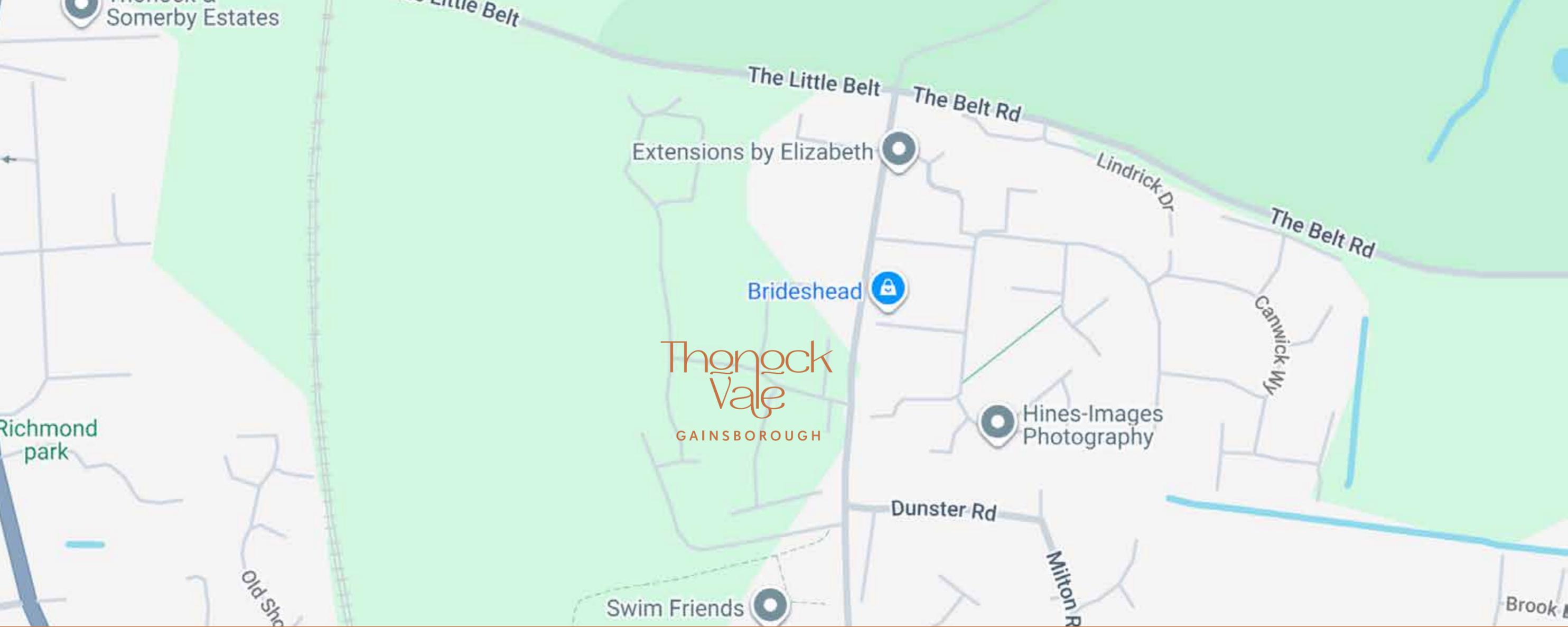
CONSUMER CODE FOR HOME BUILDERS



APPROVED CODE TRADESTANDARD

Protection for new-build home buyers

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