



BISHOP'S GREEN
WELTON, LINCOLNSHIRE



BEAL HOMES
Designed by you



Your New Chapter Awaits

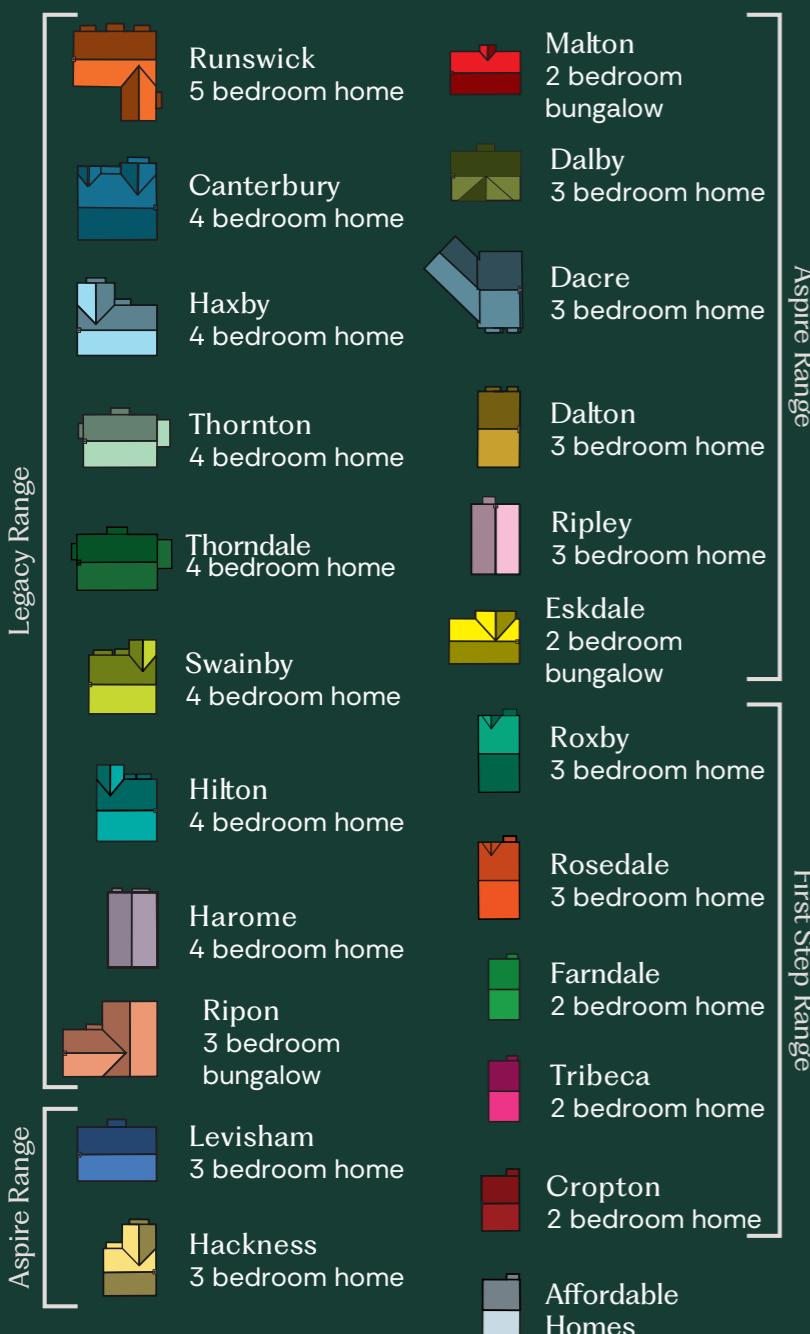
Set against a backdrop of rolling countryside and beautiful scenery, Bishop's Green is the perfect idyl for those seeking a more relaxed pace of life.

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



BEAL HOMES

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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)			•

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/BG/2025_V1



BISHOP'S GREEN
WELTON

CONSUMER
CODE FOR
HOME BUILDERS
www.consumercode.co.uk



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

NHBC
Pride in
the Job
Awards 2024



BEAL HOMES
Designed by you

The Runswick

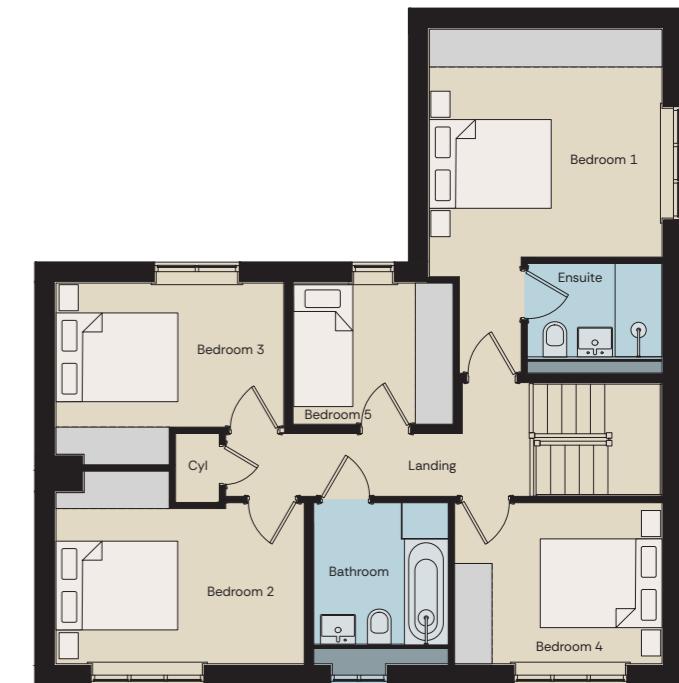
Legacy Range



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"

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	3.64 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

The Canterbury

Legacy Range



4 Bedrooms



2 Bathrooms



EPC*



Bespoke
Design
Service



Bi-fold
Doors



Double
Garage



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"

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	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"

■ - Suggested Wardrobe Location

The Haxby

Legacy Range



4 Bedrooms



3 Bathrooms



EPC*



Bespoke
Design
Service



Bi-fold
Doors



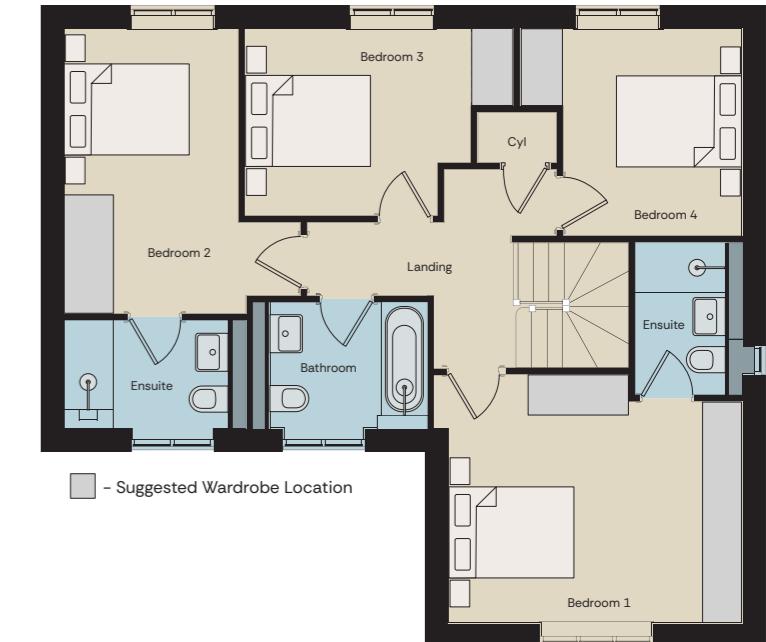
Integral
Garage



Ground Floor

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

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.

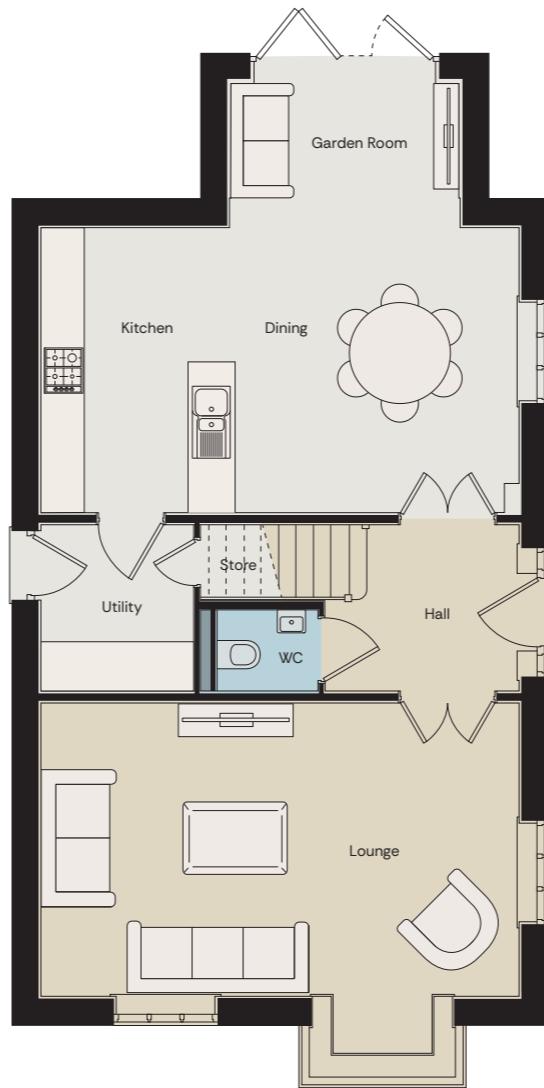


First Floor

Bedroom 1	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"

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

The Swainby

Legacy Range



4 Bedrooms



2 Bathrooms



EPC*



Bespoke
Design
Service



Bi-fold
Doors



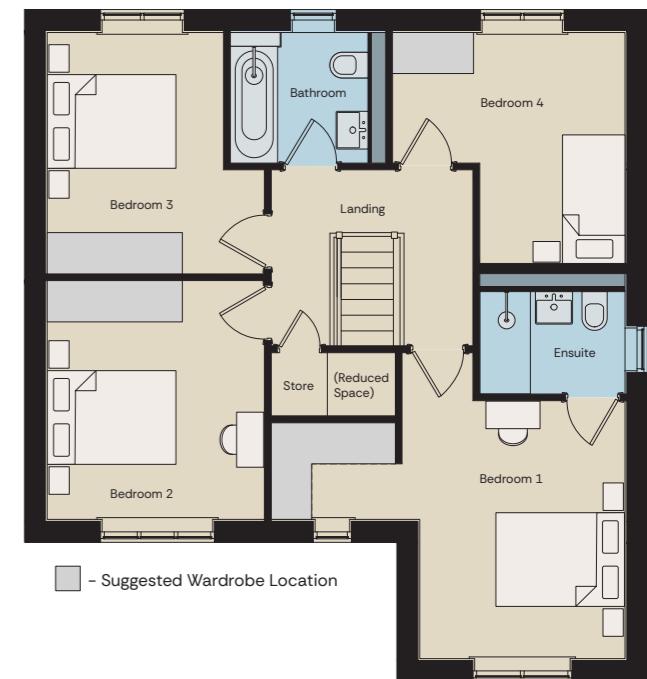
Integral
Garage



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"

The Harome

Legacy Range



4 Bedrooms



2 Bathrooms



EPC*



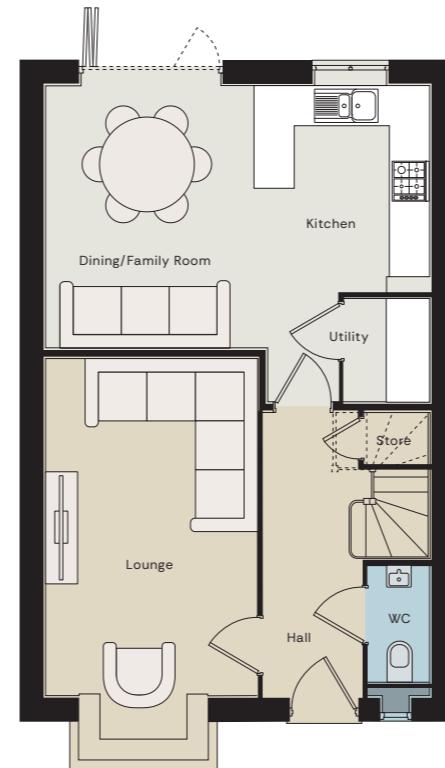
Bespoke
Design
Service



Bi-fold
Doors



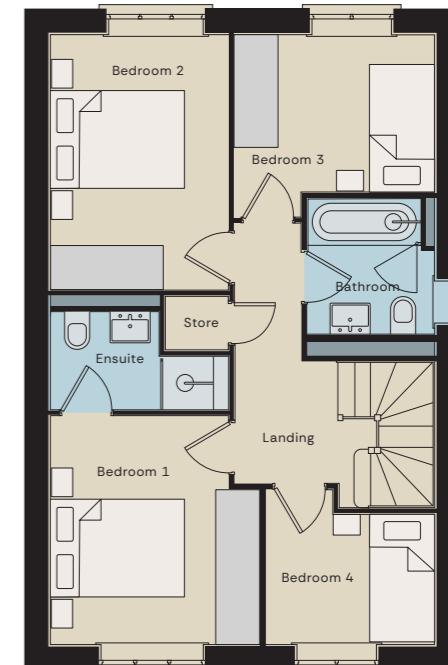
Utility
Room



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"

The Hilton

Legacy Range



4 Bedrooms



2 Bathrooms



EPC*



Bespoke
Design
Service



Bi-fold
Doors



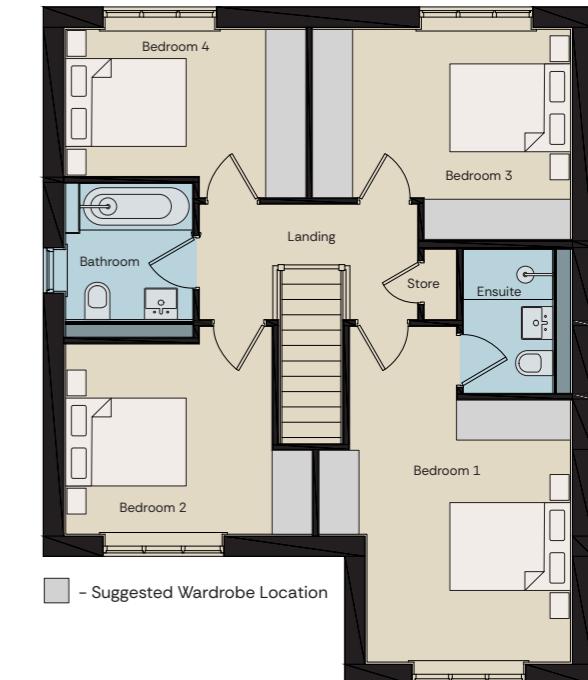
Integral
Garage



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"

The Levisham

Aspire Range



3 Bedrooms



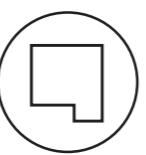
2 Bathrooms



EPC*



Bespoke
Design
Service



Open Plan
Kitchen/Dining



Bi-fold
Doors



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"

The Dalby

Aspire Range



3 Bedrooms



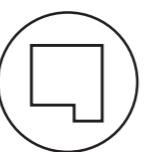
2 Bathrooms



EPC*



Bespoke
Design
Service



Open Plan
Kitchen/Dining



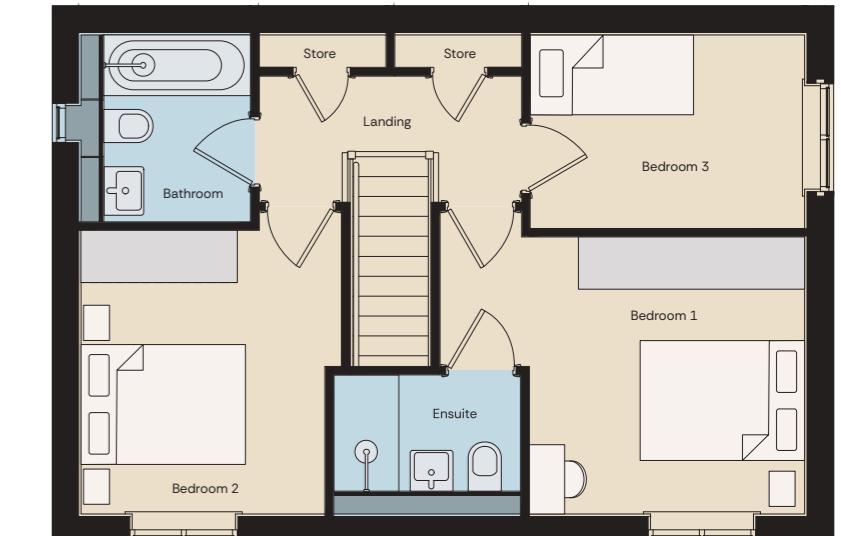
Bi-fold
Doors



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"

The Hackness

Aspire Range



3 Bedrooms

2 Bathrooms

EPC*

Bespoke
Design
Service

Open Plan
Kitchen/Dining

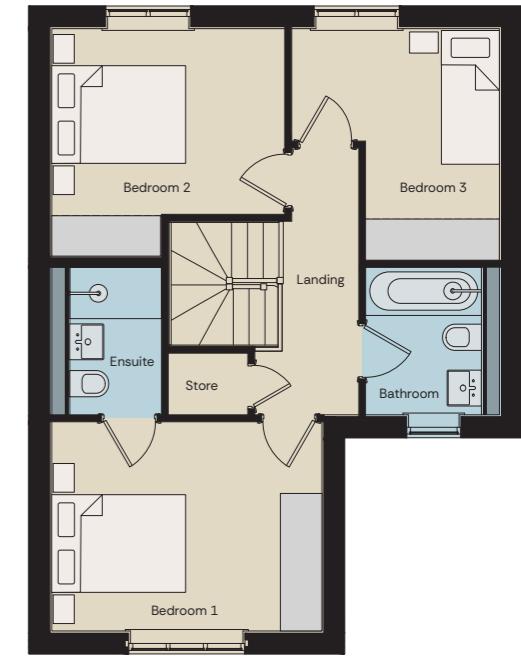
Bi-fold
Doors



Ground Floor

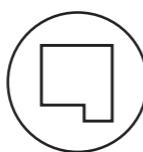
Kitchen/Dining	2.64m x 6.53m	8' 8" x 21' 5"
Lounge	4.64m x 3.94m	15' 3" x 12' 11"

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	3.05m 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"



The Dacre



3 Bedrooms

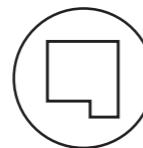
2 Bathrooms

EPC*

Bespoke
Design
Service

Open Plan
Kitchen/Dining

Utility
Room



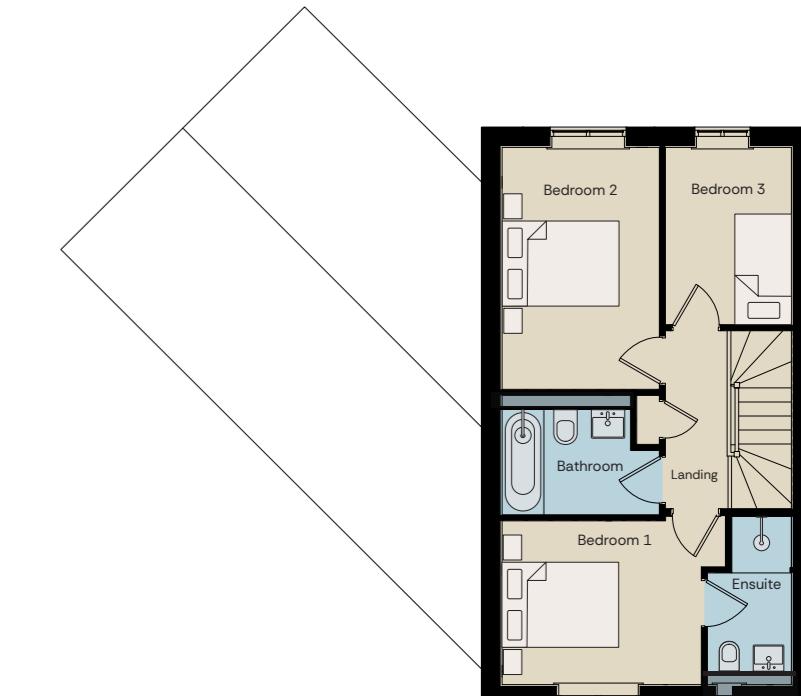
Aspire Range



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"

The Dalton



3 Bedrooms

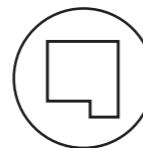
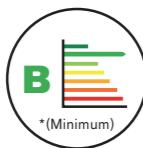
2 Bathrooms

EPC*

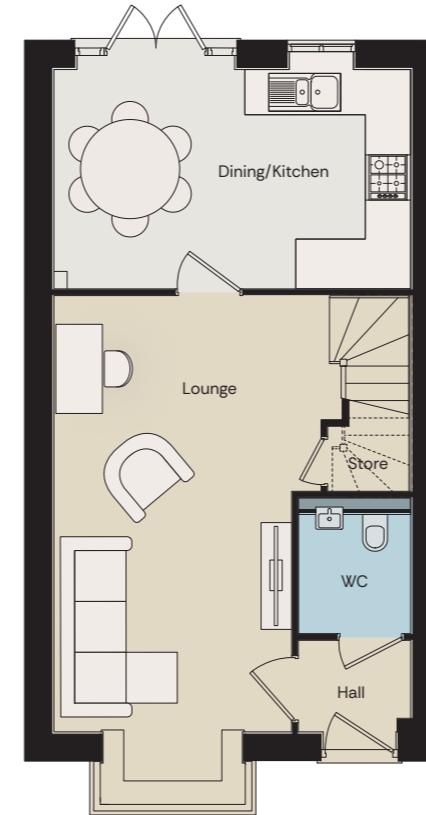
Bespoke
Design
Service

Open Plan
Kitchen/Dining

French
Doors



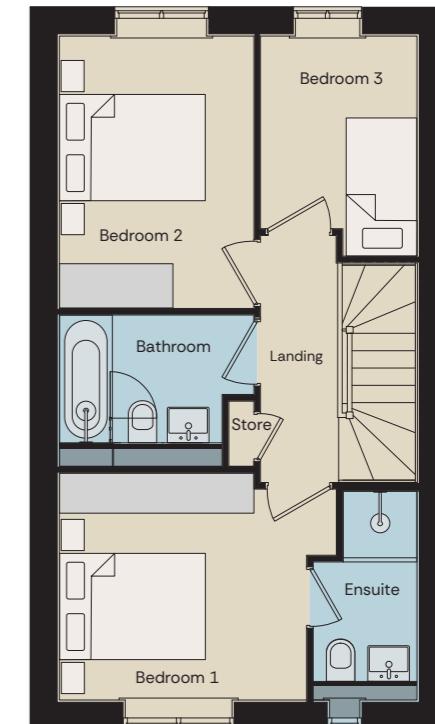
First Step Range



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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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"

The Roxby



3 Bedrooms



1 Bathrooms



EPC*



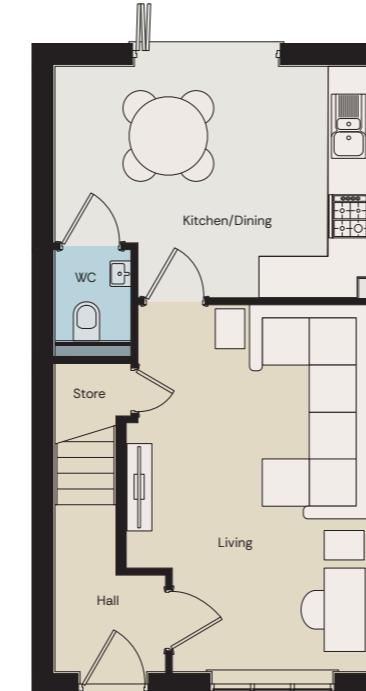
Bespoke
Design
Service



Open Plan
Kitchen/Dining



Bi-fold
Doors

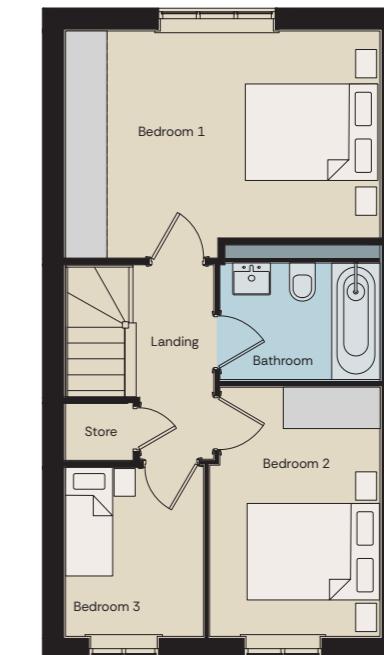


Ground Floor

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 Step Range



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"

The Farndale



2 Bedrooms

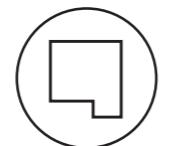
1 Bathrooms

EPC*

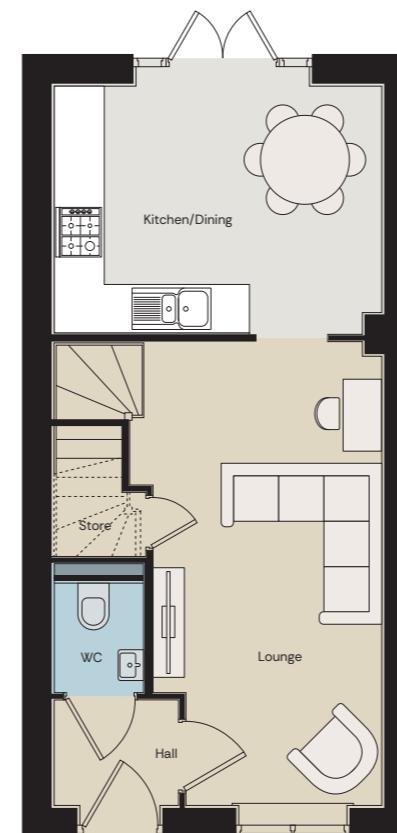
Bespoke
Design
Service

Open Plan
Kitchen/Dining

French
Doors



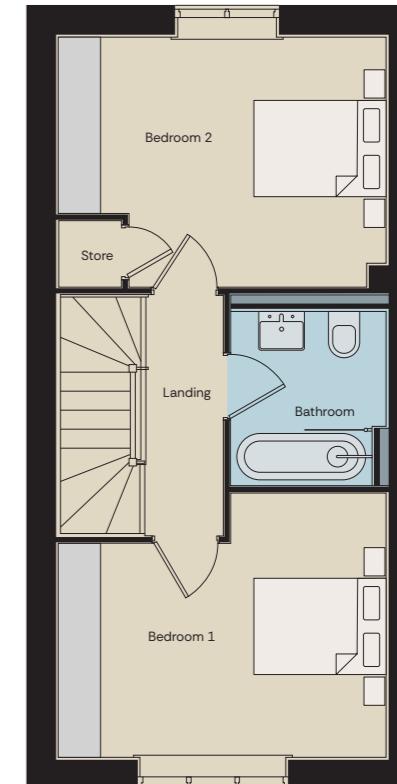
First Step Range



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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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"

The Rosedale

First Step

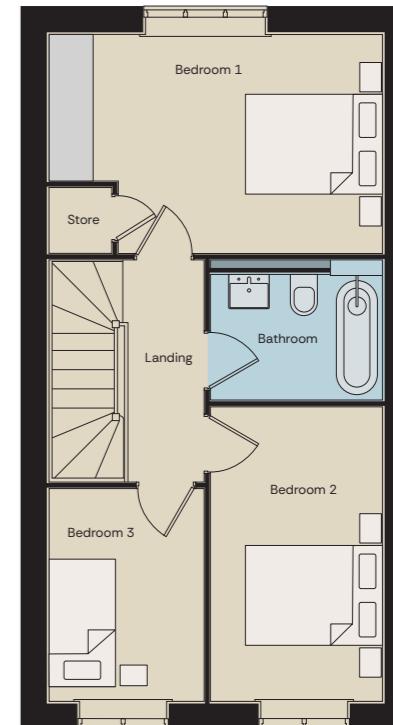
Range



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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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



1 Bathrooms



EPC*



Bespoke Design Service



Open Plan Kitchen/Dining



French Doors

The Cropton



2 Bedrooms



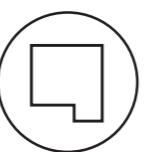
1 Bathrooms



EPC*



Bespoke
Design
Service

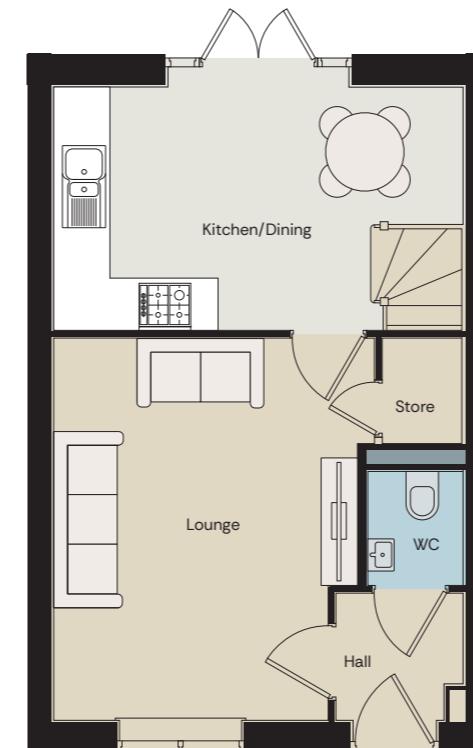


Open Plan
Kitchen/Dining



French
Doors

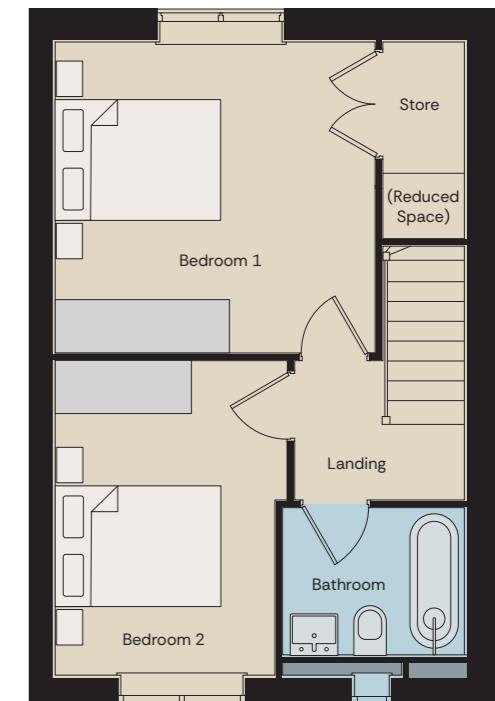
First Step Range



Ground Floor

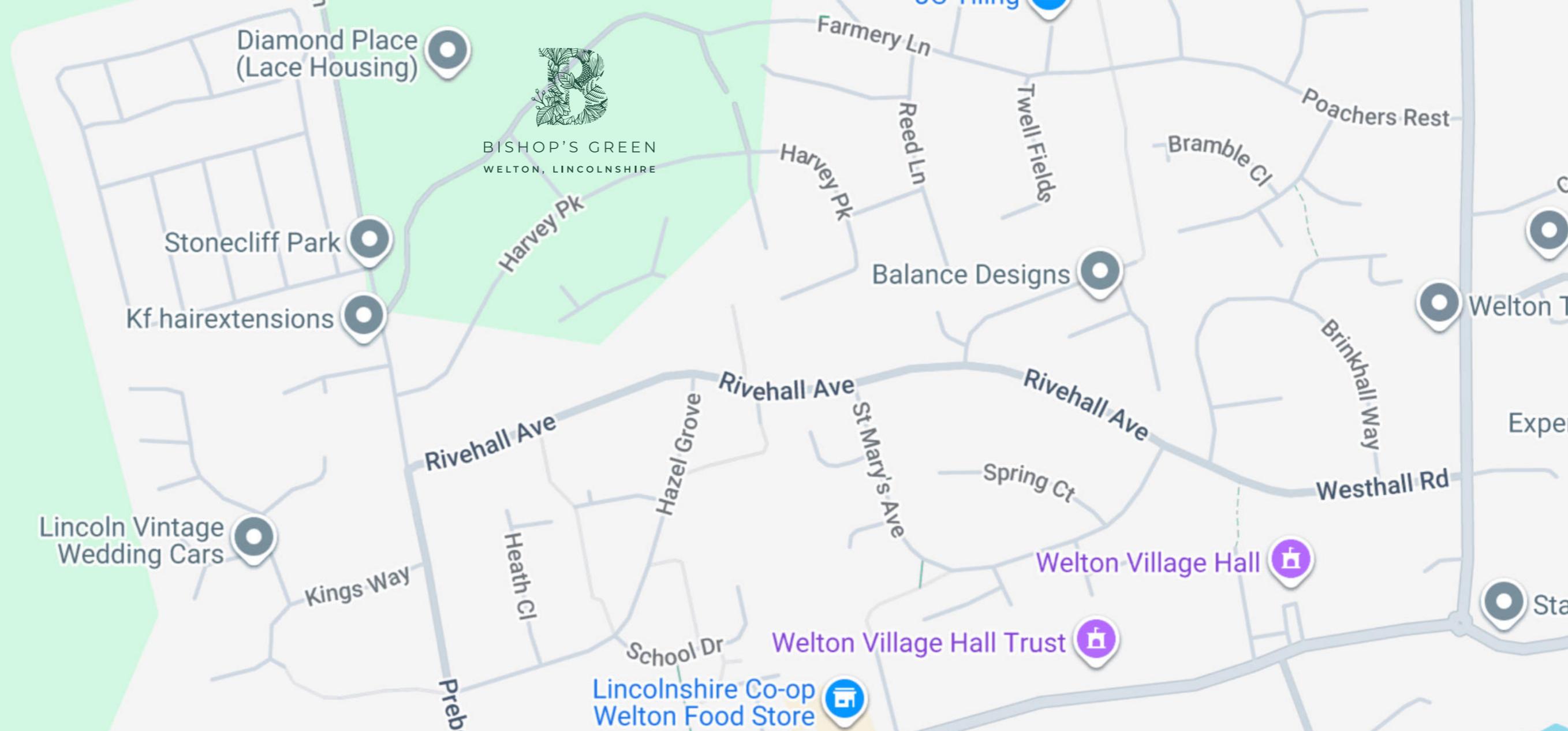
Kitchen/Dining	4.78m x 2.85m	15' 8" x 9' 4"
Living	3.55m x 4.45m	11' 7" x 14' 7"

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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'



Want to
Know More?

Call us on 01673 268 562
or email bishopsgreen@beal-homes.co.uk

off Prebend Lane, Welton,
Lincolnshire, LN2 3JR

Open Thursday - Monday, 10am - 5pm

BEAL HOMES
Designed by you