



Ferriby Meadows

NORTH FERRIBY

BEAL HOMES

Designed by you



Your New Chapter Awaits



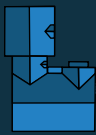





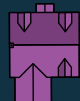












Ferriby Meadows, in the picturesque village of North Ferriby, offers an exceptionally rare opportunity to own a luxury new home in one of East Yorkshire's most sought-after communities.

Nestled on the edge of the beautiful Yorkshire Wolds, North Ferriby dates back to 900AD when the first Danish settlers arrived in the area. In fact, the name North Ferriby originates from the Danish "Ferja bi" – translating to "a place by a ferry".

With excellent facilities including a popular pub, shops and health services, North Ferriby offers an enviable village lifestyle in a superbly convenient location. Situated just seven miles outside of Hull, and with rail and road links to Leeds, York and beyond, the village is a hugely-desirable haven for families, couples and professionals alike.

Ferriby Meadows

NORTH FERRIBY

Signature Range		Hambleton 5 bedroom home		Kettlewell 3 bedroom home	Aspire Range
		York 5 bedroom home		Ripley 3 bedroom home	
		Grantley 4 bedroom home		Dalby 3 bedroom home	
		Rockingham 4 bedroom home		Dalton 3 bedroom home	
Legacy Range		Swinton 4 bedroom dormer bungalow		Rosedale 3 bedroom home	First Step Range
		Haxby 4 bedroom home		Farndale 2 bedroom home	
		Theakston 4 bedroom home		Cropton 2 bedroom home	
		Thorndale 4 bedroom home		Rented	Affordable Homes
		Masham 4 bedroom home		First Homes	
		Lockton 4 bedroom home		Shared Ownership	
		Ripon 3 bedroom bungalow			

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	Signature Range
Telephone, data & tv points included	•	•	•	•
PV Panels (Quantity & position will vary plot by plot)	•	•	•	•
Waste Water Heat Recovery (except Ripon)	•	•	•	•
Safety & Security				
Hi-security multi-point door locking system to front entrance	•	•	•	•
External light fitting to front entrance (& utility on signature)	•	•	•	•
6ft privacy fencing to rear gardens	•	•	•	•
Security, Smoke & Cabon Monoxide alarm	•	•	•	•
Security locks to windows (where applicable)	•	•	•	•
Kitchen				
Laminate Worktops	•	•	•	Silestone
Smeg Oven / 60cm hob / 60 cm extractor / Gas Hob	•	•	Induction Hob	
2x Miele Ovens / 90 cm hob / 90cm extractor / Induction Hob				•
Franke Athena Mixer Tap & Tectonite Sink	•	•	•	Stainless Steel Sink with Silestone
Integrated Smeg Fridge with Ice Box		•		
Smeg 70/30 Frost Free Fridge Freezer			•	•
Neff Integrated Dishwasher				•
Integrated Wine Cooler				•
Electrical				
Chrome Downlights (Where Applicable)	White Downlights	•	•	•
Brushed Chrome Switches & sockets			•	•
7kw EV charger	•	•	•	•
Plumbing & Heating				
Dual-zoned heating system with separate thermostat	•	•	•	•
Electric effect or actual log burning stove				•
Combination Boiler system (Cylinder to Haxby, Swinton & Signature Range)	•	•	•	•
Fitted vanity unit & illuminated mirror to bathroom				•
White towel rails to washrooms		•	•	•
Thermostatic Universal shower mixer and sliding rail kit	•	•	•	•
Villeroy & Boch Sanitary ware		•	•	•
External tap	•	•	•	•
Thermostatic valves fitted to upstairs radiators (except bedroom 1 / bathroom / en-suites)	•	•	•	•
Piped underfloor heating system to full ground floor	•	•	•	•
General				
Carpet flooring	•	•	•	Upgraded Carpets
Laminate flooring to Kitchen / Dining	•	•	•	Tiled Floors
Floor tiling to Washrooms (& Hallway to Signature)	•	•	•	•
Oak Veneer Doors				•
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				•
Wardrobes to Bedroom 1				•
Fitted Toilet roll holders				•
Roller Style Garage doors (Where Applicable)			•	Remote Control Operation

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/FM/2025_V1



The Hambleton

Signature Range



Ground Floor

Kitchen/Dining	11.13m x 3.54m	36' 6" x 11' 7"
Living	4.5m x 4.31m	14' 9" x 10' 1"
Study	2.63m x 3.56m	8' 7" x 11' 8"

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

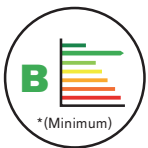
Bedroom 1	7.03m x 3.3m	23' 0" x 10' 9"
Bedroom 2	4.52m x 4.36m	14' 10" x 14' 3"
Bedroom 3	3.59m x 4.11m	11' 9" x 13' 5"
Bedroom 4	3.57m x 3.54m	11' 8" x 11' 7"
Bedroom 5	3.42m x 3.49m	11' 2" x 11' 5"



5 Bedrooms



3 Bathrooms



EPC*



Bespoke
Design
Service



Bi-fold
Doors



Double
Garage



Protection for new-build home buyers



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The Grantley

Signature Range



Ground Floor


Kitchen/Dining	7.37m x 3.86m	24' 2" x 12' 8"
Living	4.87m x 3.77m	15' 1" x 12' 4"
Study	2.3m x 2.55m	7' 6" x 8' 4"

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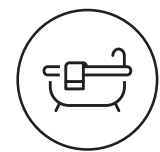


First Floor


Bedroom 1	6.38m x 6.13m	20' 11" x 20' 1"
Bedroom 2	3.52m x 3.9m	11' 6" x 12' 9"
Bedroom 3	3.76m x 3.38m	12' 4" x 11' 1"
Bedroom 4	2.51m x 3.77m	8' 2" x 12' 4"




4 Bedrooms




3 Bathrooms




EPC*
*(Minimum)



Bespoke
Design
Service



Bi-fold
Doors



Double
Garage



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The Rockingham

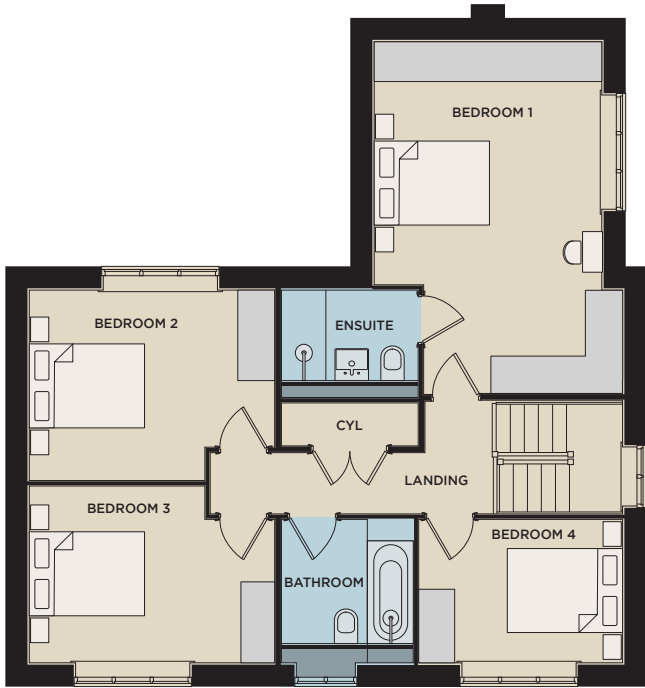
Signature Range



Ground Floor

Kitchen/Dining	3.90m x 6.13m	12' 9" x 20' 1"
Living	4.49m x 5.99m	14' 8" x 19' 7"
Study	3.10m x 2.38m	10' 2" x 7' 9"


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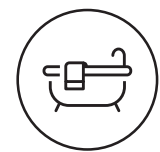
- Suggested Wardrobe Location

First Floor


Bedroom 1	3.77m x 5.79m	12' 4" x 18' 11"
Bedroom 2	4.05m x 3.14m	13' 3" x 10' 3"
Bedroom 3	4.05m x 2.92m	13' 3" x 9' 6"
Bedroom 4	3.36m x 2.38m	11' 0" x 7' 9"




4 Bedrooms




3 Bathrooms




EPC*



Bespoke Design Service



Bi-fold Doors



Detached Garage

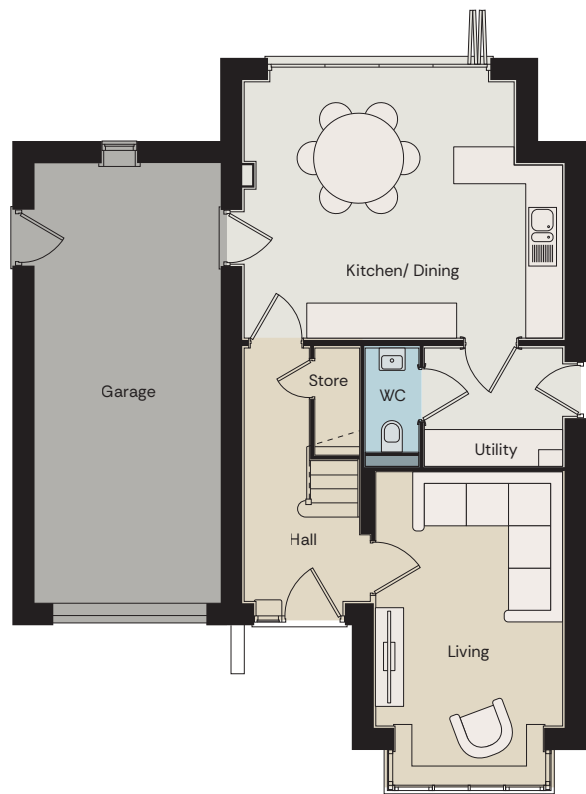


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The Lockton



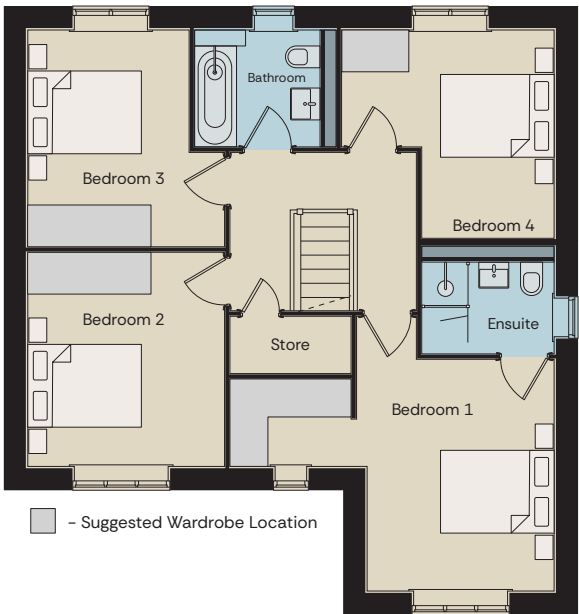
Legacy Range



Ground Floor


Kitchen/Dining	4.16m x 5.17m	13' 7" x 16' 11"
Living	4.17m x 3.09m	13' 8" x 10' 1"

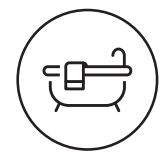
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First Floor


Bedroom 1	3.8m x 2.0m	12' 5" x 6' 6"
Bedroom 2	3.23m x 3.52m	10' 7" x 11' 6"
Bedroom 3	2.66m x 3.56m	8' 8" x 11' 8"
Bedroom 4	3.42m x 3.49m	11' 2" x 11' 5"



4 Bedrooms


2 Bathrooms


EPC*
*(Minimum)


Bespoke
Design
Service


Bi-fold
Doors

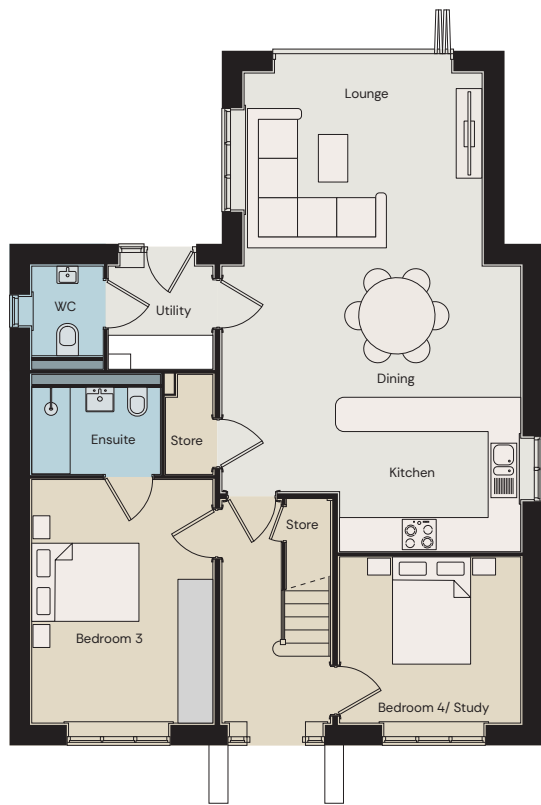

Integral
Garage



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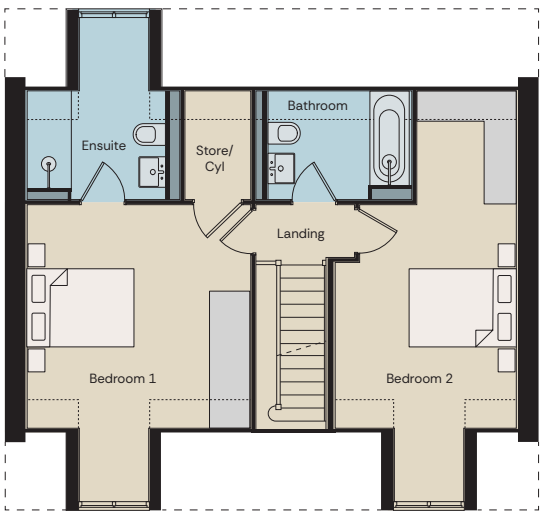
The Swinton

Legacy Range



Ground Floor

Kitchen/Dining	4.99m x 5.22m	16' 4" x 17' 1"
Lounge	3.37m x 4.22m	11' 0" x 13' 10"
Bedroom 3	4.3m x 3.22m	14' 1" x 10' 6"
Bedroom 4	2.95m x 3.22m	9' 8" x 10' 6"




- Reduced head height
- Suggested Wardrobe Location

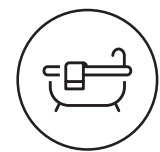
First Floor

Bedroom 1	5.18m x 3.9m	16' 11" x 12' 9"
Bedroom 2	5.92m x 3.16m	19' 5" x 10' 4"


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4 Bedrooms




3 Bathrooms




EPC*



Bespoke Design Service



Bi-fold Doors



Detached Garage



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The Haxby

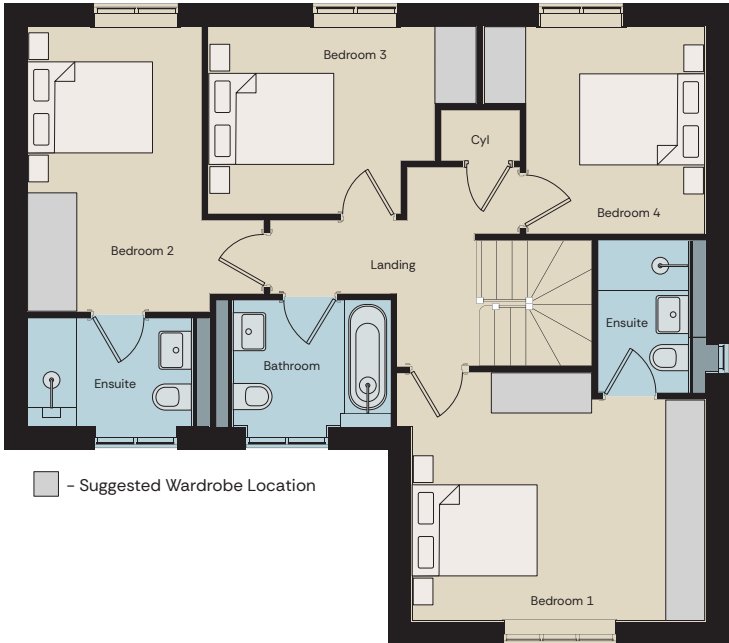
Legacy Range



Ground Floor


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

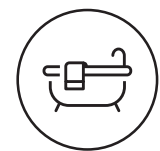
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First Floor


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


Detached Garage

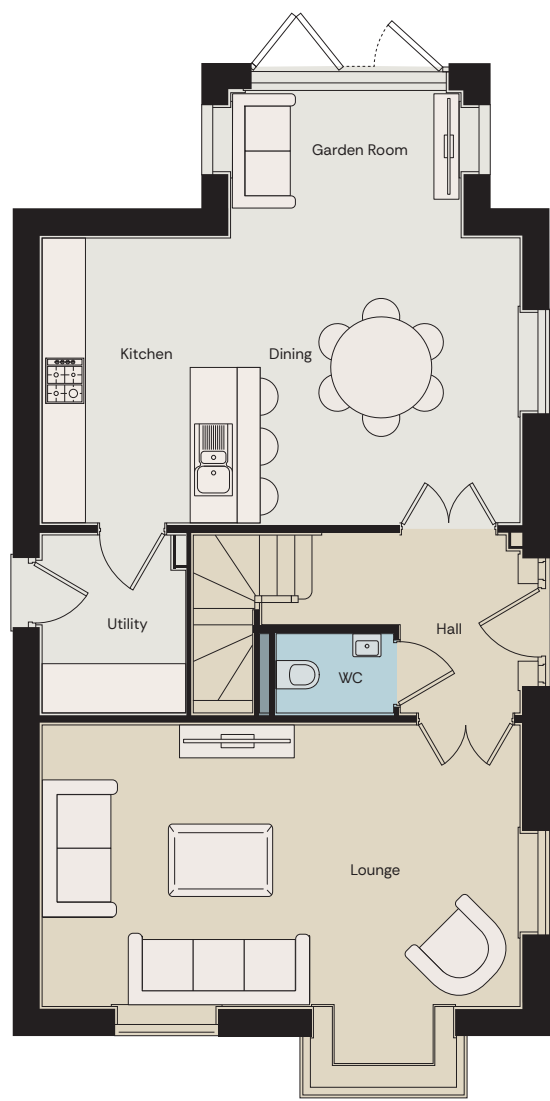


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The Masham



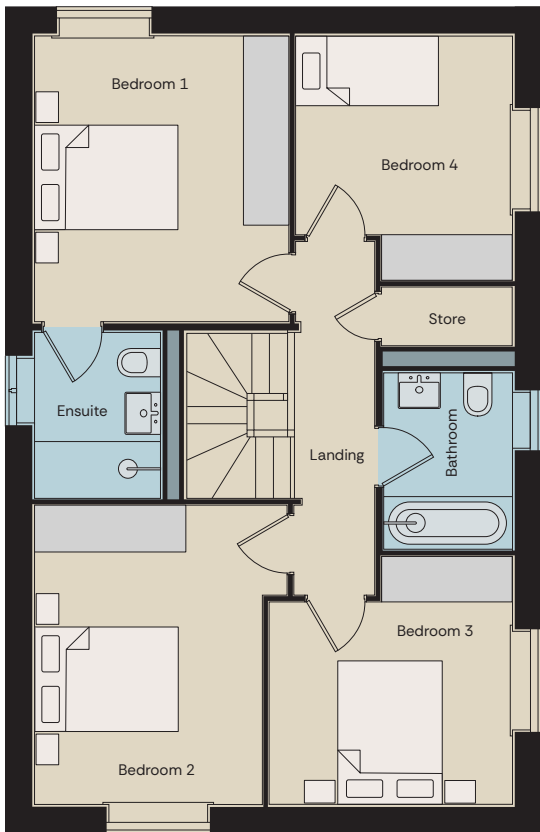
Legacy Range



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"


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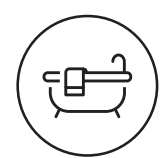
— Suggested Wardrobe Location

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




EPC*




Bespoke Design Service




Bi-fold Doors



Utility Room



CONSUMER CODE
HOME BUILDERS



APPROVED CODE
TRADE STANDARDS UK

Protection for new-build home buyers

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The Kettlewell



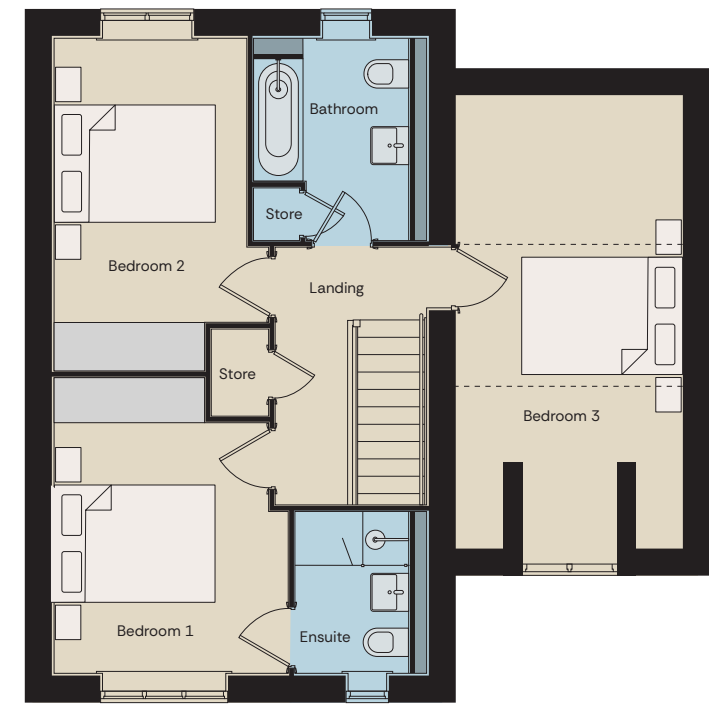
Aspire Range



Ground Floor

Kitchen/Dining	3.82m x 5.1m	12' 6" x 16' 8"
Lounge	4.59m x 3.8m	15' 0" x 12' 5"


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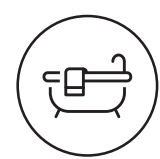



..... - Reduced head height
■ - Suggested Wardrobe Location


First Floor

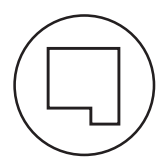
Bedroom 1	3.97m x 3.15m	13' 0" x 10' 4"
Bedroom 2	4.46m x 2.6m	14' 7" x 8' 6"
Bedroom 3	6.0m x 3.0m	19' 8" x 9' 10"



3 Bedrooms



2 Bathrooms



EPC*


Bespoke Design Service


Open Plan Kitchen/Dining


Bi-fold Doors


CONSUMER CODE
HOME BUILDERS
www.consumercode.co.uk


APPROVED CODE
TRADE STANDARDS UK

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The Dalby



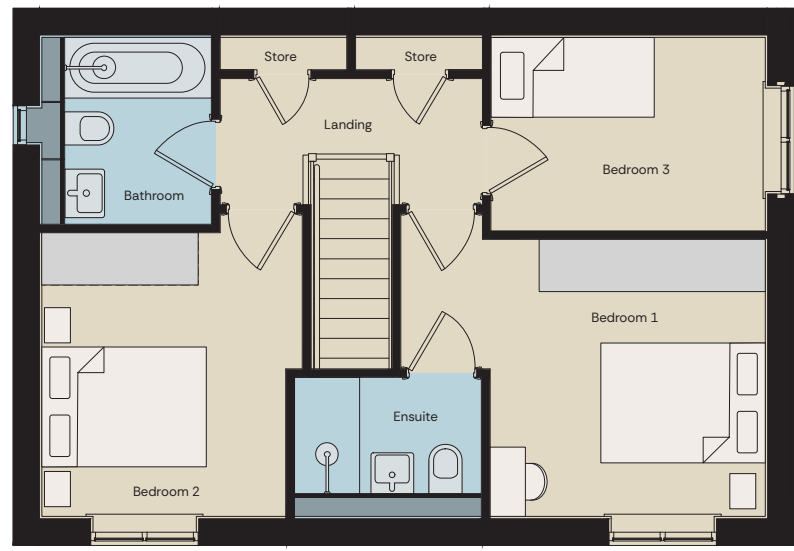
Aspire Range



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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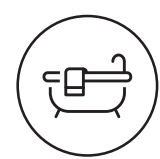



– Suggested Wardrobe Location


First Floor

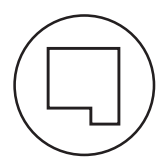
Bedroom 1	3.17m x 3.19m	10' 5" x 10' 6"
Bedroom 2	2.80m x 3.26m	9' 2" x 10' 8"
Bedroom 3	3.16m x 2.23m	10' 4" x 7' 4"



3 Bedrooms



2 Bathrooms



EPC*
*(Minimum)


Bespoke
Design
Service


Open Plan
Kitchen/Dining


Bi-fold
Doors


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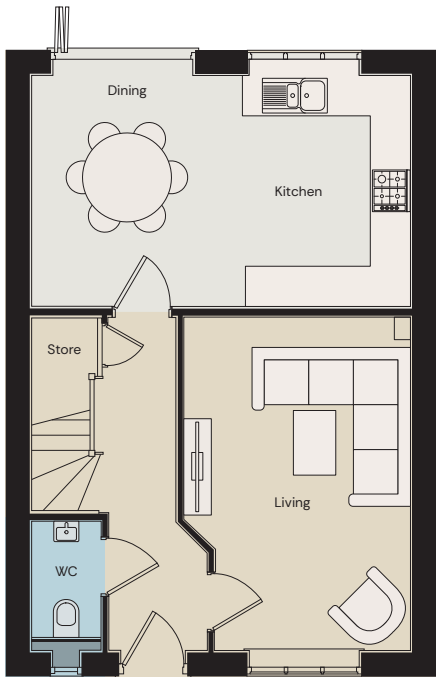
Protection for new-build home buyers

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The Ripley



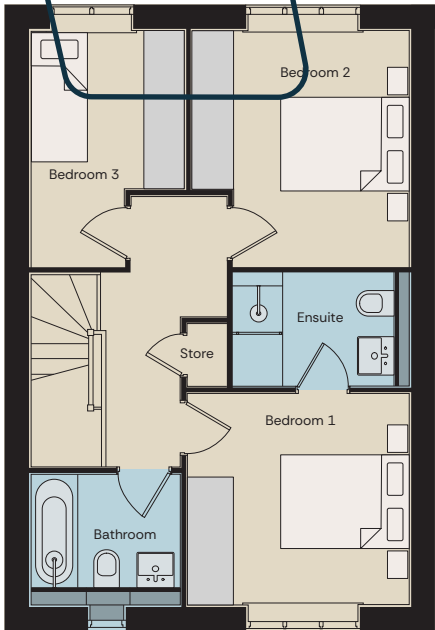
Aspire Range



Ground Floor

Kitchen/Dining	5.63m x 4.79m	18' 6" x 15' 8"
Lounge	3.42m x 4.96m	11' 2" x 16' 3"

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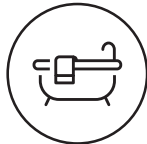


First Floor

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



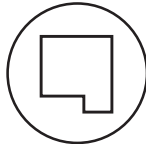
2 Bathrooms



EPC*



Bespoke
Design
Service



Open Plan
Kitchen/Dining



Bi-fold
Doors



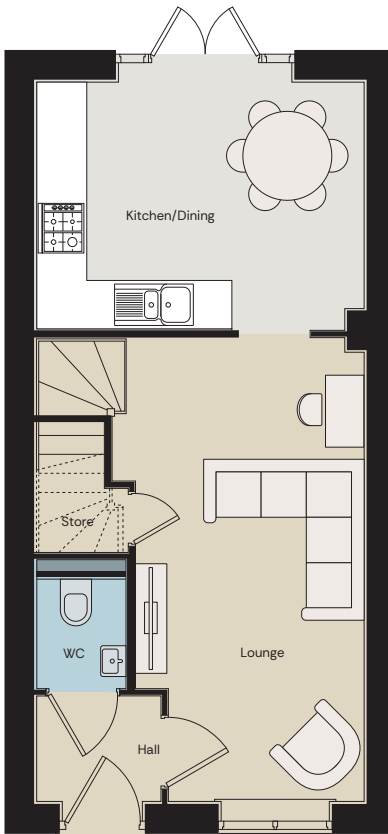
Protection for new-build home buyers



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The Farndale

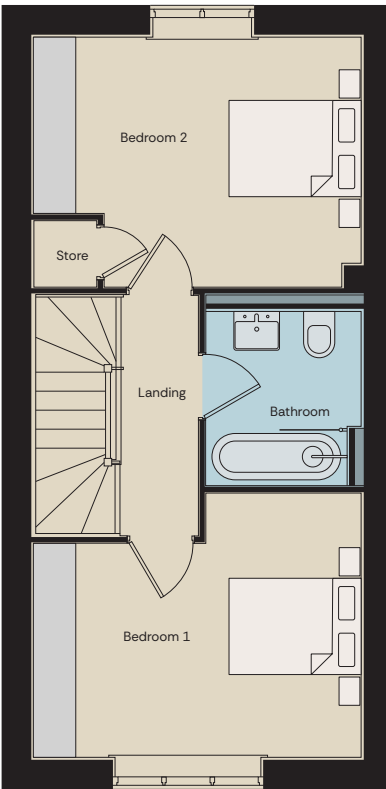
First Step Range



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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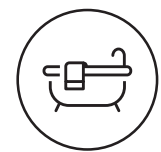
- Suggested Wardrobe Location

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



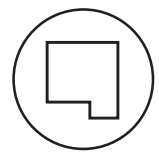
1 Bathrooms




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Bespoke Design Service



Open Plan Kitchen/Dining



French Doors

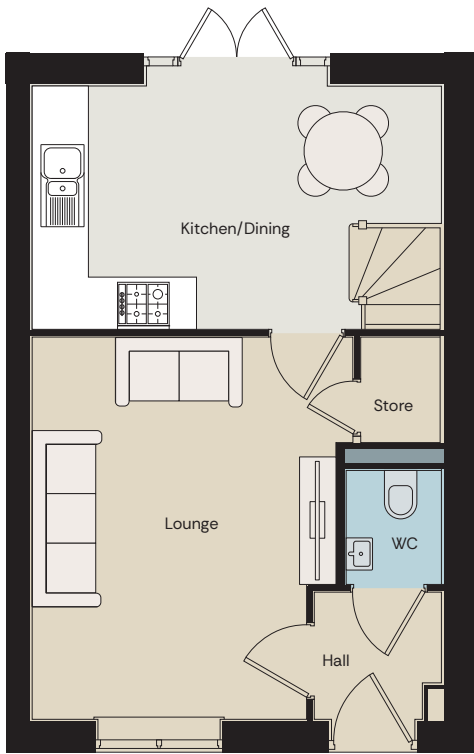


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The Cropton



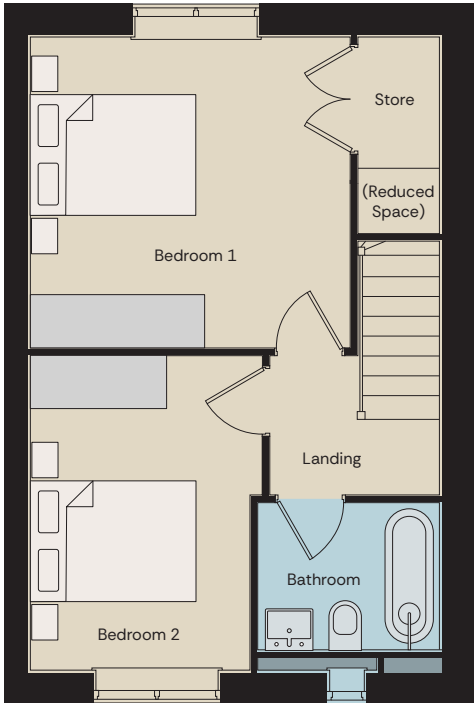
First Step Range



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"

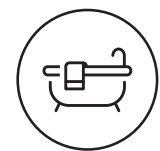
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First Floor

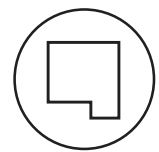
Bedroom 1	3.65m x 3.63m	11' 1" x 11' 10"
Bedroom 2	2.72m x 3.67m	8' 11" x 12'

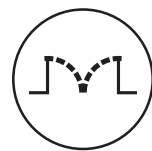

2 Bedrooms


1 Bathrooms


EPC*


Bespoke Design Service


Open Plan Kitchen/Dining

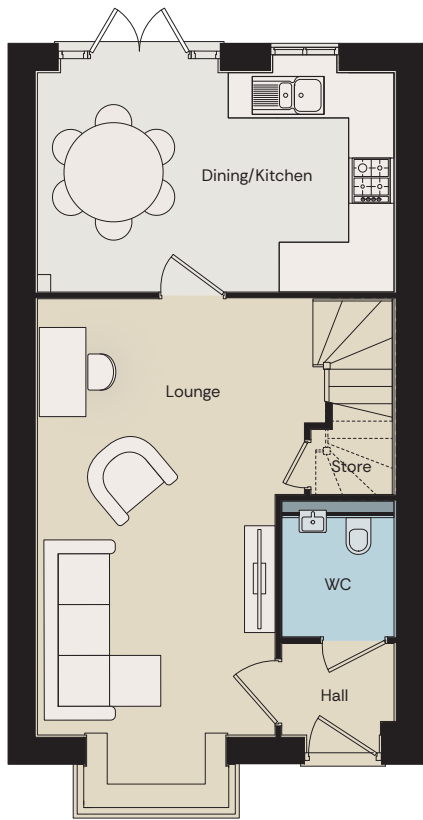

French Doors



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The Dalton

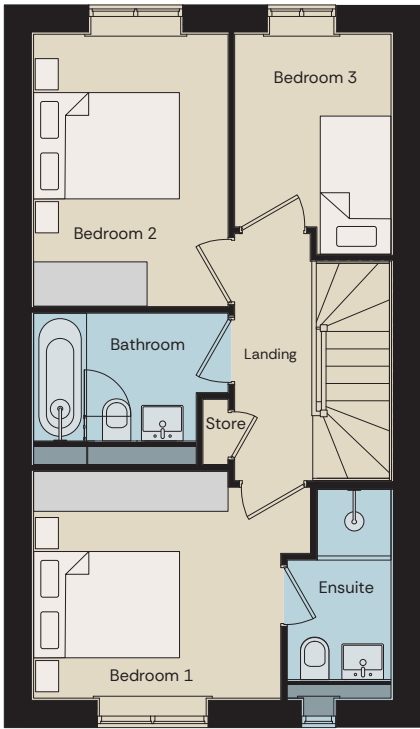
First Step Range



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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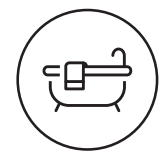
– Suggested Wardrobe Location

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



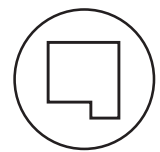
2 Bathrooms




EPC*



Bespoke Design Service



Open Plan Kitchen/Dining



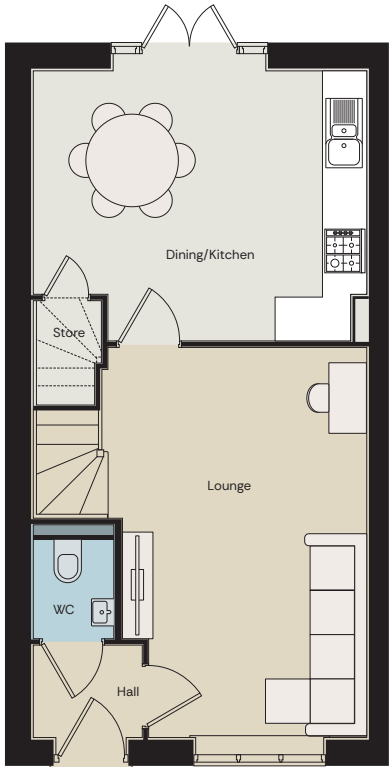
French Doors



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The Rosedale

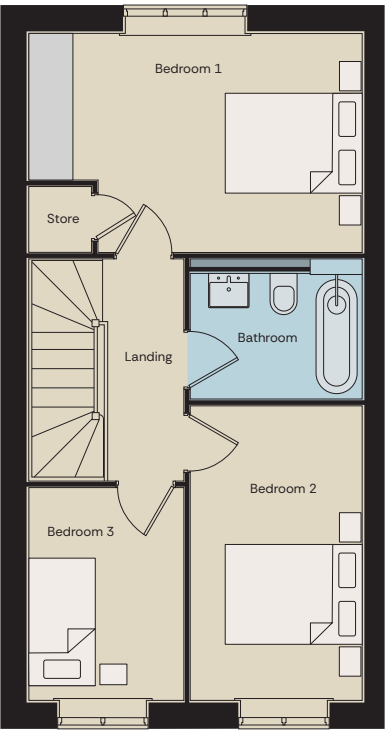
First Step Range



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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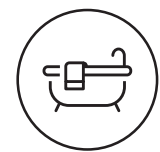
- Suggested Wardrobe Location

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



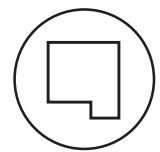
1 Bathrooms




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Open Plan Kitchen/Dining



French Doors



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