

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		First Step Range		Aspire Range		Affordable Homes	
	Haxby 4 bedroom home		Dalton 3 bedroom home		Roxby 3 bedroom home		
	Theakston 4 bedroom home				Rosedale 3 bedroom home		
	Thornton 4 bedroom home						
	Swainby 4 bedroom home				Tribeca 2 bedroom home		
	Harome 4 bedroom home				Farndale 2 bedroom home		
	Castleton 3 bedroom home				Gramercy 2 bedroom home		
	Levisham 3 bedroom home				Cropton 2 bedroom home		
	Dalby 3 bedroom home				Stokesley 2 bedroom home		
	Hackness 3 bedroom home				Rented		
	Butterwick 3 bedroom home				First Homes		
	Ripley 3 bedroom home				Shared Ownership		
			Bus Stop				

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

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
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GOOLE

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

NHBC
Pride in
the Job
Awards 2024

Trustpilot
★★★★★

BEAL HOMES
Designed by you

THE GREENWAYS

GOOLE

Phase 3

Legacy Range		First Step Range		Affordable Homes	
Haxby	4 bedroom home	Wansford	3 bedroom home		
Masham	4 bedroom home	Rosedale	3 bedroom home		
Langton	4 bedroom home	Farndale	2 bedroom home		
Dalby	3 bedroom home	Cropton	2 bedroom home		
Levisham	3 bedroom home	Rented Affordable Home			
Crayke	3 bedroom home	Shared Ownership Affordable Home			
Hackness	3 bedroom home				
Hornby	3 bedroom home				
Aysgarth	3 bedroom home				

BEAL HOMES

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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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BEAL HOMES
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The Swainby

Phase 2

Legacy
Range



4 Bedrooms



2 Bathrooms



EPC*



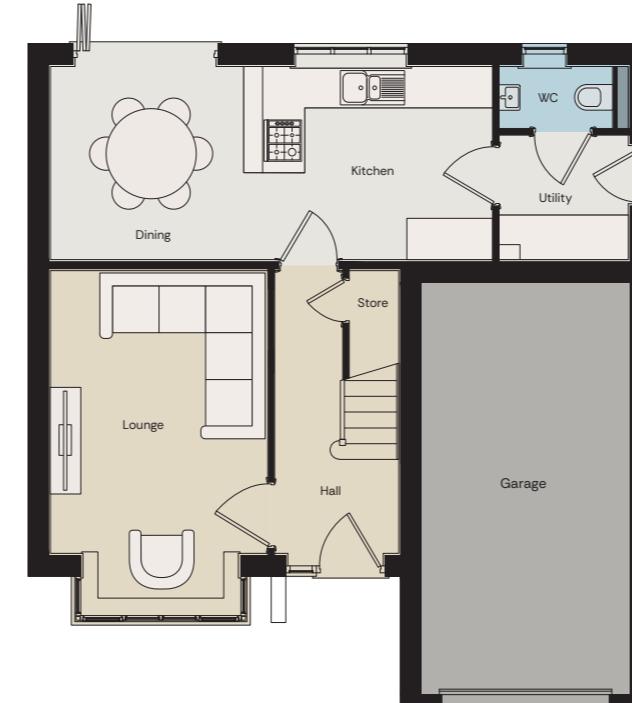
Bespoke
Design
Service



Bi-fold
Doors



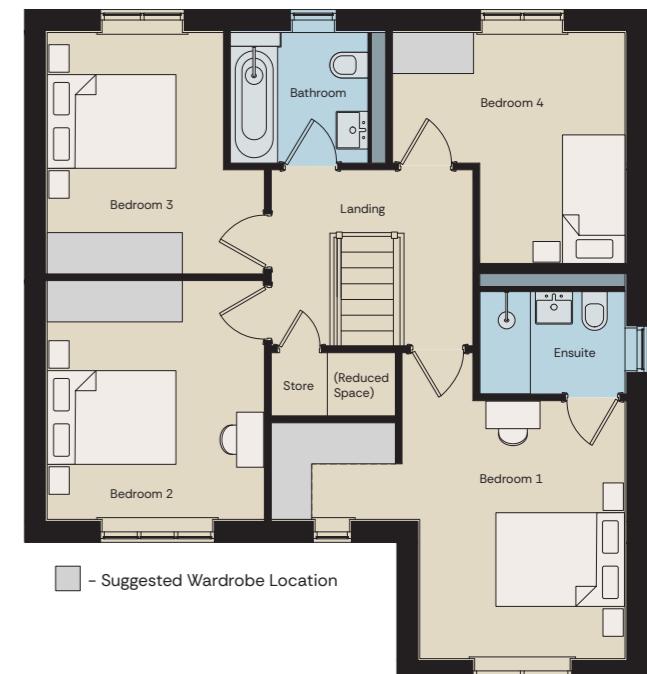
Integral
Garage



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"

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"

The Haxby

Phase 2 & 3

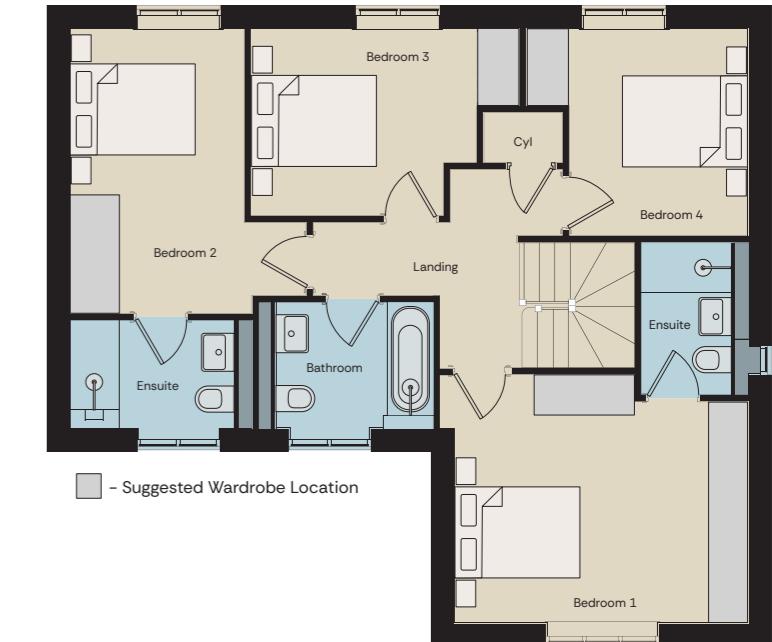
Legacy Range



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



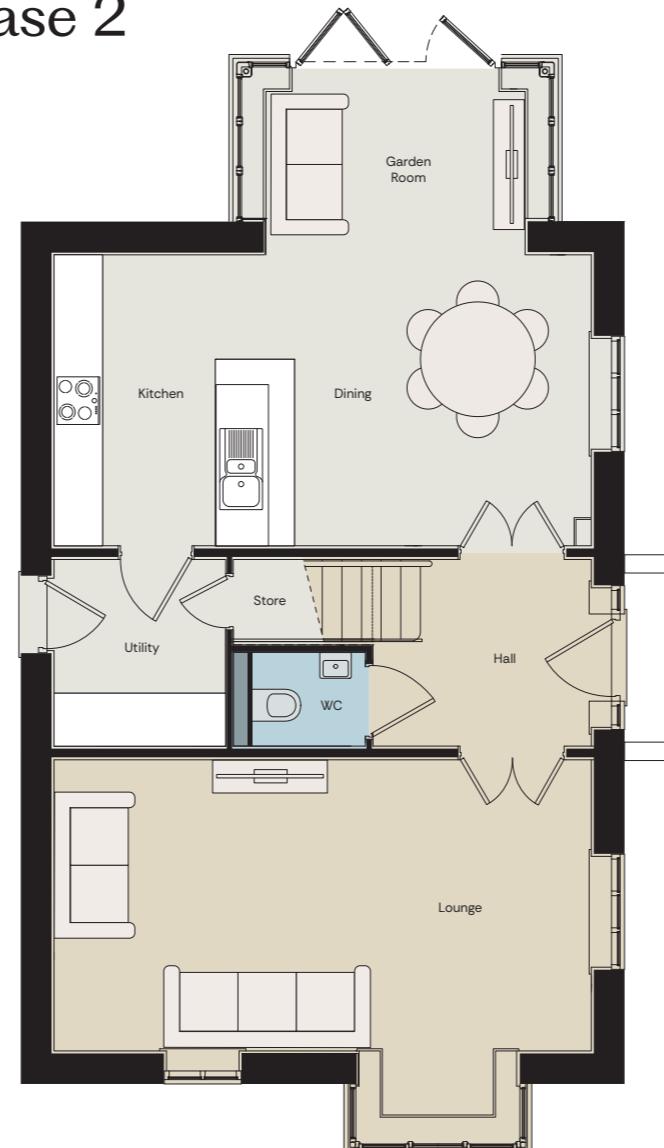
PROTECTION FOR NEW-BUILD HOME BUYERS

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The Theakston



Phase 2

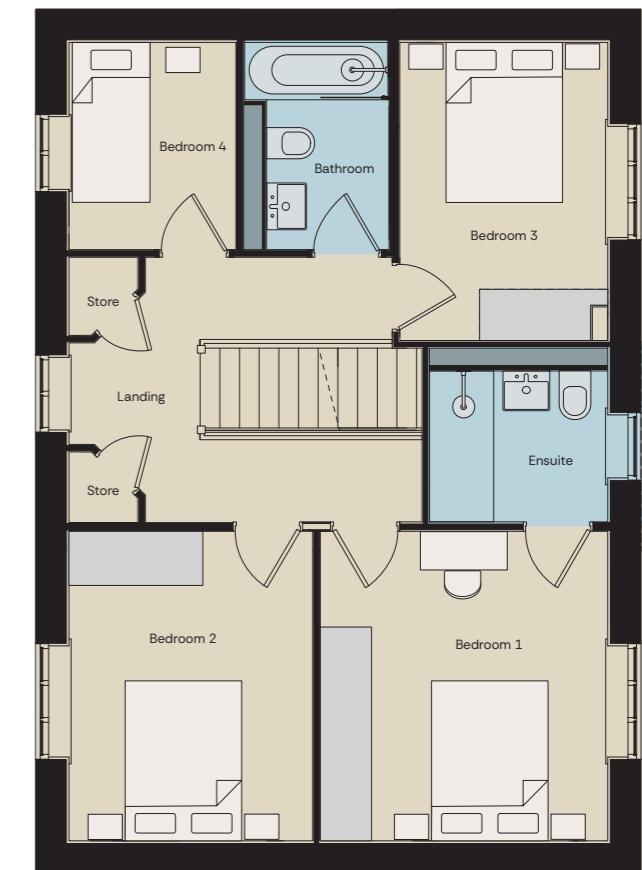


Ground Floor

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"

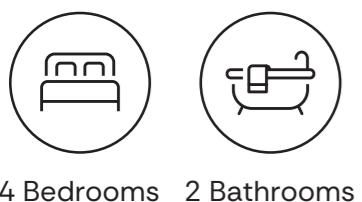
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Legacy Range



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"



Bespoke Design Service

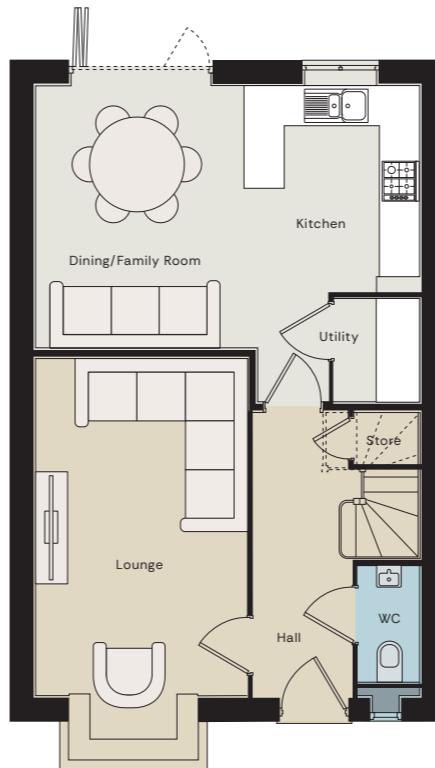
Bi-fold Doors

Utility Room

The Harome

Phase 2

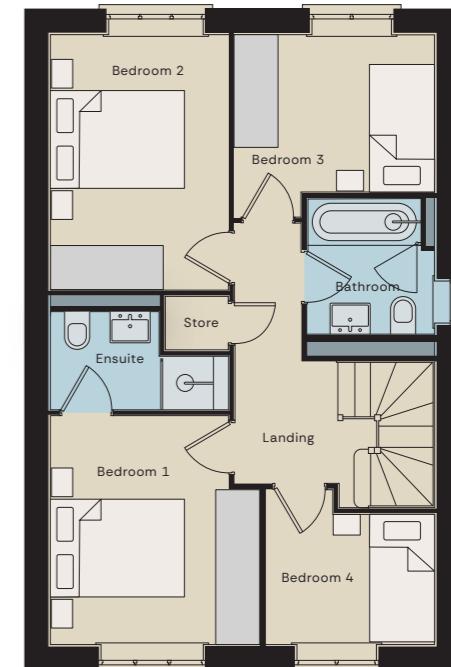
Legacy
Range



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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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



Protection for new-build home buyers

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The Langton

Phase 3

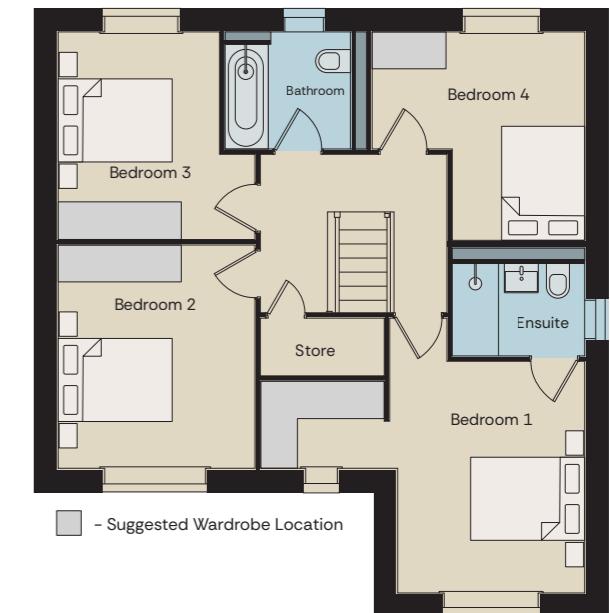
Legacy
Range



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



Protection for new-build home buyers

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The Masham

Phase 3

Legacy
Range



4 Bedrooms

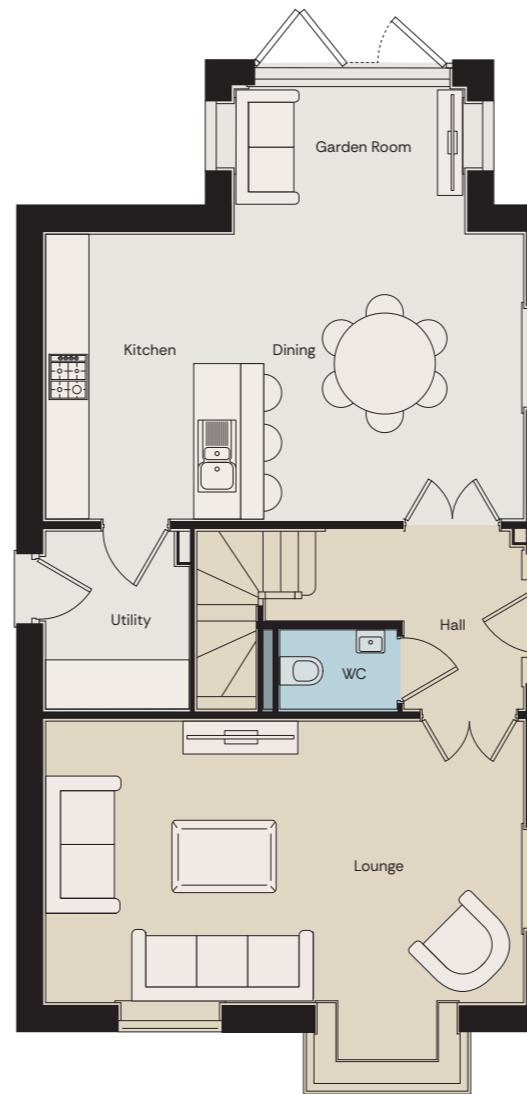
2 Bathrooms

EPC*

Bespoke
Design
Service

Bi-fold
Doors

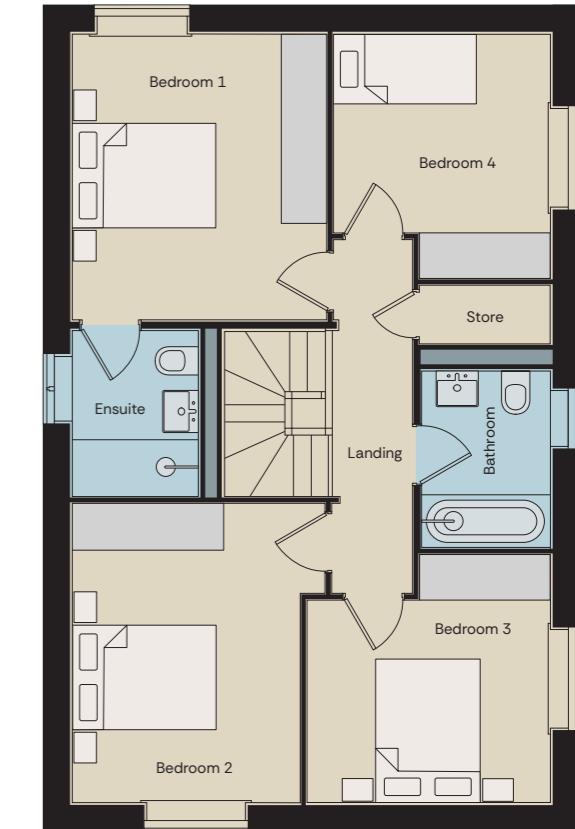
Utility
Room



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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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"



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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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

The Hackness

Phase 2 & 3

Aspire
Range



3 Bedrooms

2 Bathrooms

EPC*

Bespoke
Design
Service

Open Plan
Kitchen/Dining

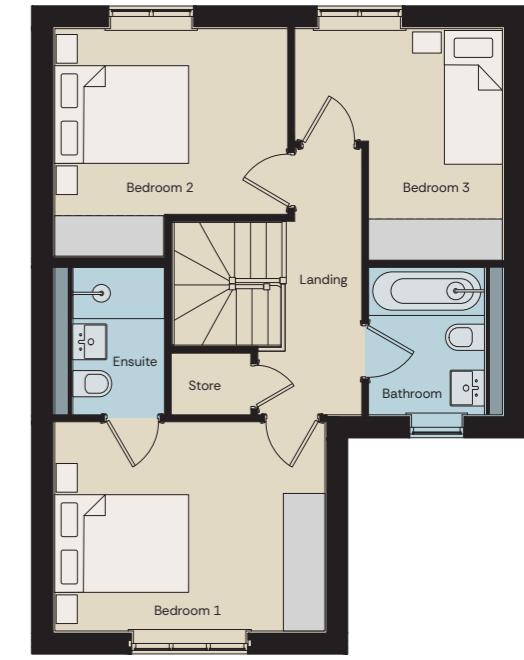
Bi-fold
Doors



Ground Floor

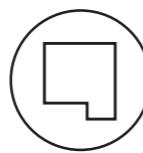
Kitchen/Dining	2.64m x 6.53m	8' 8" x 21' 5"
Lounge	4.64m x 3.94m	15' 3" x 12' 11"

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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 Dalby

Phase 2 & 3

Aspire Range



3 Bedrooms



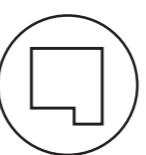
2 Bathrooms



EPC*



Bespoke
Design
Service



Open Plan
Kitchen/Dining



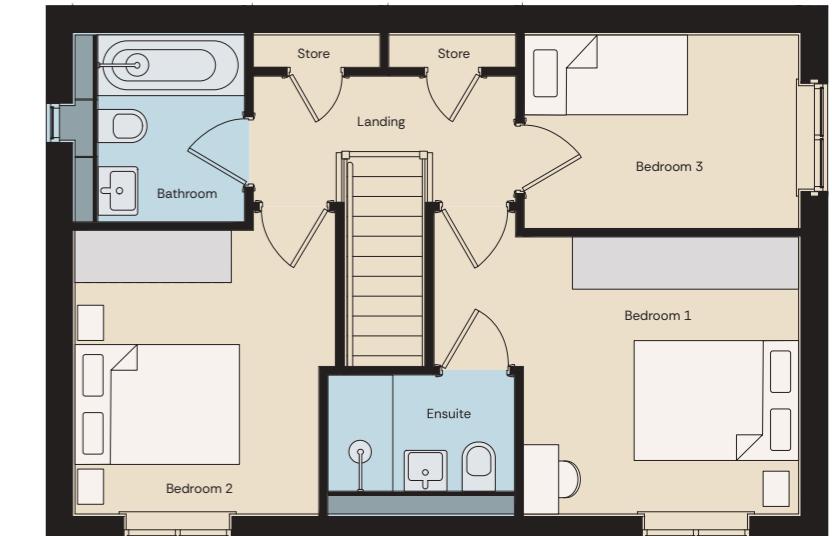
Bi-fold
Doors



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 Hornby

Phase 3

Aspire
Range



3 Bedrooms

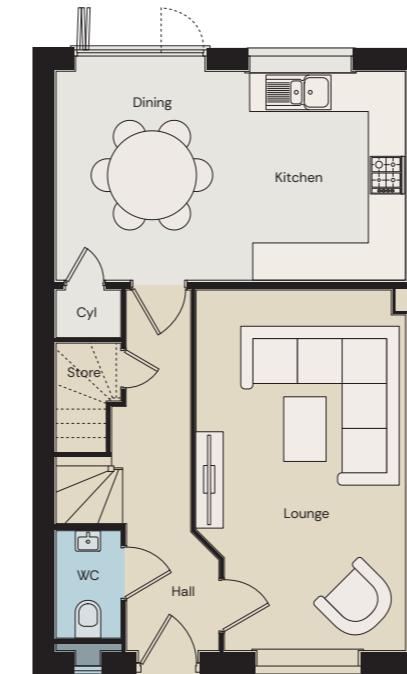
2 Bathrooms

EPC*

Bespoke
Design
Service

Bi-fold
Doors

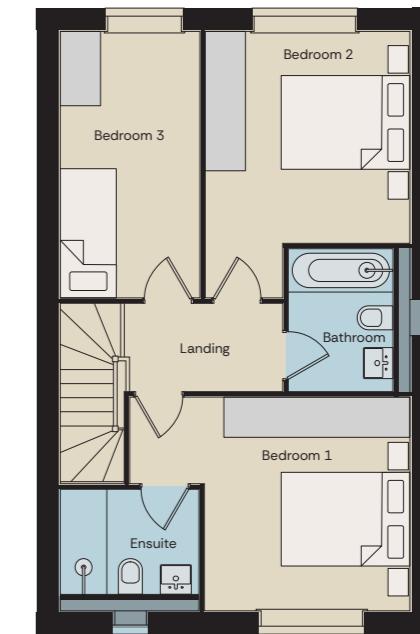
Detached
Garage



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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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"



The Aysgarth

Phase 3

Aspire
Range



3 Bedrooms

2 Bathrooms

EPC*

Bespoke
Design
Service

Bi-fold
Doors

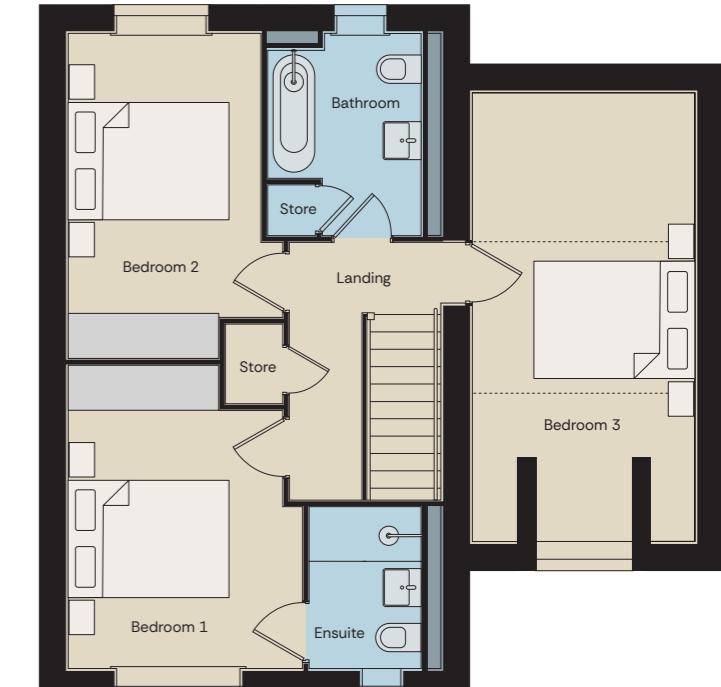
Integral
Garage



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"

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	3.11m 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"



The Cryake

Phase 3

Aspire
Range



3 Bedrooms



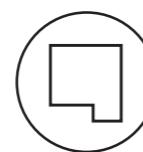
2 Bathrooms



EPC*



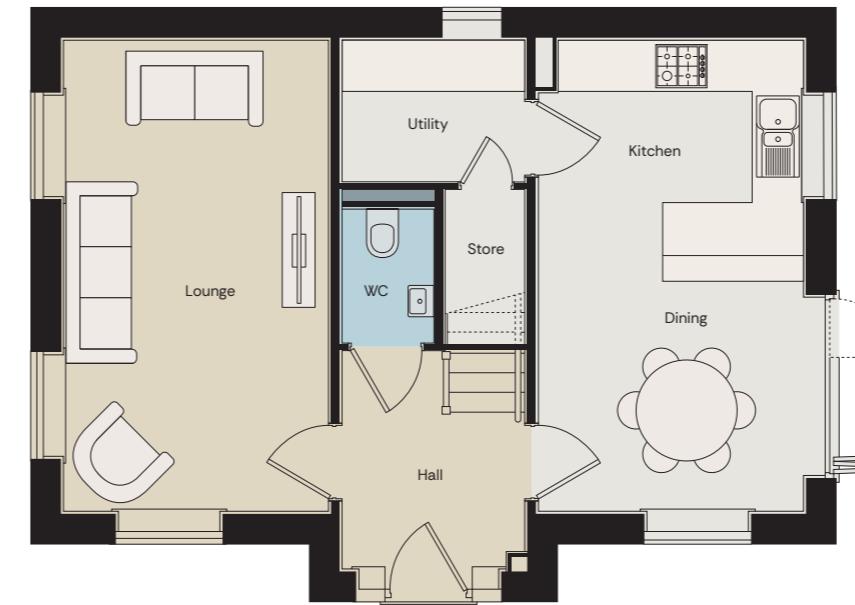
Bespoke
Design
Service



Open Plan
Kitchen/Dining



Bi-fold
Doors



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"

The Dalton

Phase 2



3 Bedrooms



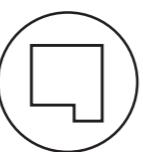
2 Bathrooms



EPC*



Bespoke
Design
Service



Open Plan
Kitchen/Dining



French
Doors

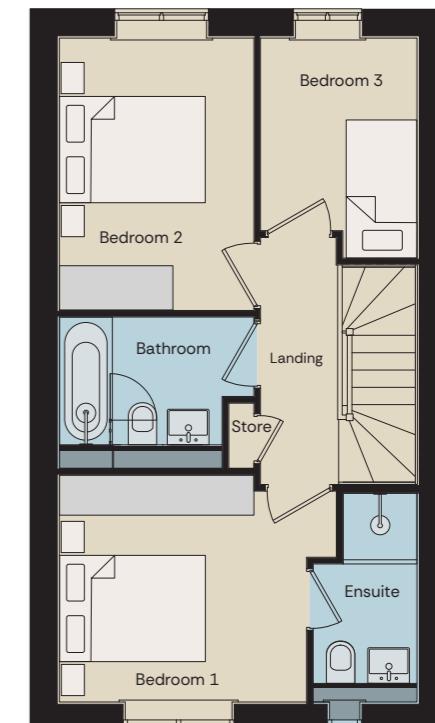


Ground Floor

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

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 Step Range



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 Cropton

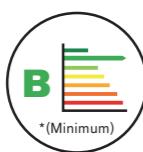
Phase 2 & 3



2 Bedrooms



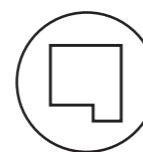
1 Bathrooms



EPC*



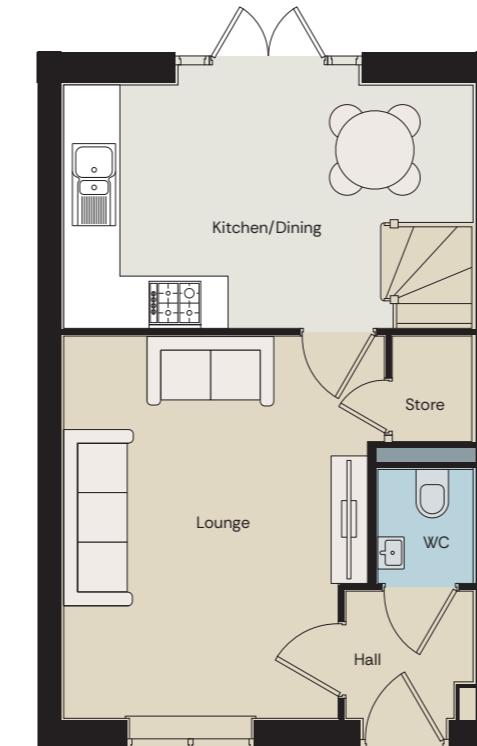
Bespoke
Design
Service



Open Plan
Kitchen/Dining



French
Doors

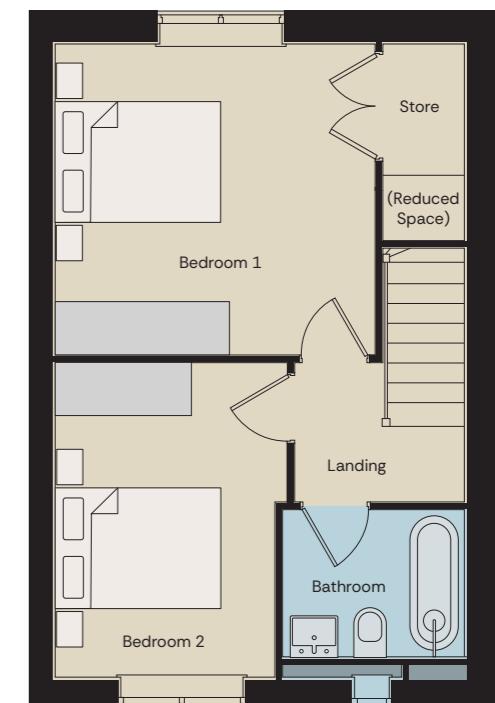


Ground Floor

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 Step Range



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'

The Farndale

Phase 2 & 3

First Step

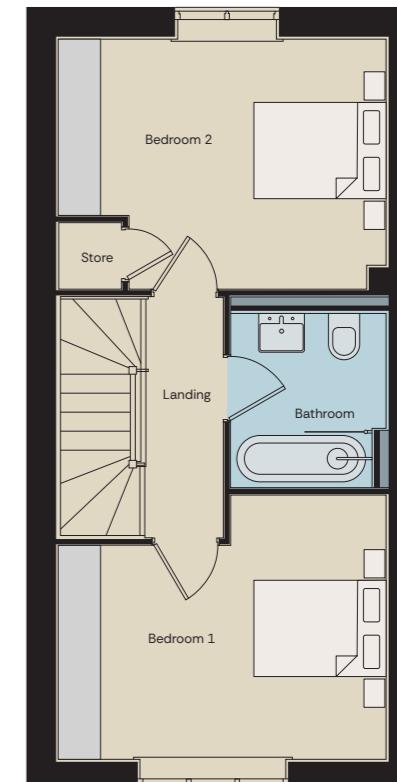
Range



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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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



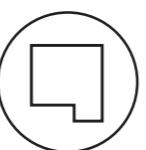
Bathrooms



EPC*



Bespoke Design Service



Open Plan
Kitchen/Dinin



French Doors

The Rosedale

Phase 2 & 3



3 Bedrooms



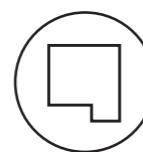
1 Bathrooms



EPC*



Bespoke
Design
Service



Open Plan
Kitchen/Dining



French
Doors

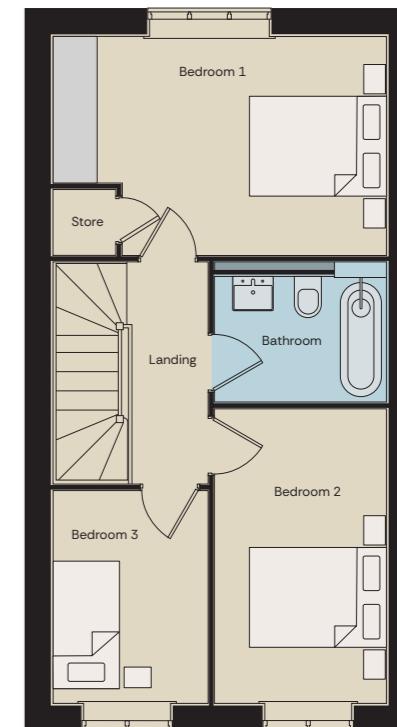


Ground Floor

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 Step Range



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"

The Wansford

Phase 3



3 Bedrooms



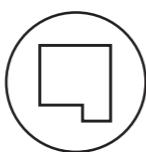
1 Bathrooms



EPC*



Bespoke
Design
Service



Open Plan
Kitchen/Dining



French
Doors

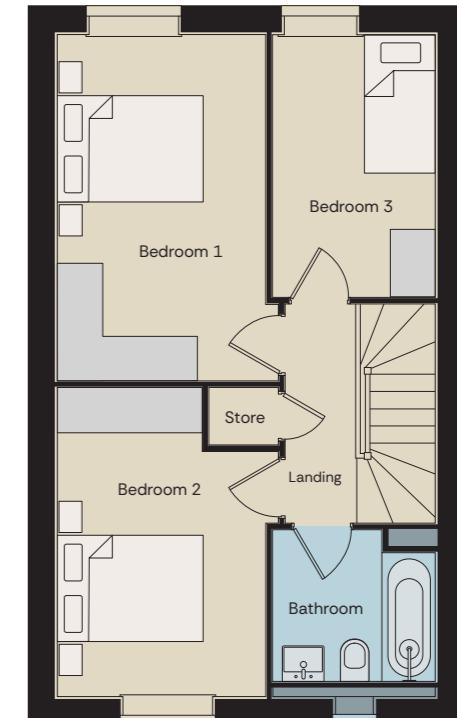


Ground Floor

Kitchen/Dining	5.07m x 3.52m	16' 7" x 1' 6"
Lounge	3.78m x 5.24m	12' 4" x 17' 2"

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First Step Range



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"



Want to
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