



BISHOP'S GREEN
WELTON, LINCOLNSHIRE



BEAL HOMES
Designed by you



Your New Chapter Awaits
























Set against a backdrop of rolling countryside and beautiful scenery, Bishop's Green is the perfect idyl for those seeking a more relaxed pace of life.

The village is centred around a picturesque village green, which is home to the WWI and WWII war memorial and St Mary's Church. Just a short stroll away, you'll find Welton's popular coach house and restaurant, The Black Bull, rumoured to have been a regular haunt of the famous Dambusters when they were stationed nearby. With an abundance of local amenities, schools renowned for academic excellence and the bustling Cathedral City of Lincoln on its doorstep, Welton is the type of place that will be enjoyed by the whole family.



BISHOP'S GREEN

WELTON

Legacy Range		Runswick 5 bedroom home		Malton 2 bedroom bungalow
		Canterbury 4 bedroom home		Dalby 3 bedroom home
		Haxby 4 bedroom home		Dacre 3 bedroom home
		Thornton 4 bedroom home		Dalton 3 bedroom home
		Thorndale 4 bedroom home		Ripley 3 bedroom home
		Swainby 4 bedroom home		Eskdale 2 bedroom bungalow
		Hilton 4 bedroom home		Roxby 3 bedroom home
		Harome 4 bedroom home		Rosedale 3 bedroom home
		Ripon 3 bedroom bungalow		Farndale 2 bedroom home
		Levisham 3 bedroom home		Tribeca 2 bedroom home
Aspire Range		Hackness 3 bedroom home		Cropton 2 bedroom home
				Affordable Homes

BEAL HOMES

Designed by you

Showhomes & Marketing Suite

Existing Homes

Public Open Space

Attenuation Pond

Lace Residential Development

Future Phase



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 161–198)	•	•	•
Waste water heat Recovery (plots 161–198)	•	•	•
Safety & Security			
Hi-security multi-point door locking system to front entrance	•	•	•
External light fitting to front entrance	•	•	•
6ft privacy fencing to rear gardens	•	•	•
Security, smoke & carbon monoxide 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	•	•	•
Plumbing & Heating			
Dual-zoned heating system with separate thermostat	•	•	•
Log burning stove with oak beam & slate hearth (Runswick, Carlton & Canterbury Only)			
Combination boiler system (Cylinder to Haxby, Runswick, Carlton & Canterbury)	•	•	•
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 & landscaping to front garden	•	•	•
Turfed rear garden with 100mm border & gate	•	•	•
Oak handrail and white painted spindles to staircase			•
Painted garage walls & floors (where applicable)	•	•	•
Roller style garage doors (where applicable)			•



BISHOP'S GREEN
WELTON



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The Runswick



Legacy Range



Ground Floor


Kitchen/Diner	5.48m x 3.71m	17' 11" x 12' 2"
Lounge	6.73m x 3.84m	22' 1" x 12' 7"
Study	3.22m x 2.56m	10' 7" x 8' 5"

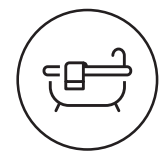
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First Floor


Bedroom 1	3.64 x 3.71m	11' 11" x 12' 2"
Bedroom 2	3.08m x 3.96m	10' 2" x 12' 11"
Bedroom 3	2.90m x 3.64m	9' 6" x 11' 11"
Bedroom 4	2.57m x 3.31m	8' 5" x 10' 10"
Bedroom 5	2.25m x 2.55	7' 5" x 8' 5"



5 Bedrooms


2 Bathrooms


EPC*


Bespoke Design Service


2 Sets of Bi-fold Doors


Utility Room



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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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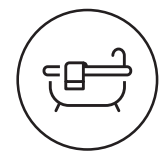
- Suggested Wardrobe Location

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



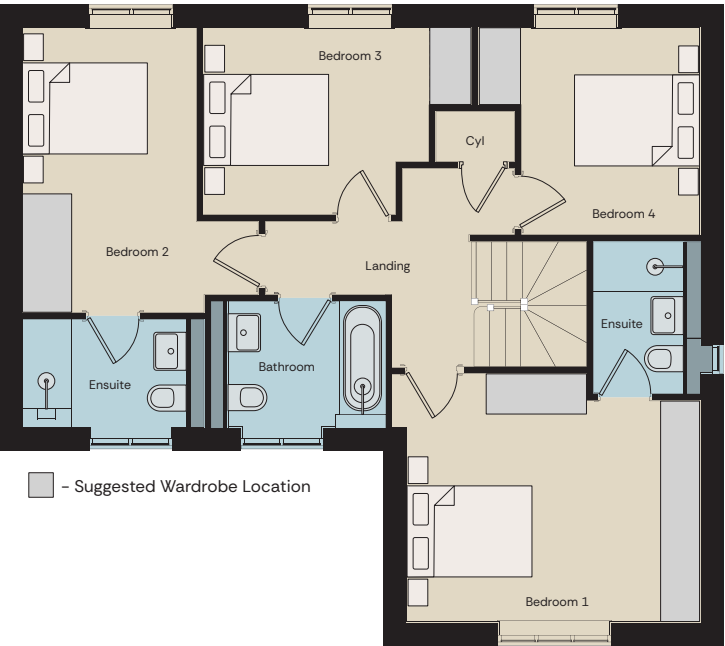
Legacy Range



Ground Floor


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

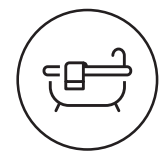
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First Floor


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"



4 Bedrooms


3 Bathrooms


EPC*


Bespoke Design Service


Bi-fold Doors


Integral Garage

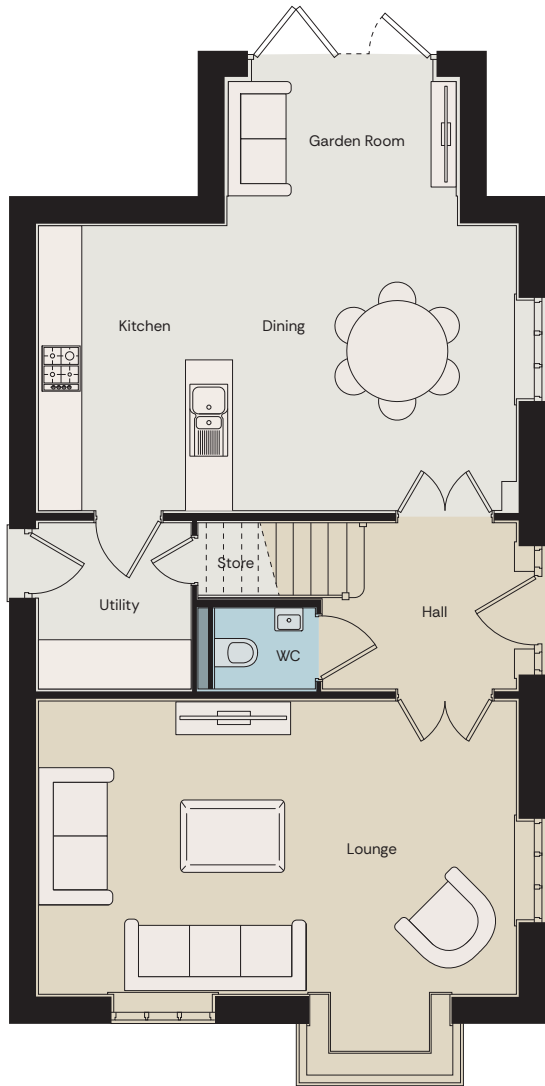


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The Thorndale



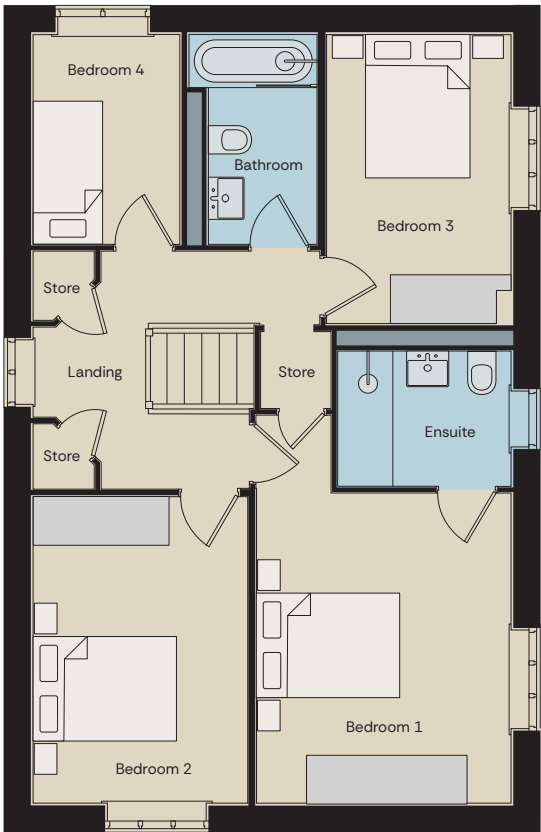
Legacy Range



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"

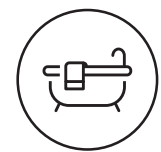
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First Floor


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"



4 Bedrooms


2 Bathrooms


EPC*


Bespoke Design Service


Bi-fold Doors


Utility Room



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The Swainby

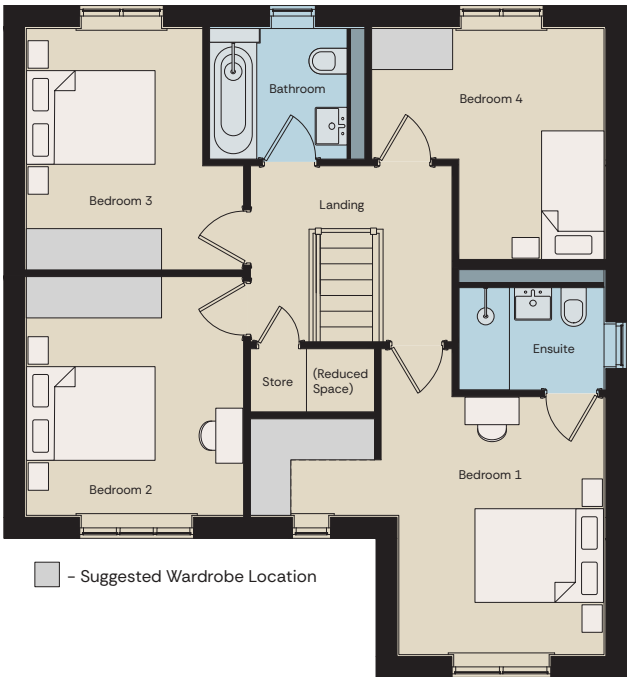
Legacy Range



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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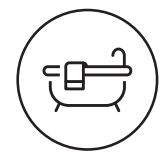


First Floor


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




EPC*



Bespoke Design Service



Bi-fold Doors



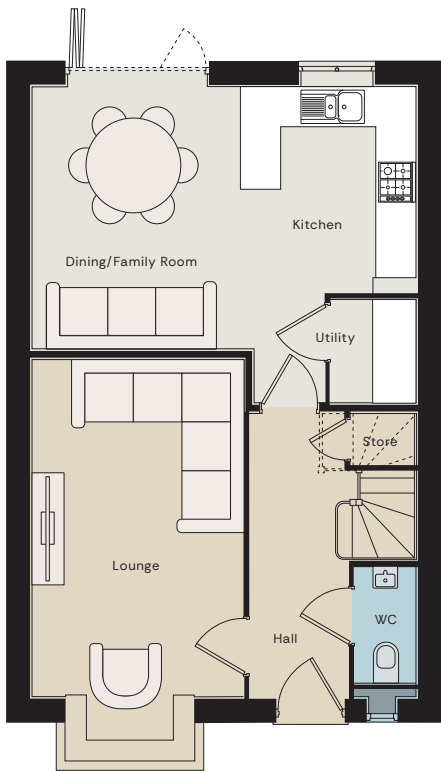
Integral Garage



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The Harome

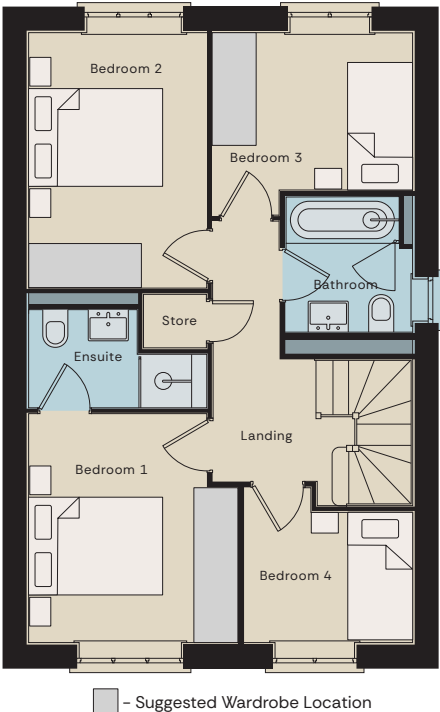
Legacy Range



Ground Floor


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

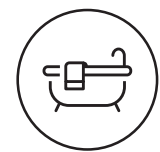
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First Floor


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


EPC*
*(Minimum)


Bespoke
Design
Service


Bi-fold
Doors


Utility
Room



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The Hilton



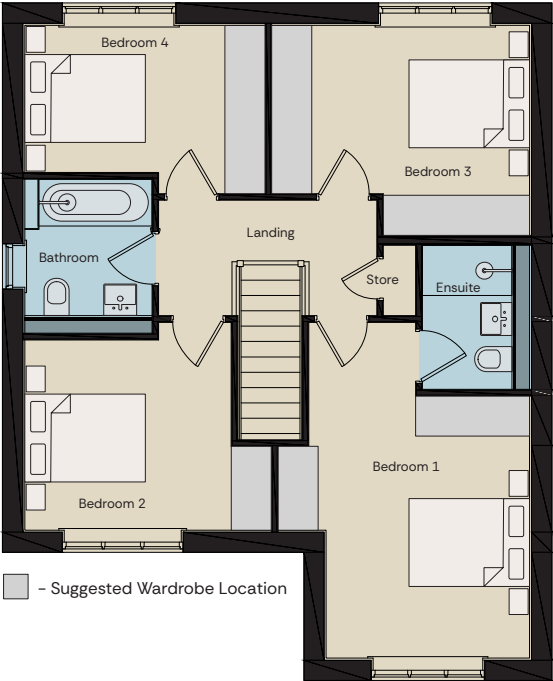
Legacy Range



Ground Floor


Kitchen/Dining	3.15m x 5.64m	10' 4" x 18' 6"
Living	4.88m x 3.08m	16' x 10' 1"

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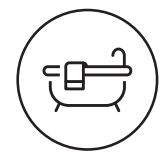


First Floor


Bedroom 1	3.92m x 3.30m	12' 10" x 10' 10"
Bedroom 2	2.84m x 3.08m	9' 4" x 10' 2"
Bedroom 3	3.14m x 3.85m	10' 4" x 12' 8"
Bedroom 4	2.51m x 3.59m	8' 3" x 11' 9"




4 Bedrooms




2 Bathrooms




EPC*



Bespoke Design Service



Bi-fold Doors



Integral Garage

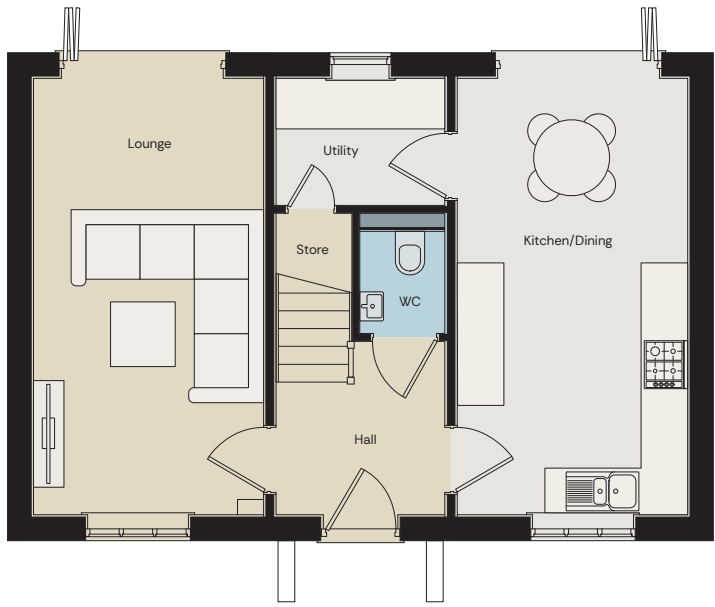


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The Levisham



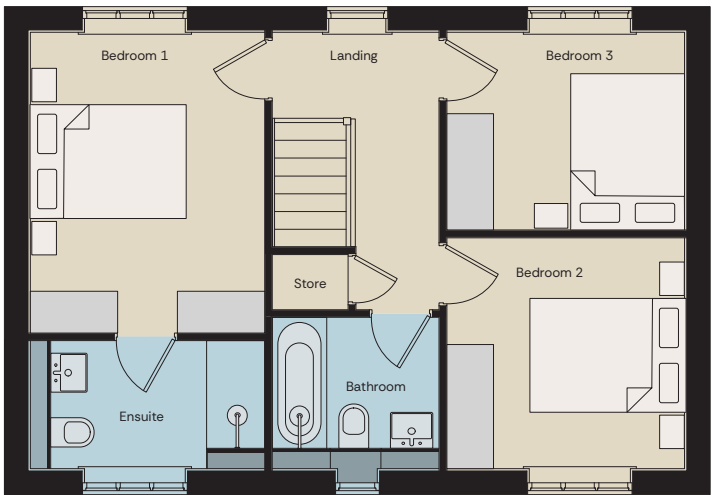
Aspire Range



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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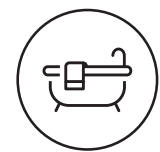
■ - Suggested Wardrobe Location

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



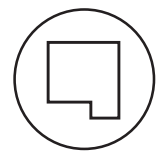
2 Bathrooms




EPC*



Bespoke Design Service



Open Plan Kitchen/Dining



Bi-fold Doors

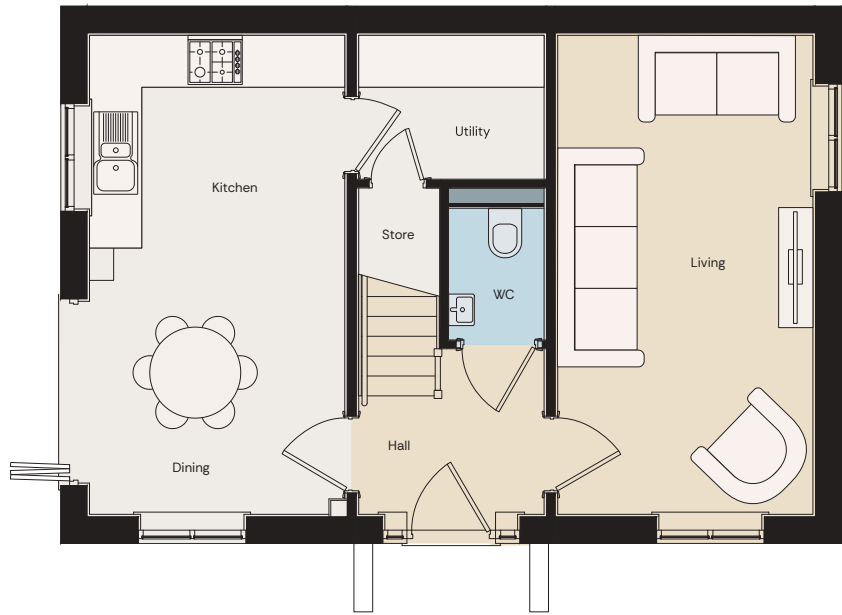


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The Dalby



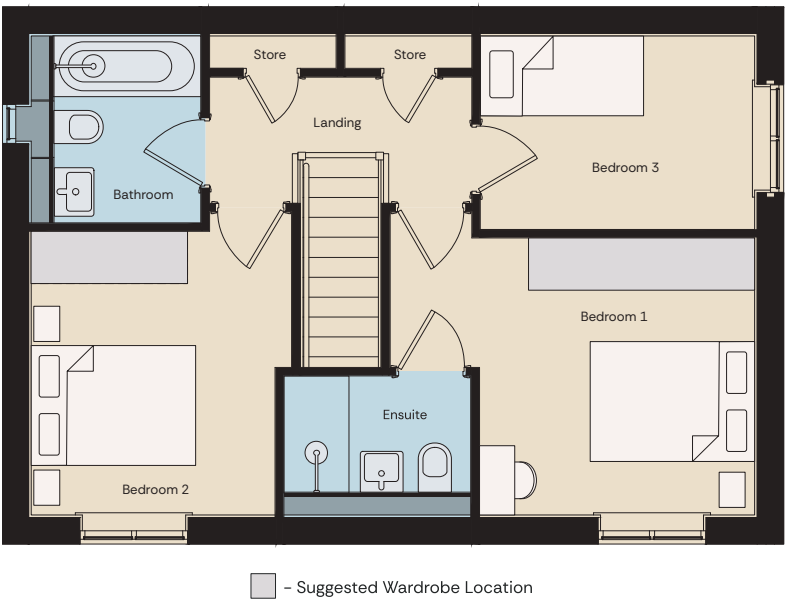
Aspire Range



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"

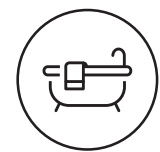
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First Floor

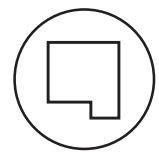
Bedroom 1	3.17m x 3.19m	10' 5" x 10' 6"
Bedroom 2	2.80m x 3.26m	9' 2" x 10' 8"
Bedroom 3	3.16m x 2.23m	10' 4" x 7' 4"



3 Bedrooms


2 Bathrooms


EPC*


Bespoke Design Service


Open Plan Kitchen/Dining


Bi-fold Doors



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The Hackness

Aspire Range



Ground Floor

Kitchen/Dining	2.64m x 6.53m	8' 8" x 21' 5"
Lounge	4.64m x 3.94m	15' 3" x 12' 11"


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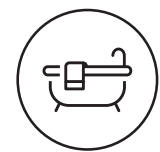
■ - Suggested Wardrobe Location

First Floor


Bedroom 1	3.05m x 3.94m	10' x 12' 11"
Bedroom 2	3.38m x 3.40m	11' 1" x 11' 2"
Bedroom 3	3.38m x 3.02m	11' 1" x 9' 11"




3 Bedrooms



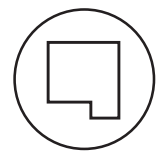
2 Bathrooms




EPC*
*(Minimum)



Bespoke
Design
Service



Open Plan
Kitchen/Dining



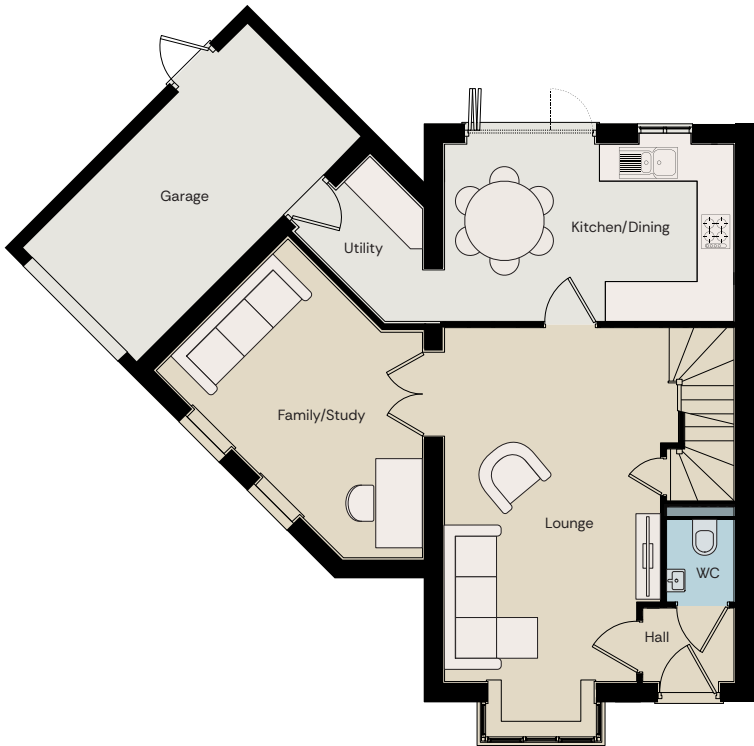
Bi-fold
Doors



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The Dacre

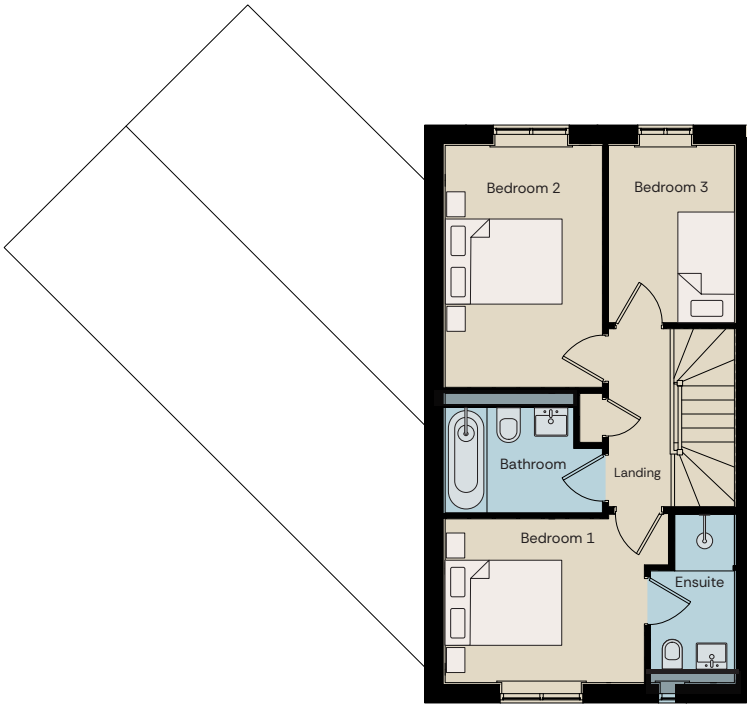
Aspire Range



Ground Floor


Lounge	3.83m x 6.45m	12' 6" x 21' 1"
Kitchen/Dining	4.26m x 4.72m	13' 11" x 15' 6"
Family/Study	3.05m x 5.25m	10' x 17.2"

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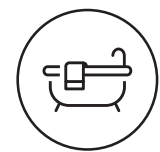


First Floor


Bedroom 1	2.76m x 3.73m	9' x 12' 3"
Bedroom 2	2.57m x 3.96m	8' 5" x 12' 11"
Bedroom 3	2.06m x 2.90m	6' 9" x 9' 6"




3 Bedrooms



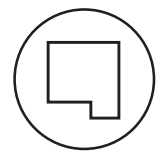
2 Bathrooms




EPC*



Bespoke Design Service



Open Plan Kitchen/Dining



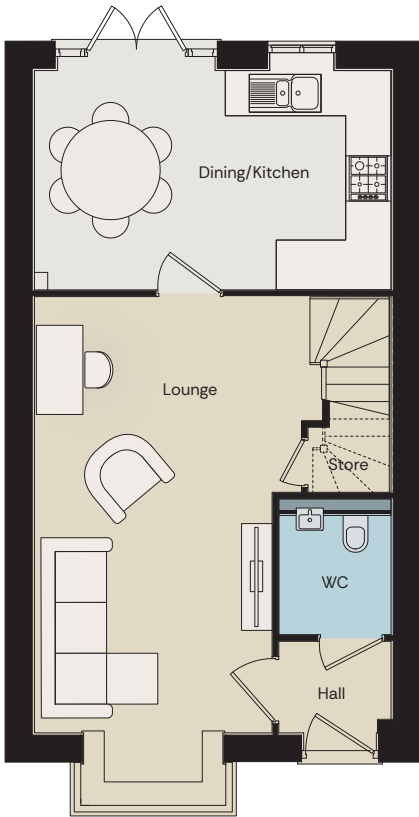
Utility Room



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The Dalton

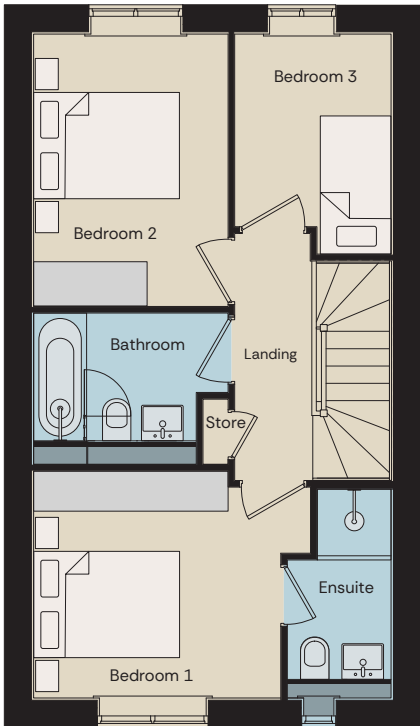
First Step Range



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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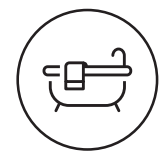
■ - Suggested Wardrobe Location

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



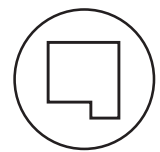
2 Bathrooms




EPC*



Bespoke Design Service



Open Plan Kitchen/Dining



French Doors



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The Roxby

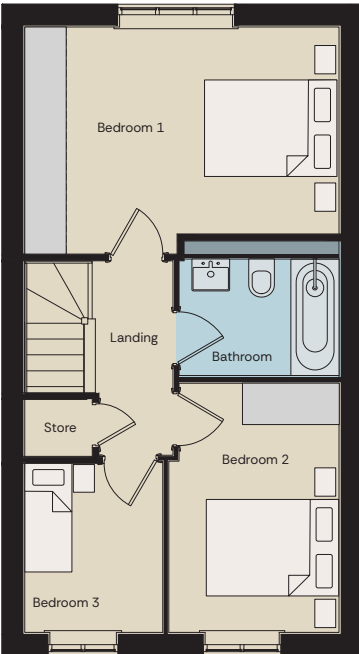
First Step Range



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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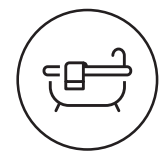
- Suggested Wardrobe Location

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"




3 Bedrooms



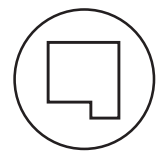
1 Bathrooms




EPC*



Bespoke Design Service



Open Plan Kitchen/Dining



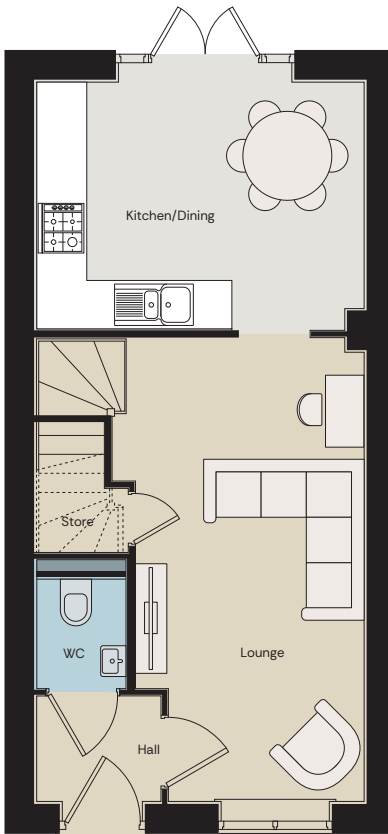
Bi-fold Doors



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The Farndale

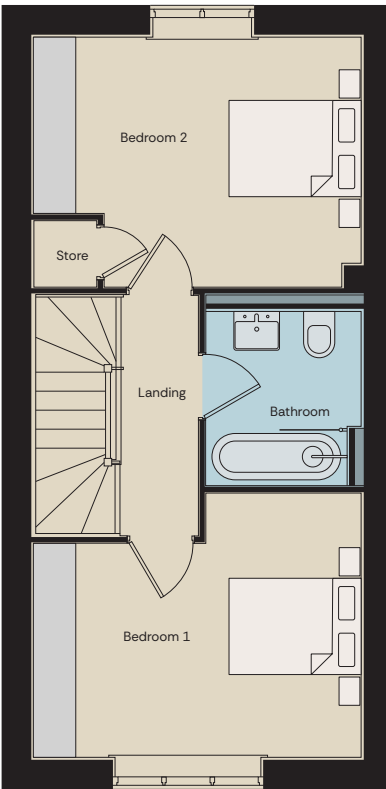
First Step Range



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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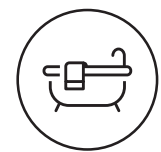
- Suggested Wardrobe Location

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



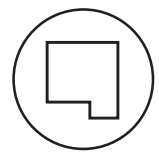
1 Bathrooms




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Bespoke Design Service



Open Plan Kitchen/Dining



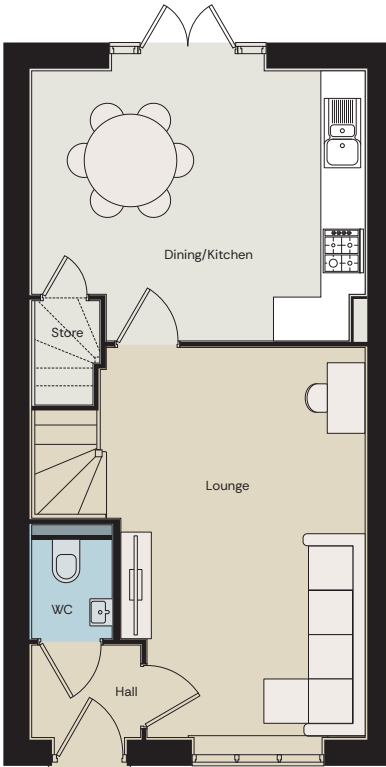
French Doors



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The Rosedale

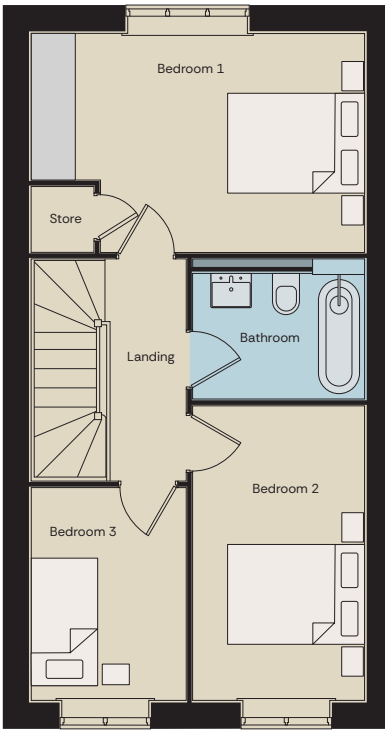
First Step Range



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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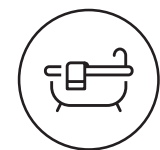



- Suggested Wardrobe Location


First Floor

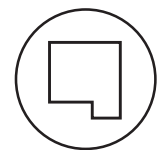
Bedroom 1	4.61m x 3.03m	15' 1" x 9' 11"
Bedroom 2	2.39m x 4.06m	7' 10" x 13' 3"
Bedroom 3	2.16m x 2.95m	7' 1" x 9' 8"



3 Bedrooms


1 Bathrooms


EPC*


Bespoke Design Service


Open Plan Kitchen/Dining

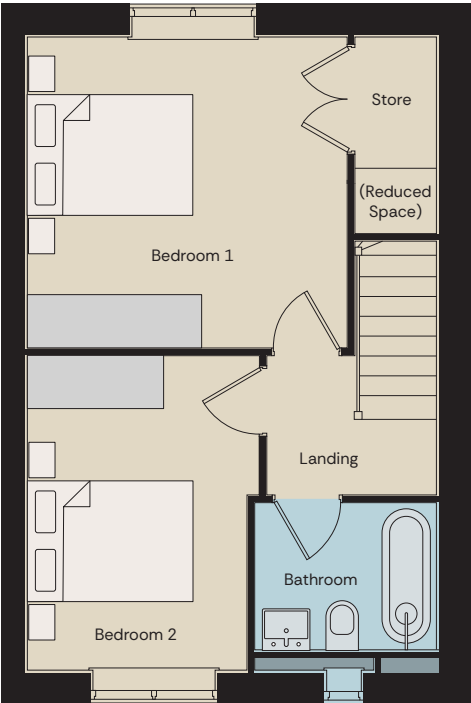
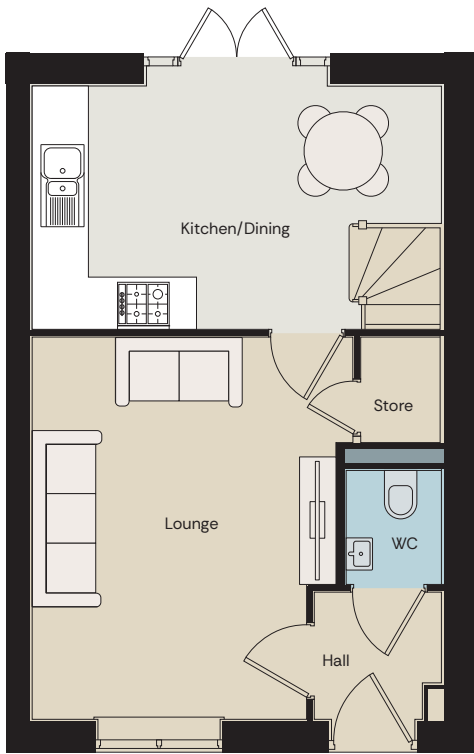

French Doors



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The Cropton

First Step Range




Ground Floor

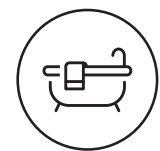
Kitchen/Dining	4.78m x 2.85m	15' 8" x 9' 4"
Living	3.55m x 4.45m	11' 7" x 14' 7"


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First Floor

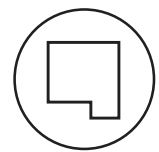
Bedroom 1	3.65m x 3.63m	11' 1" x 11' 10"
Bedroom 2	2.72m x 3.67m	8' 11" x 12'

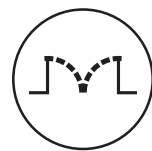

2 Bedrooms


1 Bathrooms


EPC*

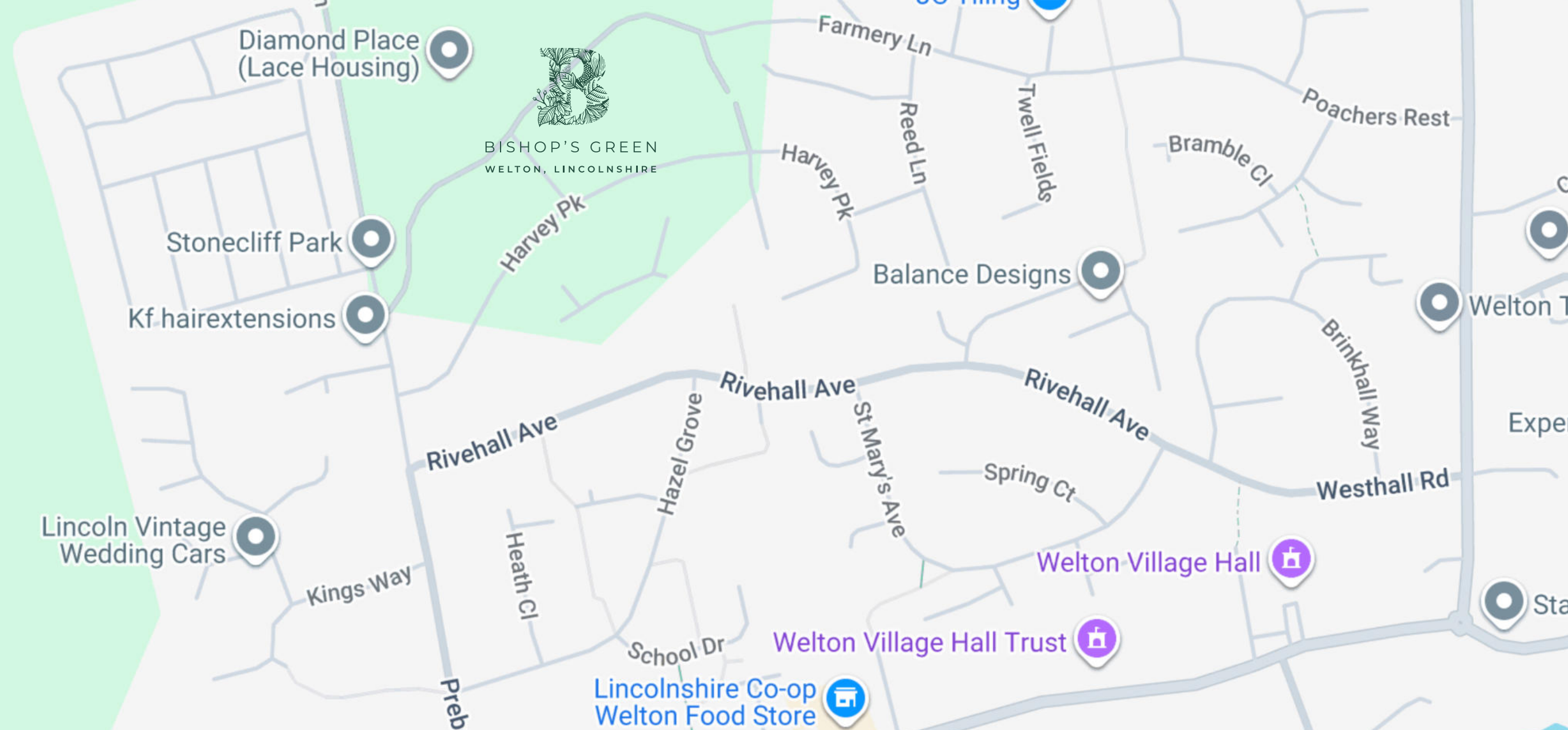

Bespoke Design Service


Open Plan Kitchen/Dining


French Doors



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