

# THE GREENWAYS GOOLE

**BEAL HOMES**

*Designed by you*





# Your New Chapter Awaits

Neighbouring Hull, York, Leeds and Sheffield, Goole stands out from the rest. Established as a small community in the early 1800s, this town has since grown to a population of over 18,000.

Goole has some of the best transport links in the region, and the M62 is only three minutes by car, making it the ideal location for families, commuters and first time buyers. Residents enjoy stress-free weekday commutes, and spend weekends relaxing and socialising in the town centre. The once quiet port town is now filled with highly rated schools, colleges, and nurseries, lively bars and restaurants, and entertaining sports grounds, leisure centres, and music venues.





# THE GREENWAYS


GOOLE


Phase 2

Legacy Range


 Haxby  
4 bedroom home


 Theakston  
4 bedroom home


 Thornton  
4 bedroom home

 Swainby  
4 bedroom home


 Harome  
4 bedroom home


 Castleton  
3 bedroom home

 Levisham  
3 bedroom home


 Dalby  
3 bedroom home


 Hackness  
3 bedroom home

 Butterwick  
3 bedroom home

 Ripley  
3 bedroom home

First Step Range


 Dalton  
3 bedroom home


 Roxby  
3 bedroom home


 Rosedale  
3 bedroom home

 Tribeca  
2 bedroom home


 Farndale  
2 bedroom home


 Gramercy  
2 bedroom home


 Cropton  
2 bedroom home


 Stokesley  
2 bedroom home

Affordable Homes

 Rented

 First Homes

 Shared Ownership

 Bus Stop

**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

## Phase 2

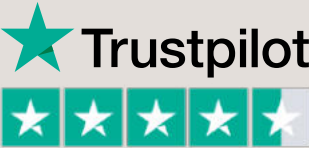
Included in the price of a Beal Home as standard:

Technology	First Step Range	Aspire Range	Legacy Range
Telephone, data & TV points included	•	•	•
PV Panels (quantity & position will vary plot by plot)	•	•	•
Waste water heat recovery	•	•	•
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			•
7.4kw EV charger	•	•	•
Plumbing & Heating			
Dual-zoned heating system with separate thermostat	•	•	•
Combination boiler system (Cylinder to Haxby)	•	•	•
Walk in glazed shower screen to ensuite (where applicable)	•	•	•
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)		•	•

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# THE GREENWAYS

GOOLE





# THE GREENWAYS

GOOLE

Phase 3

Legacy Range

 Haxby  
4 bedroom home

 Masham  
4 bedroom home

 Langton  
4 bedroom home

Aspire Range

 Dalby  
3 bedroom home

 Levisham  
3 bedroom home

 Crayke  
3 bedroom home

 Hackness  
3 bedroom home

 Hornby  
3 bedroom home

 Aysgarth  
3 bedroom home

First Step Range

 Wansford  
3 bedroom home

 Rosedale  
3 bedroom home

 Farndale  
2 bedroom home

 Cropton  
2 bedroom home

Affordable Homes

 Rented  
Affordable Home

 Shared Ownership  
Affordable Home

**BEAL HOMES**  
*Designed by you*



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# Measure us up

## Phase 3

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)	•	•	•
Waste water heat recovery	•	•	•
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			•
7.4kw EV charger	•	•	•
Plumbing & Heating			
Dual-zoned heating system with separate thermostat	•	•	•
Combination boiler system (Cylinder to Haxby) & weather compensator	•	•	•
Walk in glazed shower screen to ensuite (where applicable)	•	•	•
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)		•	•

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# THE GREENWAYS

GOOLE





# The Swainby

Phase 2

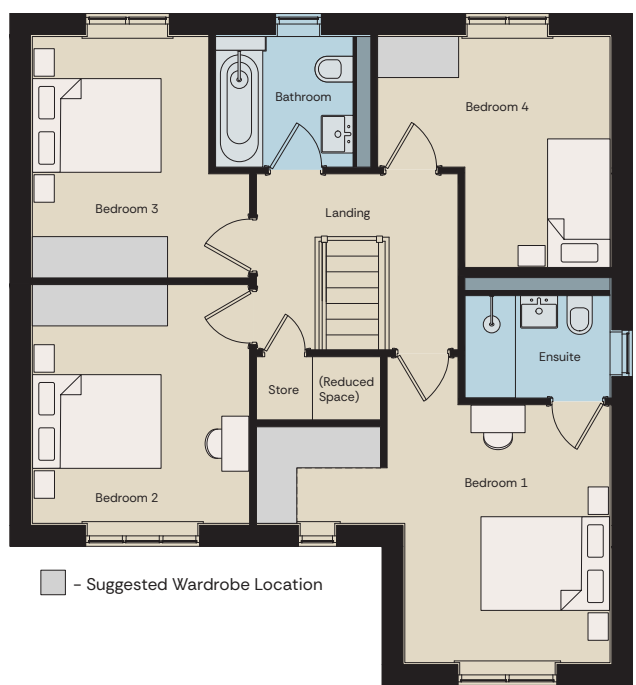
# Legacy Range



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"

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	5.23m 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\*  
\*(Minimum)
- 


Bespoke  
Design  
Service
- 

Bi-fold  
Doors
- 

Integral  
Garage



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



APPROVED CODE  
TRADESTANDARD  
PROTECTION FOR NEW-BUILD HOME BUYERS

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# The Haxby

Phase 2 & 3

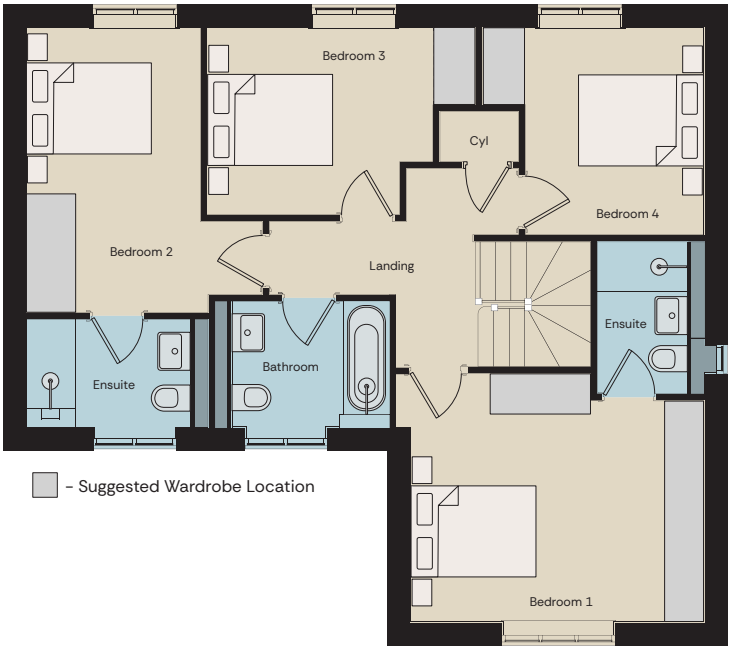
# Legacy Range



## 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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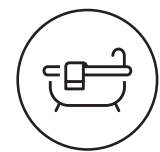


## First Floor


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

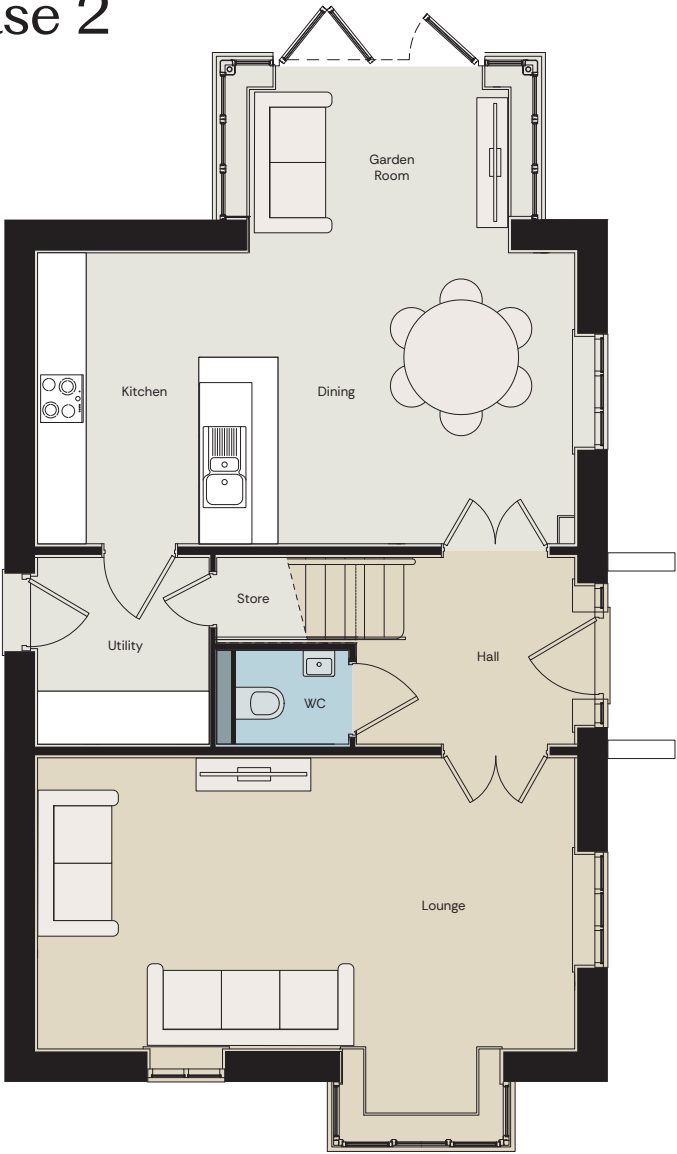


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# The Theakston

Phase 2

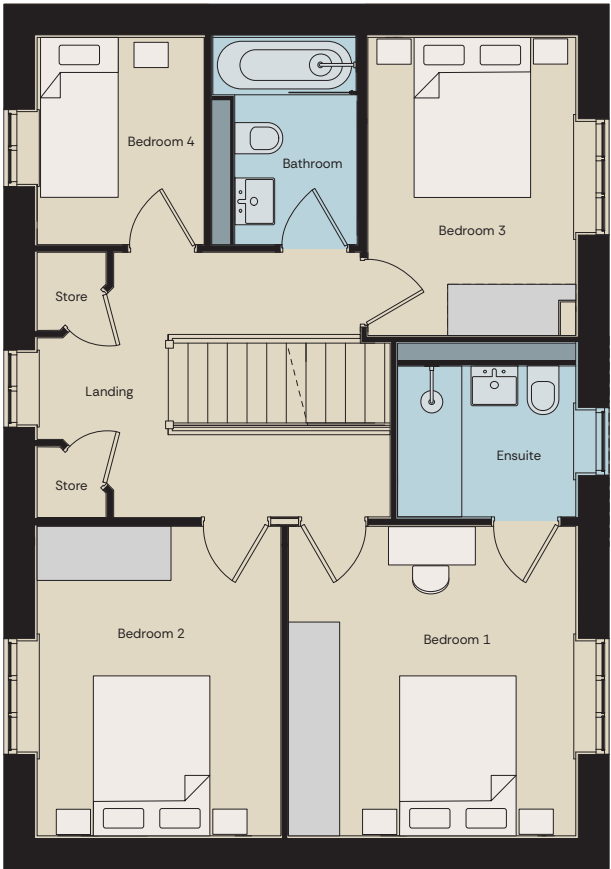


## Ground Floor

Lounge	4.19m x 6.30m	13' 8" x 20' 8"
Kitchen/Dining	3.41m x 6.30m	11' 2" x 20' 8"
Garden Room	1.88m x 3.15m	6' 2" x 10' 4"

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# Legacy Range



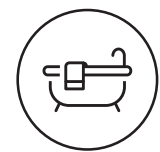
Legend: - Suggested Wardrobe Location

## First Floor


Bedroom 1	3.59m x 3.36m	11' 9" x 11'
Bedroom 2	3.61m x 2.84m	11' 10" x 9' 3"
Bedroom 3	3.48m x 2.43m	11' 5" x 7' 11"
Bedroom 4	2.40m x 1.95m	7' 10" x 6' 4"




4 Bedrooms




2 Bathrooms




EPC\*



Bespoke Design Service



Bi-fold Doors



Utility Room



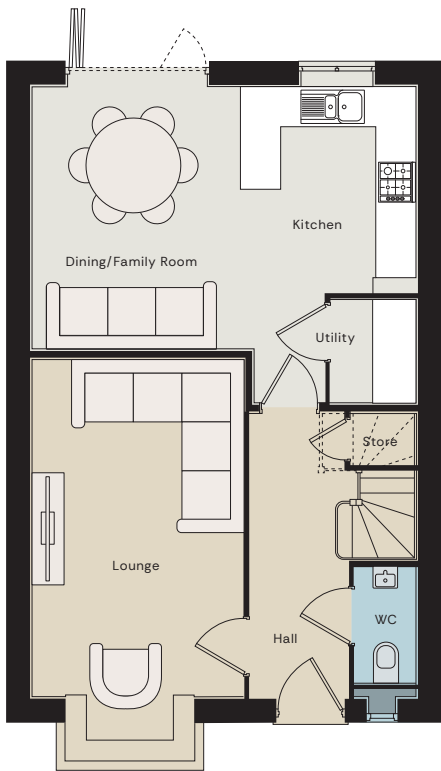
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# The Harome

Phase 2

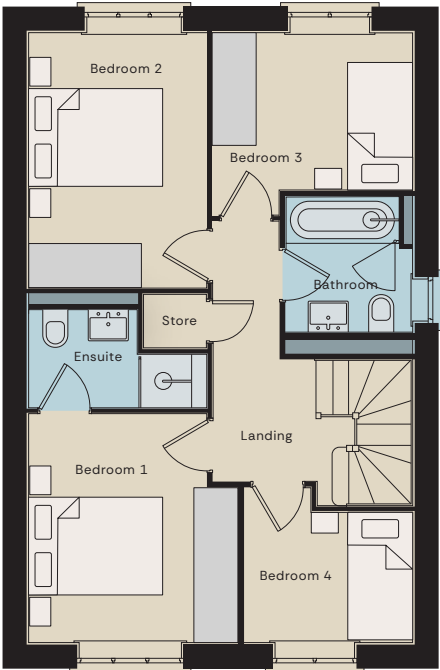
# Legacy Range



## 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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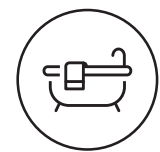
— Suggested Wardrobe Location

## 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\*



Bespoke Design Service



Bi-fold Doors



Utility Room



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# The Langton

Phase 3

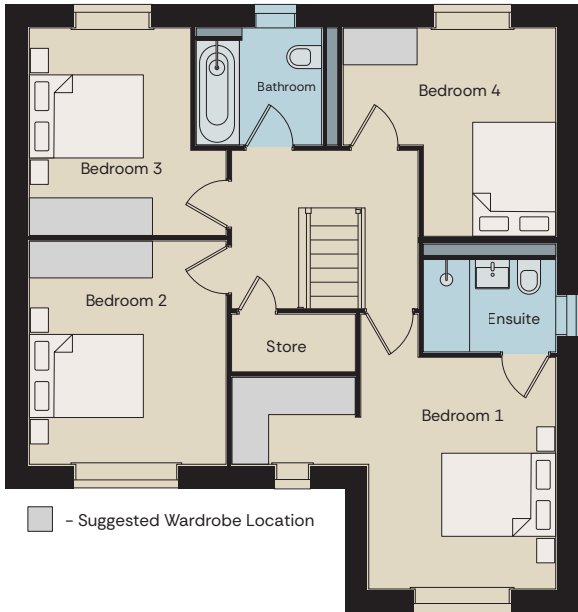
# Legacy Range



## Ground Floor


Kitchen/Dining	5.06m x 4.86m	16' 7" x 15' 11"
Lounge	3.1m x 4.15m	10' 2" x 13' 7"

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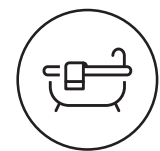


## First Floor


Bedroom 1	5.24m x 3.80m	17' 2" x 12' 5"
Bedroom 2	3.23m x 3.67m	10' 7" x 12'
Bedroom 3	3.23m x 3.41m	10' 7" x 11' 2"
Bedroom 4	3.49m x 3.42m	11' 5" x 11' 2"




4 Bedrooms




2 Bathrooms




EPC\*



Bespoke Design Service



Bi-fold Doors



Integral Garage



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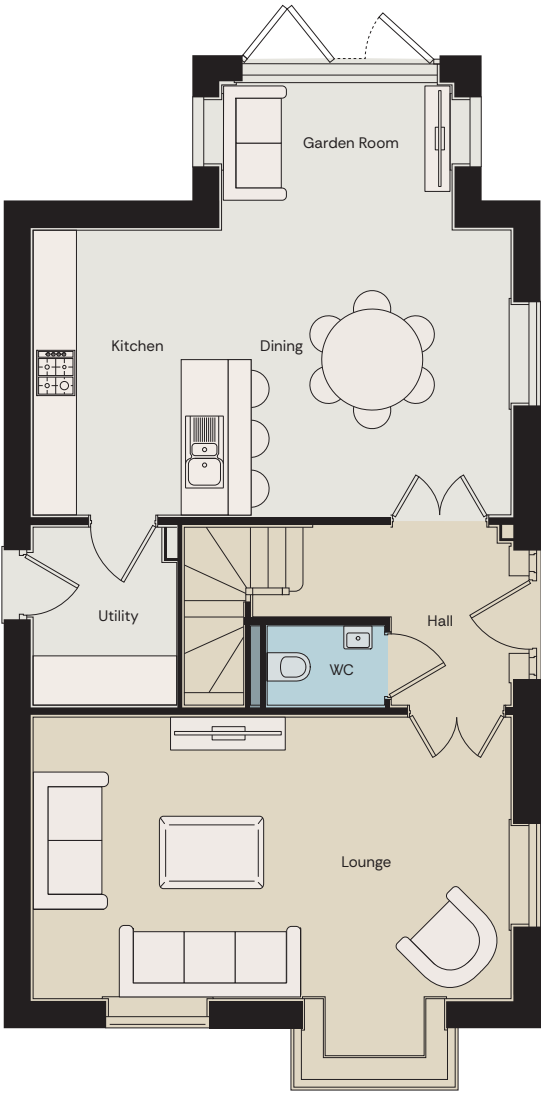


# The Masham

Phase 3



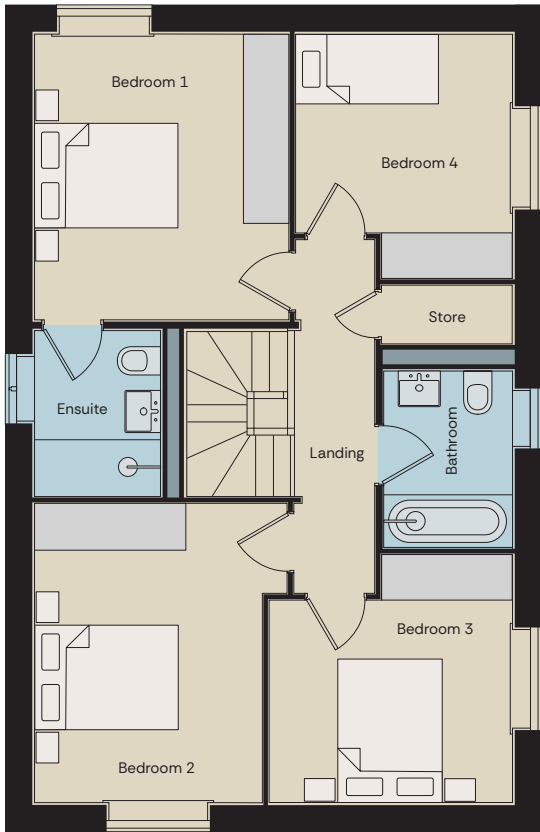
## Legacy Range



### 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



Protection for new-build home buyers



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# The Levisham

Phase 2 & 3

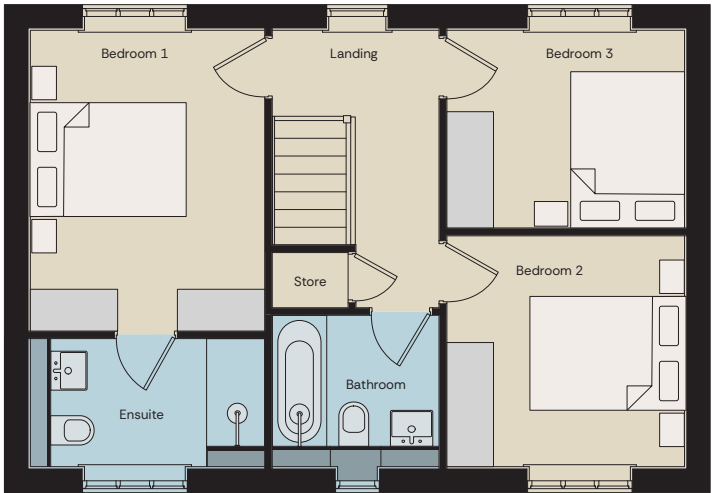
## Aspire Range



### 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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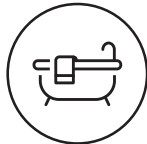
■ - Suggested Wardrobe Location

### 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



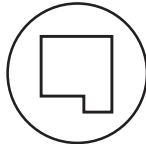
2 Bathrooms



EPC\*



Bespoke  
Design  
Service



Open Plan  
Kitchen/Dining



Bi-fold  
Doors



Protection for new-build home buyers



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# The Hackness

Phase 2 & 3

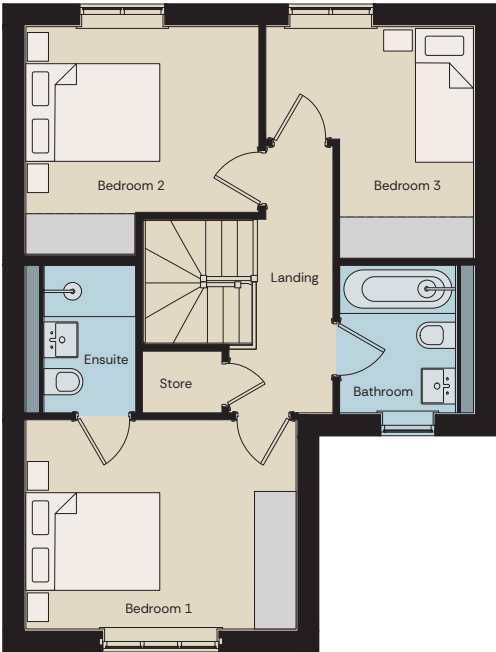
# Aspire Range



## 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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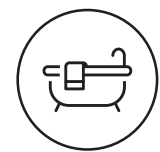
■ - Suggested Wardrobe Location

## 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



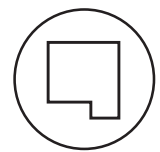
2 Bathrooms




EPC\*



Bespoke Design Service



Open Plan Kitchen/Dining



Bi-fold Doors



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# The Dalby

Phase 2 & 3



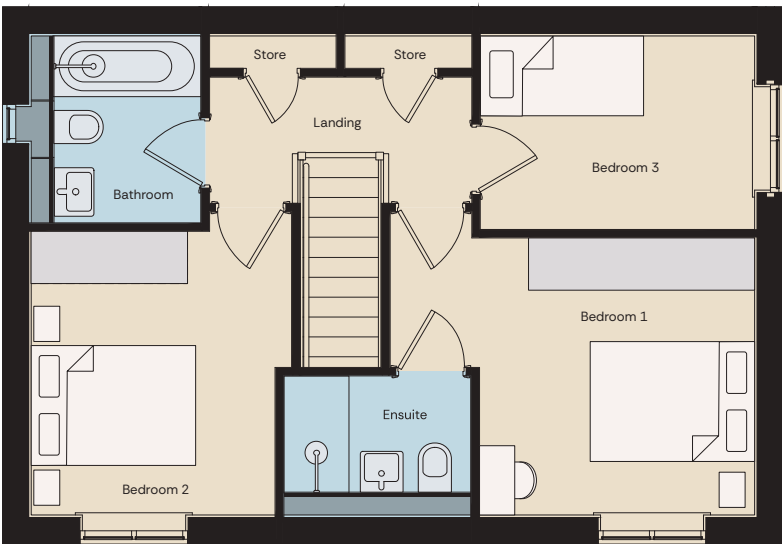
# Aspire Range



## 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"

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.



■ - 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\*



Bespoke  
Design  
Service



Open Plan  
Kitchen/Dining



Bi-fold  
Doors



Protection for new-build home buyers



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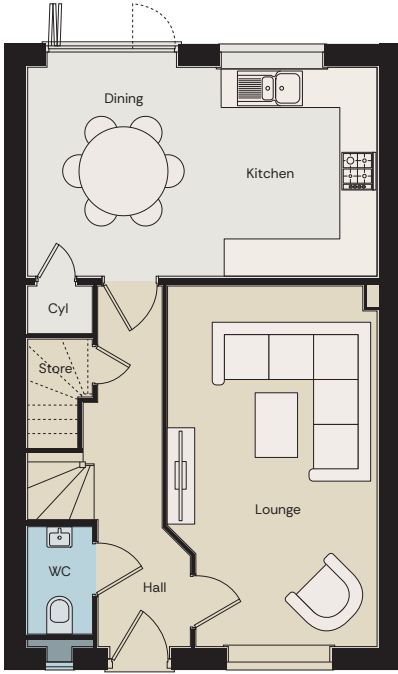


# The Hornby

Phase 3

# Aspire

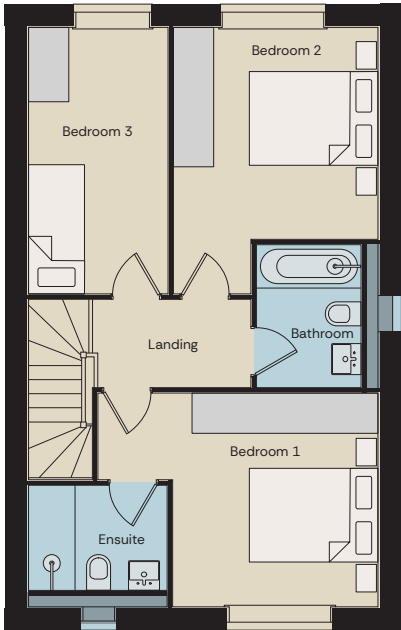
Range



## Ground Floor

Kitchen/Dining	5.69m x 3.43m	18' 8" x 11' 3"
Lounge	3.42m x 5.87m	11' 2" x 19' 3"


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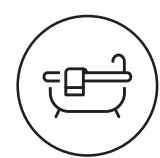
— Suggested Wardrobe Location

## First Floor


Bedroom 1	4.48m x 3.49m	14' 8" x 11' 5"
Bedroom 2	3.34m x 4.34m	10' 11" x 14' 2"
Bedroom 3	2.29m x 4.34m	7' 6" x 14' 2"




3 Bedrooms




2 Bathrooms




EPC\*



Bespoke Design Service



Bi-fold Doors



Detached Garage



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# The Aysgarth

Phase 3

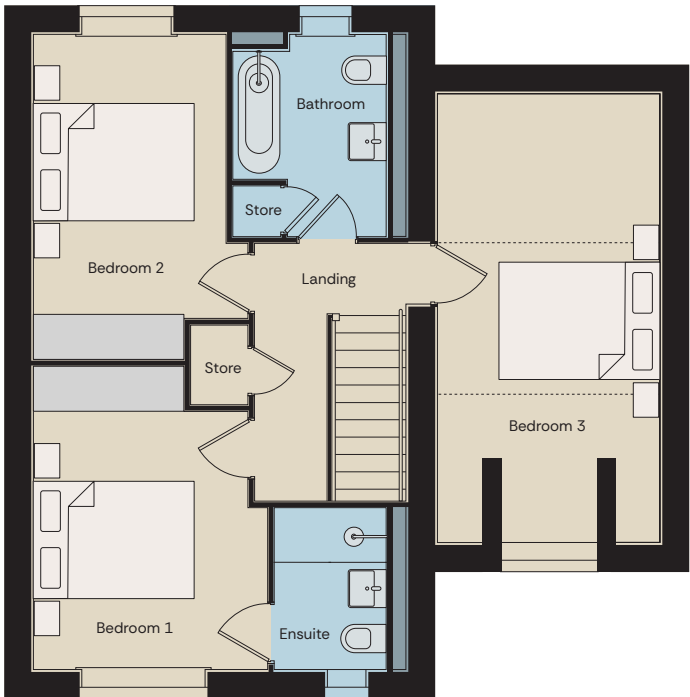
# Aspire Range



Ground Floor

Kitchen/Dining	4.95m x 2.95m	16' 2" x 9' 8"
Lounge	3.89m x 4.87m	12' 9" x 15' 11"


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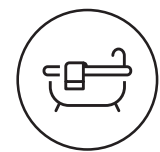
First Floor

Bedroom 1	3.11m x 4.02m	10' 2" x 13' 2"
Bedroom 2	2.85m x 4.32m	9' 4" x 14' 2"
Bedroom 3	2.98m x 5.96m	9' 9" x 19' 6"


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




3 Bedrooms




2 Bathrooms




EPC\*



Bespoke Design Service



Bi-fold Doors



Integral Garage

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Protection for new-build home buyers

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# The Cryake

Phase 3

# Aspire

Range



Ground Floor

Lounge	3.10m x 5.51m	10' 2" x 18'
Kitchen/Dining	3.10m x 5.53m	10' 2" x 18' 1"


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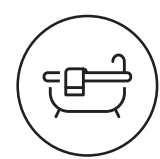
First Floor

Bedroom 1	3.17m x 5.51m	10' 4" x 18'
Bedroom 2	3.17m x 3.02m	10' 4" x 9' 10"
Bedroom 3	3.17m x 2.39m	10' 4" x 7' 10"


— Suggested Wardrobe Location




3 Bedrooms



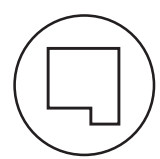
2 Bathrooms




EPC\*





Bespoke Design Service



Open Plan Kitchen/Dining



Bi-fold Doors

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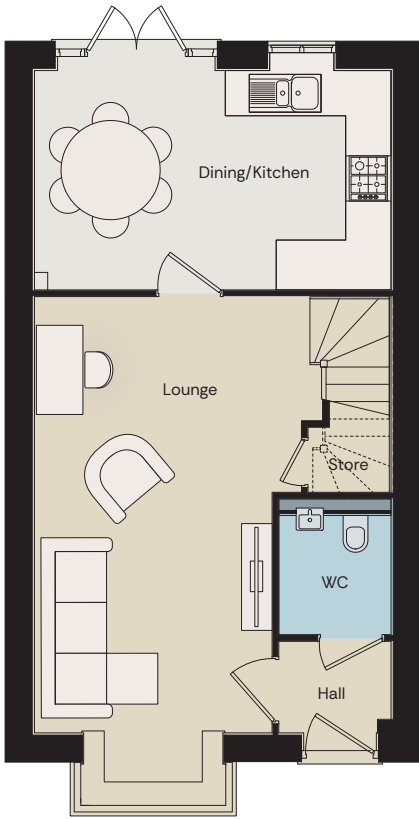


# The Dalton

Phase 2

# First Step

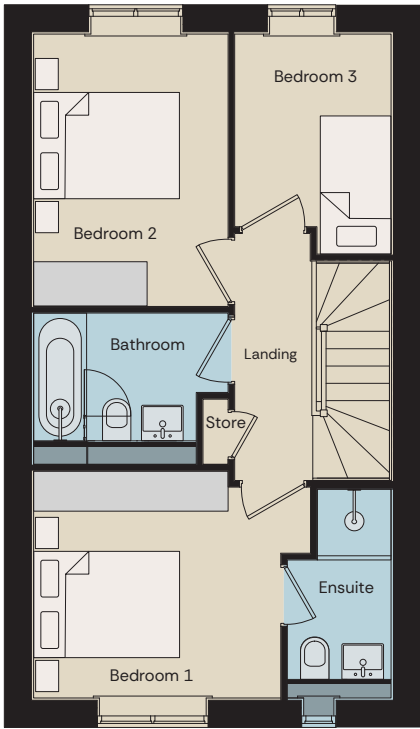
Range



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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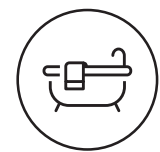
– Suggested Wardrobe Location

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



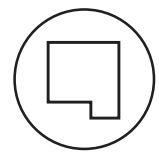
2 Bathrooms




EPC\*



Bespoke Design Service



Open Plan Kitchen/Dining



French Doors



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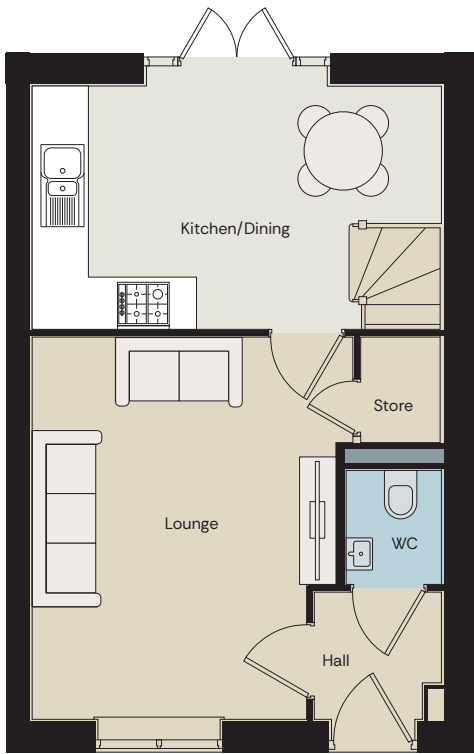


# The Cropton

Phase 2 & 3

# First Step

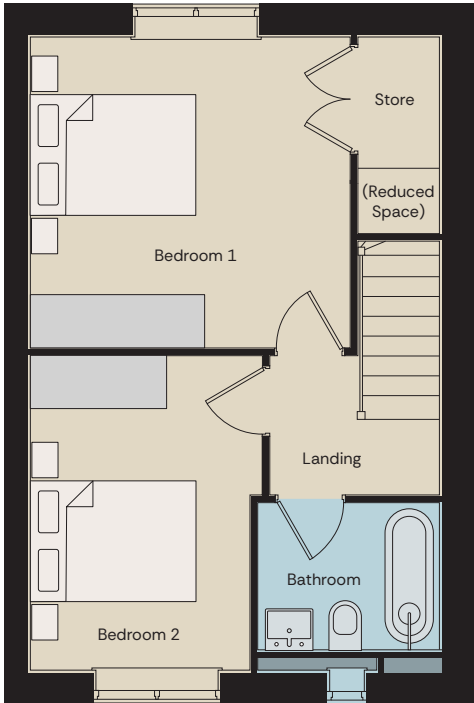
Range



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



Protection for new-build home buyers



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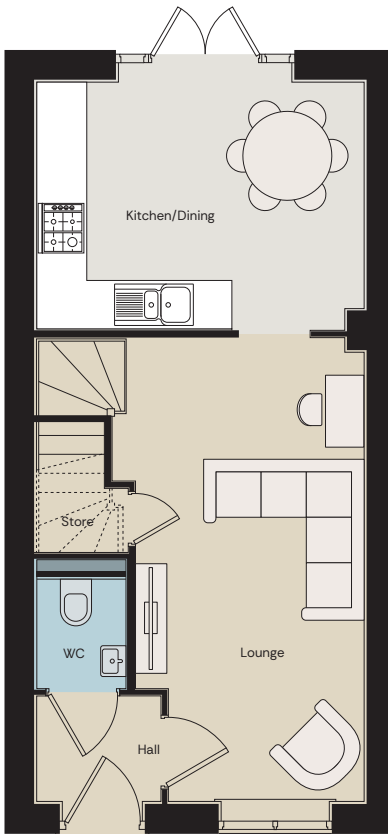


# The Farndale

Phase 2 & 3

# First Step

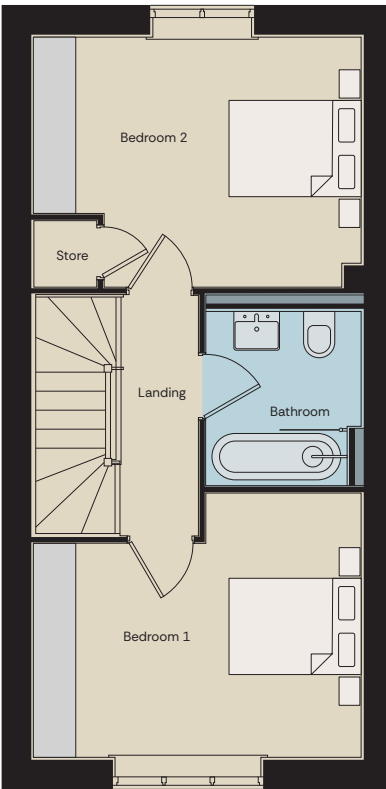
Range



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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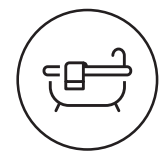
- Suggested Wardrobe Location

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



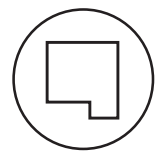
1 Bathrooms




EPC\*



Bespoke Design Service



Open Plan Kitchen/Dining



French Doors



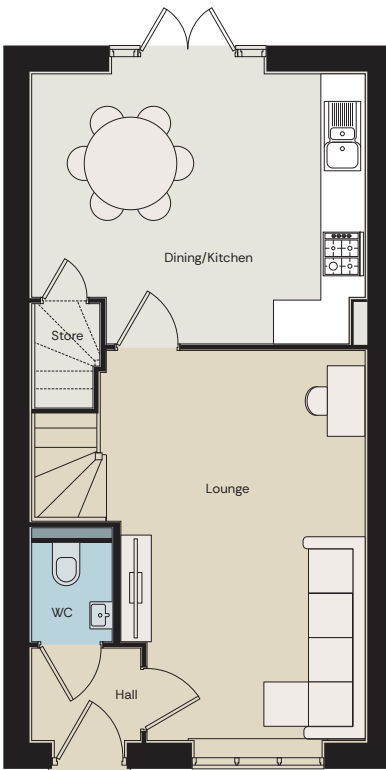
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# The Rosedale

Phase 2 & 3

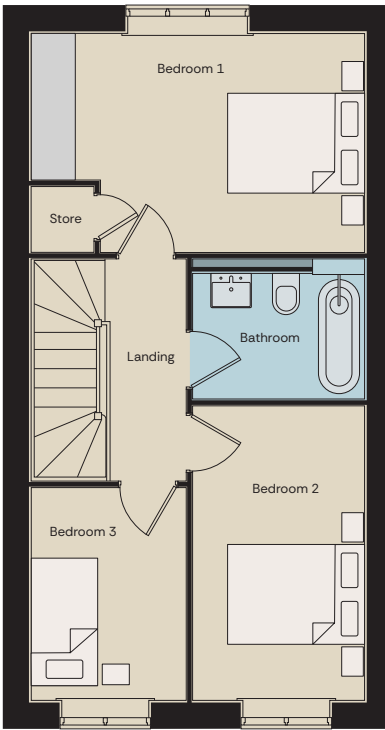
## First Step Range



### Ground Floor

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

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.



■ - 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



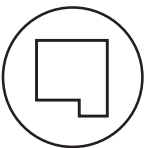
1 Bathrooms



EPC\*



Bespoke  
Design  
Service



Open Plan  
Kitchen/Dining



French  
Doors



Protection for new-build home buyers



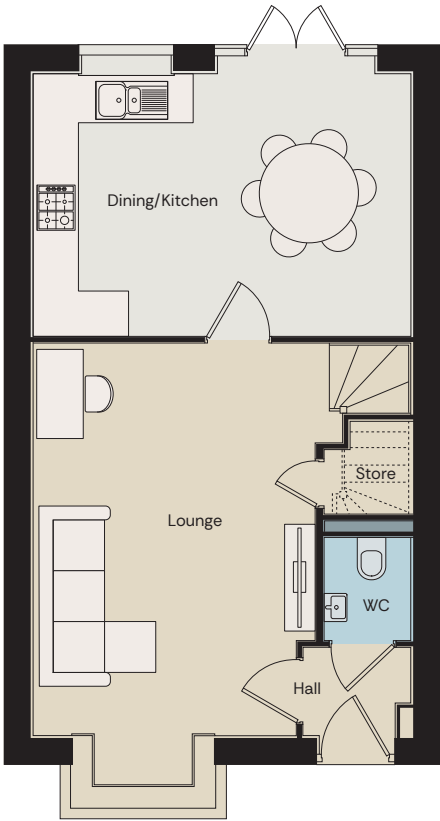
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# The Wansford

Phase 3

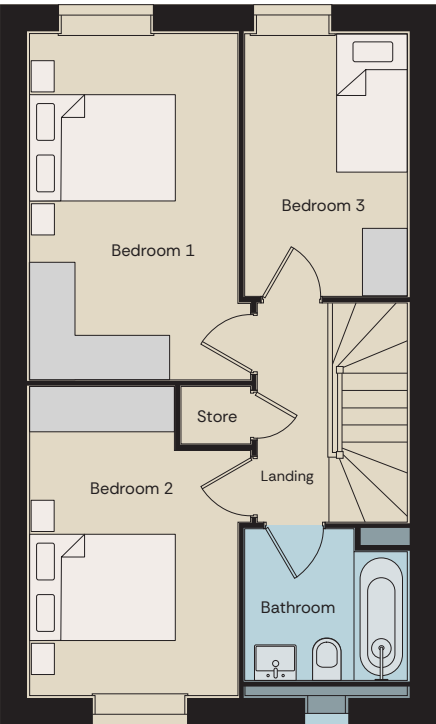
## First Step Range



Ground Floor

Kitchen/Dining	5.07m x 3.52m	16' 7" x 1' 6"
Lounge	3.78m x 5.24m	12' 4" x 17' 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.




■ - Suggested Wardrobe Location

First Floor


Bedroom 1	2.8m x 4.62m	9' 2" x 15' 1"
Bedroom 2	2.8m x 4.09m	9' 2" x 13' 5"
Bedroom 3	2.19m x 3.52m	7' 2" x 11' 6"




3 Bedrooms



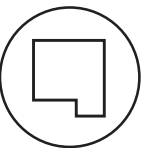
1 Bathrooms




EPC\*



Bespoke Design Service



Open Plan Kitchen/Dining



French Doors



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**BEAL HOMES**  
*Designed by you*