

# 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.

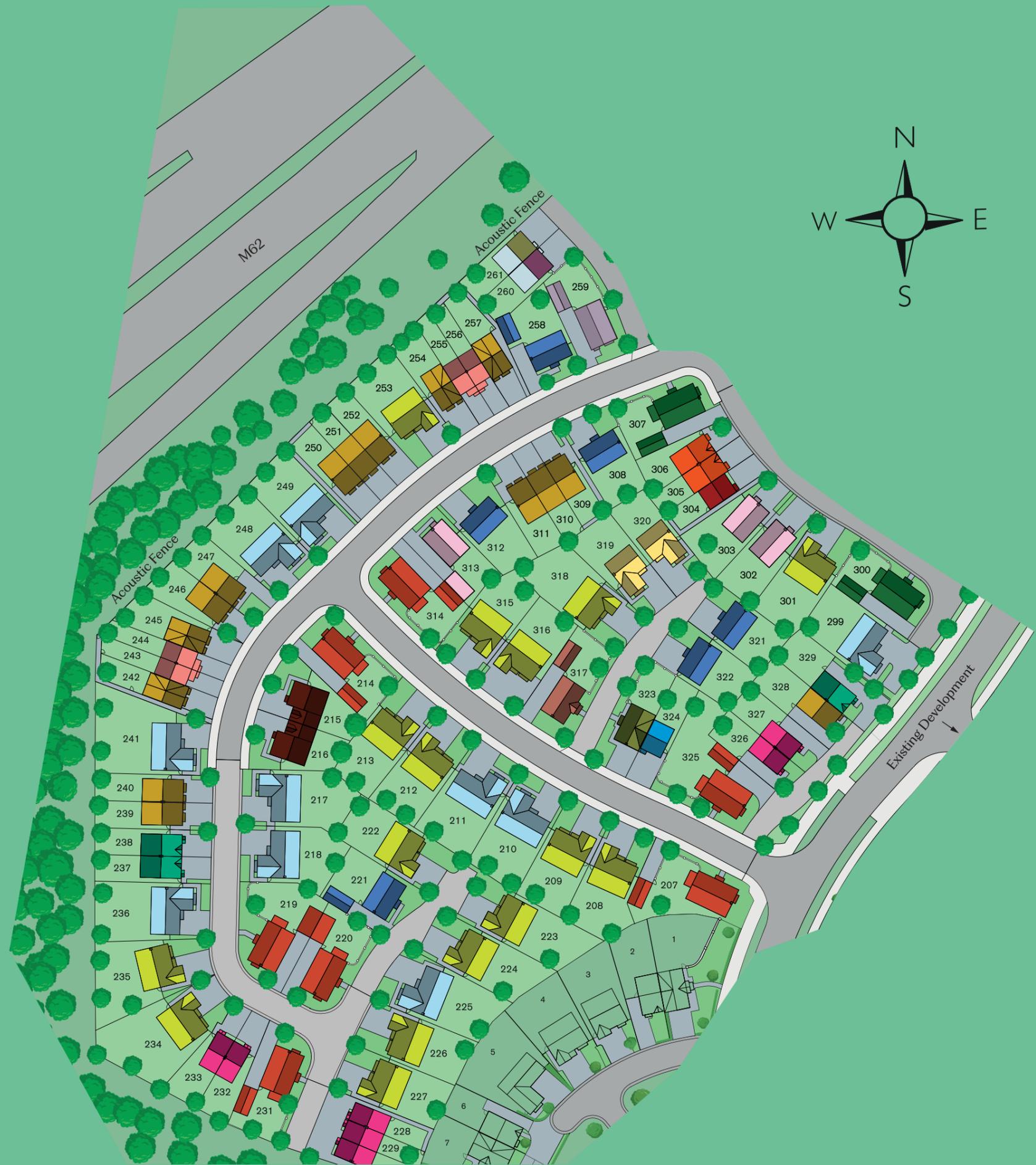
Goole has some of the best transport links in the region, and the M62 is only three minutes by car, making it the ideal location for families, commuters and first time buyers. Residents enjoy stress-free weekday commutes, and spend weekends relaxing and socialising in the town centre. The once quiet 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<br>4 bedroom home        |  Dalton<br>3 bedroom home      | First Step Range |                  |
|              |  Theakston<br>4 bedroom home    |  Roxby<br>3 bedroom home       |                  |                  |
|              |  Thornton<br>4 bedroom home     |  Rosedale<br>3 bedroom home    |                  |                  |
|              |  Swainby<br>4 bedroom home      |  Tribeca<br>2 bedroom home     |                  |                  |
|              |  Harome<br>4 bedroom home      |  Farndale<br>2 bedroom home   |                  |                  |
| Aspire Range |  Castleton<br>3 bedroom home  |  Gramercy<br>2 bedroom home  |                  | Affordable Homes |
|              |  Levisham<br>3 bedroom home   |  Cropton<br>2 bedroom home   |                  |                  |
|              |  Dalby<br>3 bedroom home      |  Stokesley<br>2 bedroom home |                  |                  |
|              |  Hackness<br>3 bedroom home   |  Rented                      |                  |                  |
|              |  Butterwick<br>3 bedroom home |  First Homes                 |                  |                  |
|              |  Ripley<br>3 bedroom home     |  Shared Ownership            |                  |                  |
|              |  BS 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  | •                | •            | •            |
| <b>Safety &amp; Security</b>   |                  |              |              |
| 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)   | •                | •            | •            |
| <b>Kitchen</b>   |                  |              |              |
| 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   | •                | •            | •            |
| <b>Electrical</b>  |                  |              |              |
| Chrome downlights (where applicable)   | •                | •            | •            |
| White downlights (where applicable)  | •                | •            | •            |
| Brushed chrome switches & sockets  | •                | •            | •            |
| 7.4kw EV charger   | •                | •            | •            |
| <b>Plumbing &amp; Heating</b>  |                  |              |              |
| 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)            | •                | •            | •            |
| <b>General</b>   |                  |              |              |
| 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)   | •                | •            | •            |

# THE GREENWAYS

GOOLE



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/TG/2025\_V1

**BEAL HOMES**  
*Designed by you*

# THE GREENWAYS

GOOLE

## Phase 3

|              |  |  |   |                                     |
|--------------|--|--|---|-------------------------------------|
| Legacy Range |    | Haxby<br>4 bedroom home                      |    | Wansford<br>3 bedroom home          |
|              |    | Haxby - Converted Garage<br>4 bedroom home   |    | Rosedale<br>3 bedroom home          |
|              |    | Masham<br>4 bedroom home                     |    | Farndale<br>2 bedroom home          |
|              |   | Langton<br>4 bedroom home                    |   | Cropton<br>2 bedroom home           |
|              |  | Langton - Converted Garage<br>4 bedroom home |  | Rented<br>Affordable Home           |
| Aspire Range |  | Dalby<br>3 bedroom home                      |  | Shared Ownership<br>Affordable Home |
|              |  | Levisham<br>3 bedroom home                   |   |                                     |
|              |  | Crayke<br>3 bedroom home                     |   |                                     |
|              |  | Hackness<br>3 bedroom home                   |   |                                     |
|              |  | Hornby<br>3 bedroom home                     |   |                                     |
|              |  | Aysgarth<br>3 bedroom home                   |   |                                     |



**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 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  | •                | •            | •            |
| <b>Safety &amp; Security</b>   |                  |              |              |
| 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)   | •                | •            | •            |
| <b>Kitchen</b>   |                  |              |              |
| 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   |                  |              | •            |
| <b>Electrical</b>  |                  |              |              |
| Chrome downlights (where applicable)   |                  | •            | •            |
| White downlights (where applicable)  | •                |              |              |
| Brushed chrome switches & sockets  |                  |              | •            |
| 7.4kw EV charger   | •                | •            | •            |
| <b>Plumbing &amp; Heating</b>  |                  |              |              |
| 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)            | •                | •            | •            |
| <b>General</b>   |                  |              |              |
| 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)   |                  | •            | •            |

# THE GREENWAYS

GOOLE



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/TG/P3/2025\_V1



# The Swainby Phase 2

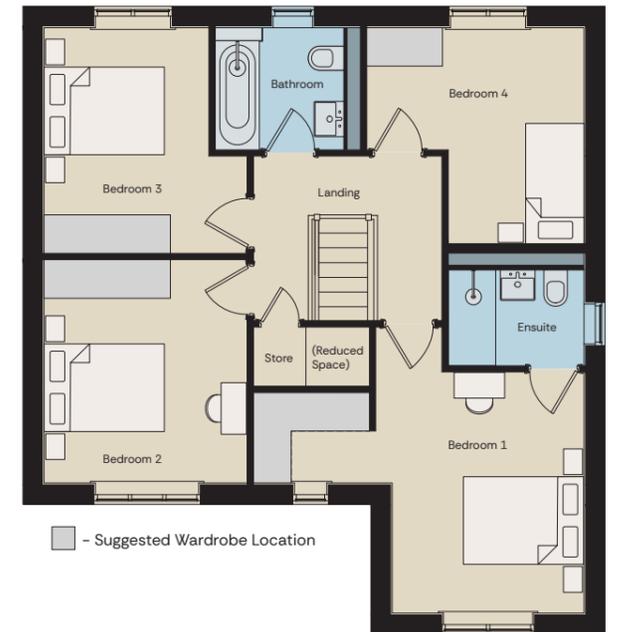
## Legacy Range



### 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

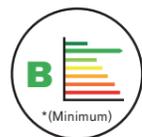
|           |               |                 |
|-----------|---------------|-----------------|
| Bedroom 1 | 5.23m x 4.45m | 17' 2" x 14' 7" |
| Bedroom 2 | 3.21m x 3.47m | 10' 6" x 11' 5" |
| Bedroom 3 | 3.51m x 3.21m | 11' 6" x 10' 6" |
| Bedroom 4 | 3.36m x 3.44m | 11' 1" x 11' 3" |



4 Bedrooms



2 Bathrooms



EPC\*



Bespoke Design Service



Bi-fold Doors



Integral Garage



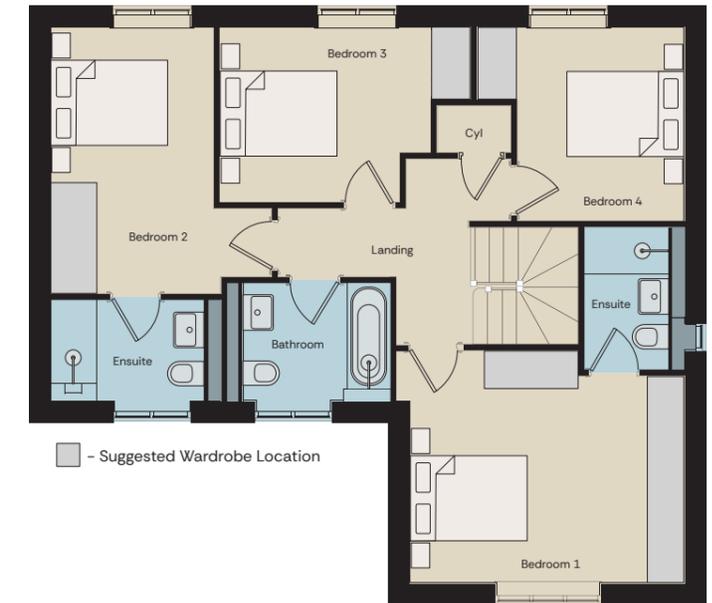
Protection for new-build home buyers



**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, is a two dimensional drawing and should not be used for carpet sizes, appliance spaces or furniture. Homes may be 'handed' (mirror image) versions of the illustrations, and may be detached, semi-detached or terraced. We operate a policy of continuous product development and individual features such as windows, garages and elevational treatments may vary from time to time. External finishes such as brick and roof tile colour, window frames and doors may vary from plot to plot. 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. Interested parties should direct any questions to their sales executive, and confirm all details with their solicitor.

# 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" |

### 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"  |

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.



4 Bedrooms



3 Bathrooms



EPC\*



Bespoke Design Service



Bi-fold Doors



Integral Garage



Protection for new-build home buyers

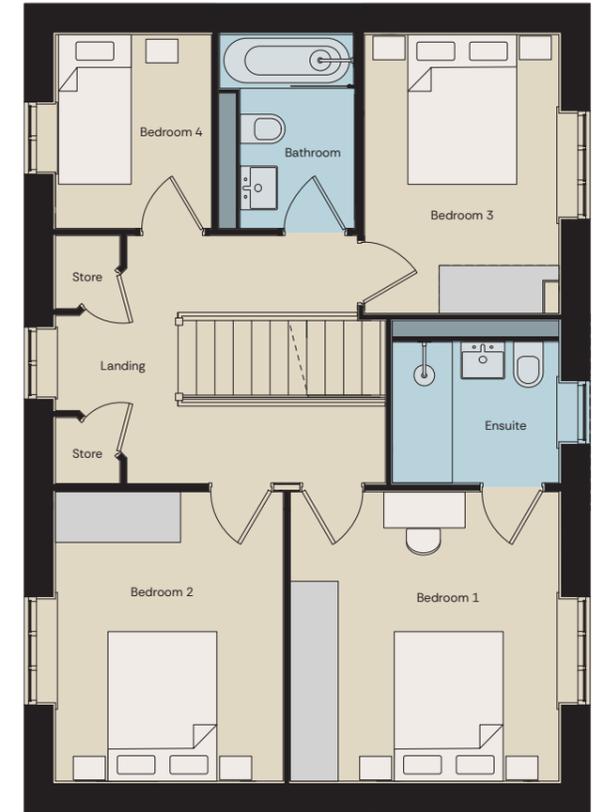
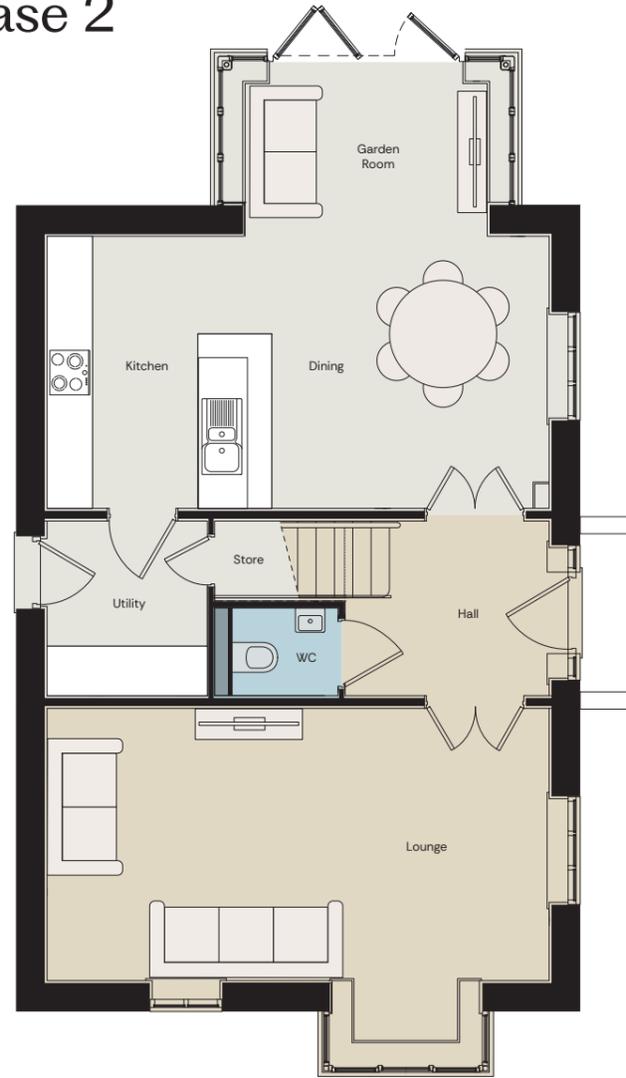


**IMPORTANT NOTICE:** Although every care has been taken to ensure the accuracy of all the information given, these particulars are for illustration only, are not to scale, is a two dimensional drawing and should not be used for carpet sizes, appliance spaces or furniture. Homes may be 'handed' (mirror image) versions of the illustrations, and may be detached, semi-detached or terraced. We operate a policy of continuous product development and individual features such as windows, garages and elevational treatments may vary from time to time. External finishes such as brick and roof tile colour, window frames and doors may vary from plot to plot. 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. Kitchen layouts are indicative only. 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. Interested parties should direct any questions to their sales executive, and confirm all details with their solicitor.

# The Theakston

Phase 2

# Legacy Range



■ - Suggested Wardrobe Location

## 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"  |

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 | 3.59m 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



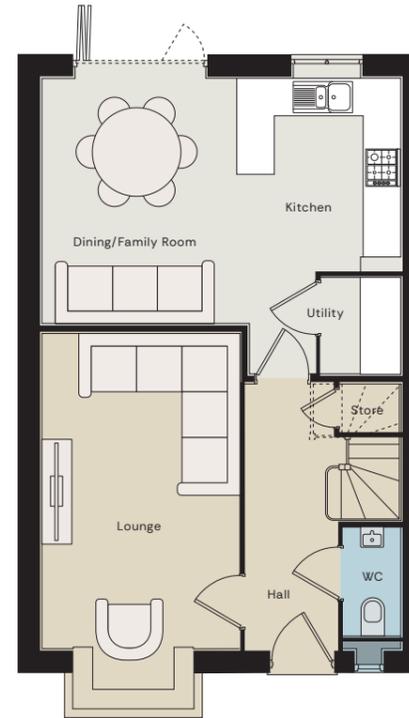
Protection for new-build home buyers



**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, is a two dimensional drawing and should not be used for carpet sizes, appliance spaces or furniture. Homes may be 'handed' (mirror image) versions of the illustrations, and may be detached, semi-detached or terraced. We operate a policy of continuous product development and individual features such as windows, garages and elevational treatments may vary from time to time. External finishes such as brick and roof tile colour, window frames and doors may vary from plot to plot. 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. Kitchen layouts are indicative only. 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. Interested parties should direct any questions to their sales executive, and confirm all details with their solicitor.

# The Harome Phase 2

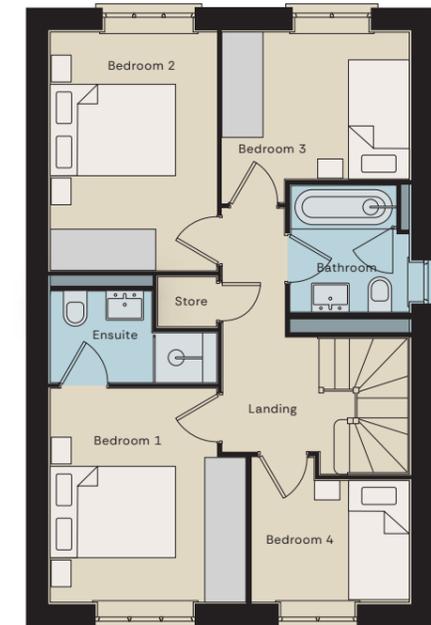
# Legacy Range



## Ground Floor

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

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 | 3.17m 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"   |

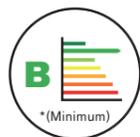
■ - Suggested Wardrobe Location



4 Bedrooms



2 Bathrooms



EPC\*



Bespoke Design Service



Bi-fold Doors



Utility Room



Protection for new-build home buyers



**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, is a two dimensional drawing and should not be used for carpet sizes, appliance spaces or furniture. Homes may be 'handed' (mirror image) versions of the illustrations, and may be detached, semi-detached or terraced. We operate a policy of continuous product development and individual features such as windows, garages and elevational treatments may vary from time to time. External finishes such as brick and roof tile colour, window frames and doors may vary from plot to plot. 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 stages, constructional constraints, and planning conditions. Kitchen layouts are indicative only. 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. Interested parties should direct any questions to their sales executive, and confirm all details with their solicitor.

# The Langton Phase 3

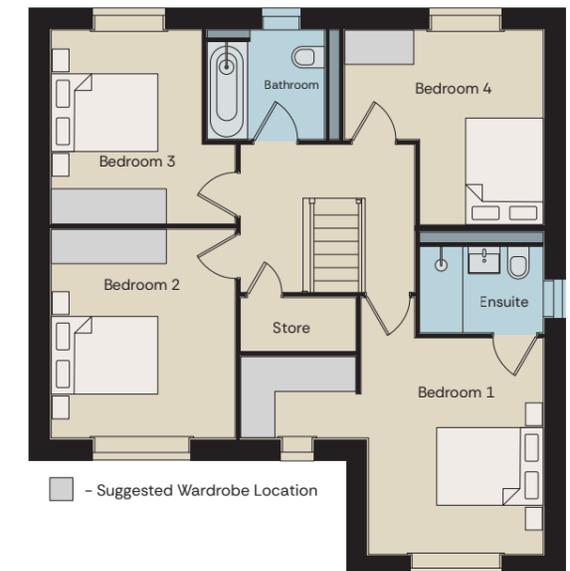
## Legacy Range



### 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"  |

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 | 5.24m 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

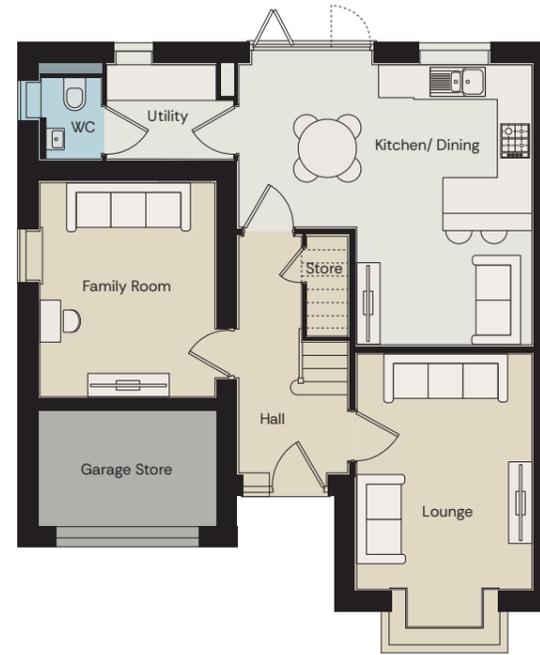


**IMPORTANT NOTICE:** Although every care has been taken to ensure the accuracy of all the information given, these particulars are for illustration only, are not to scale, is a two dimensional drawing and should not be used for carpet sizes, appliance spaces or furniture. Homes may be 'handed' (mirror image) versions of the illustrations, and may be detached, semi-detached or terraced. We operate a policy of continuous product development and individual features such as windows, garages and elevational treatments may vary from time to time. External finishes such as brick and roof tile colour, window frames and doors may vary from plot to plot. 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. Kitchen layouts are indicative only. 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. Interested parties should direct any questions to their sales executive, and confirm all details with their solicitor.

# The Langton

Phase 3  
with garage conversion

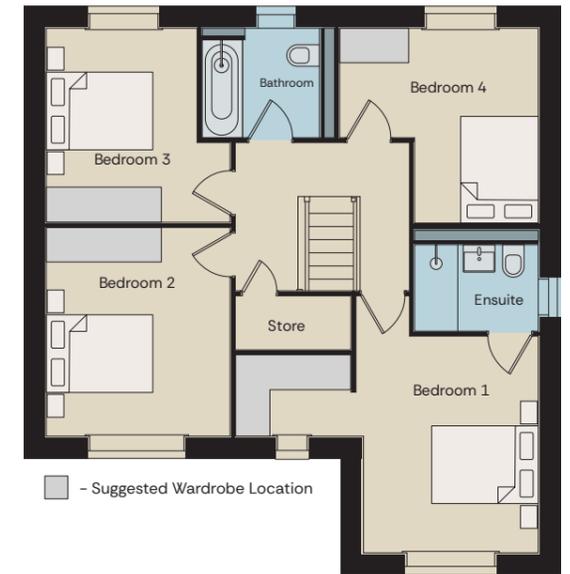
# Legacy Range



## 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"  |
| Family Room    | 3.06m x 3.74m | 10' x 12' 3"     |

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 | 5.24m 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



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



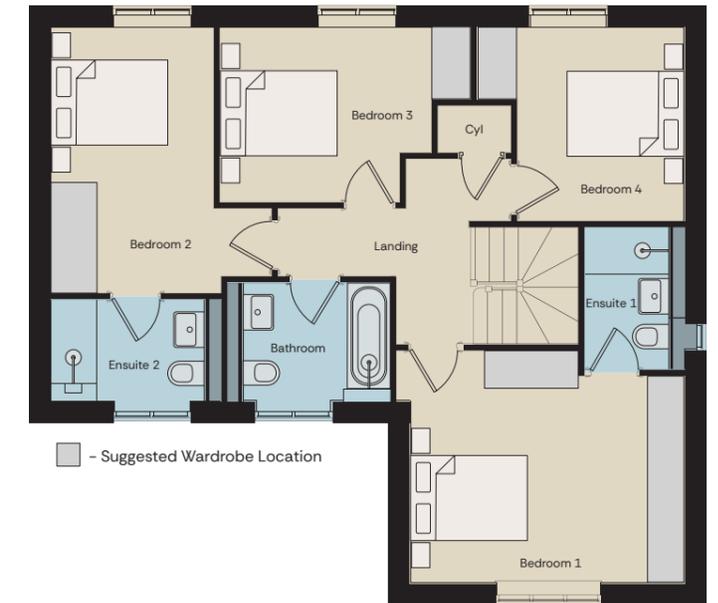
APPROVED CODE  
TRADESTANDARD  
PROTECTION FOR NEW-BUILD HOME BUYERS

**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, is a two dimensional drawing and should not be used for carpet sizes, appliance spaces or furniture. Homes may be 'handed' (mirror image) versions of the illustrations, and may be detached, semi-detached or terraced. We operate a policy of continuous product development and individual features such as windows, garages and elevational treatments may vary from time to time. External finishes such as brick and roof tile colour, window frames and doors may vary from plot to plot. 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 stages, constructional constraints, and planning conditions. Kitchen layouts are indicative only. 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. Interested parties should direct any questions to their sales executive, and confirm all details with their solicitor.

# The Haxby

with garage conversion

# 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" |
| Family Room    | 3m x 3.72m    | 9' 10" x 12' 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

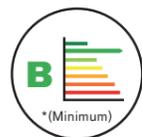
|           |               |                  |
|-----------|---------------|------------------|
| Bedroom 1 | 4.60m x 3.70m | 15' 1" x 12' 1"  |
| Bedroom 2 | 3.53m x 4.26m | 11' 6" x 13' 11" |
| Bedroom 3 | 3.93m x 2.8m  | 12' 10" x 9' 2"  |
| Bedroom 4 | 3.28m x 3.10m | 10' 9" x 10' 2"  |



4 Bedrooms



3 Bathrooms



EPC\*



Bespoke Design Service



Bi-fold Doors



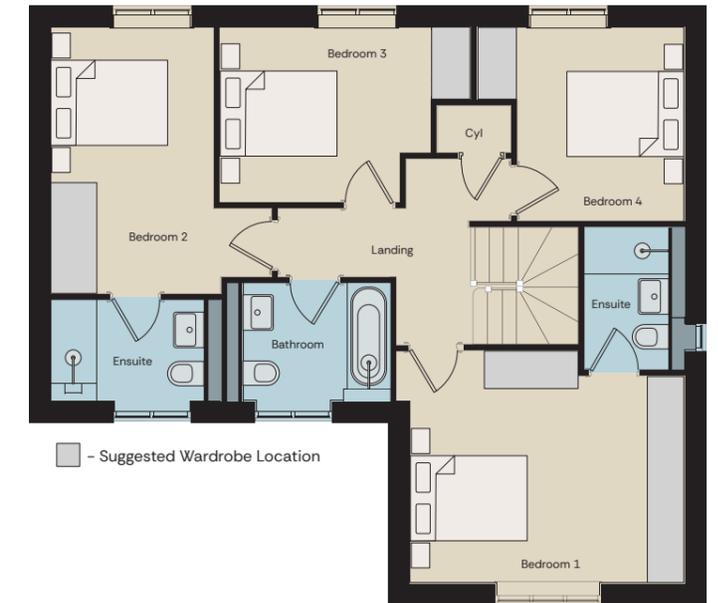
Converted Garage



**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, is a two dimensional drawing and should not be used for carpet sizes, appliance spaces or furniture. Homes may be 'handed' (mirror image) versions of the illustrations, and may be detached, semi-detached or terraced. We operate a policy of continuous product development and individual features such as windows, garages and elevational treatments may vary from time to time. External finishes such as brick and roof tile colour, window frames and doors may vary from plot to plot. 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. Kitchen layouts are indicative only. 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. Interested parties should direct any questions to their sales executive, and confirm all details with their solicitor.

# 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" |

## 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"  |

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.



4 Bedrooms



3 Bathrooms



EPC\*



Bespoke Design Service



Bi-fold Doors



Integral Garage



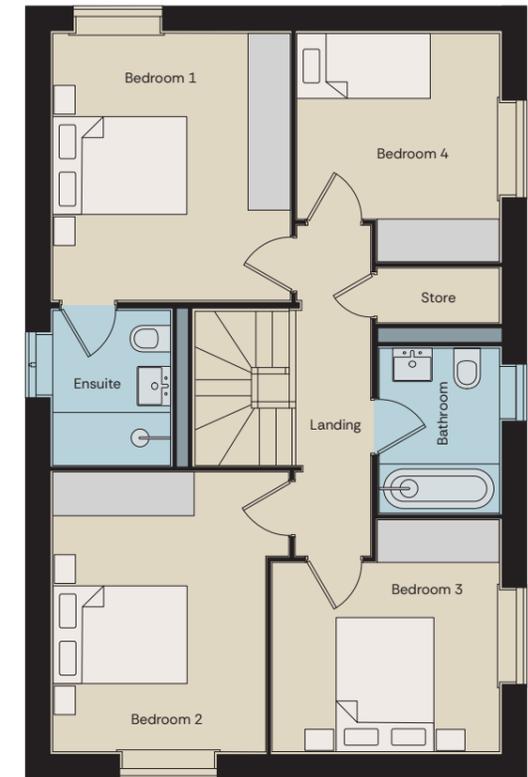
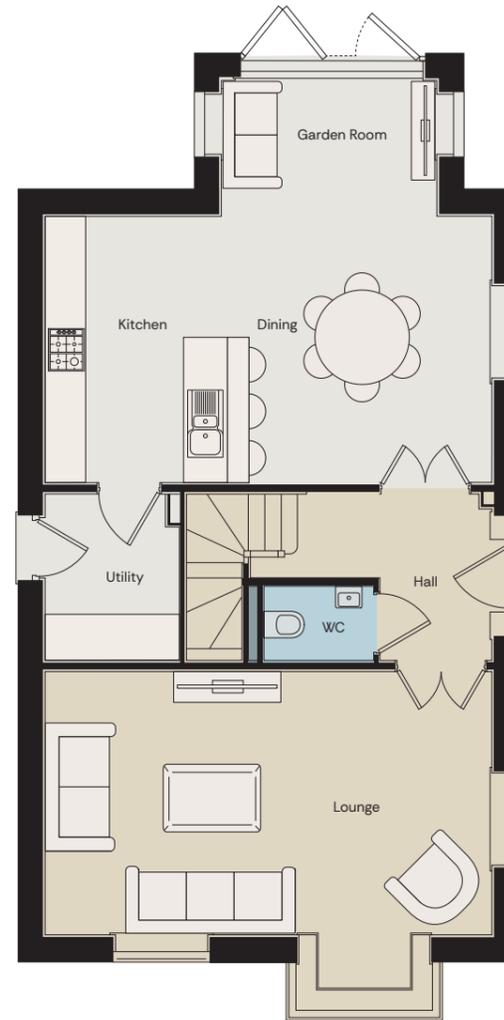
Protection for new-build home buyers



**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, is a two dimensional drawing and should not be used for carpet sizes, appliance spaces or furniture. Homes may be 'handed' (mirror image) versions of the illustrations, and may be detached, semi-detached or terraced. We operate a policy of continuous product development and individual features such as windows, garages and elevational treatments may vary from time to time. External finishes such as brick and roof tile colour, window frames and doors may vary from plot to plot. 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. Kitchen layouts are indicative only. 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. Interested parties should direct any questions to their sales executive, and confirm all details with their solicitor.

# The Masham Phase 3

# Legacy Range



■ - Suggested Wardrobe Location

## 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"  |

## 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"    |

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.



4 Bedrooms



2 Bathrooms



EPC\*



Bespoke Design Service



Bi-fold Doors



Utility Room



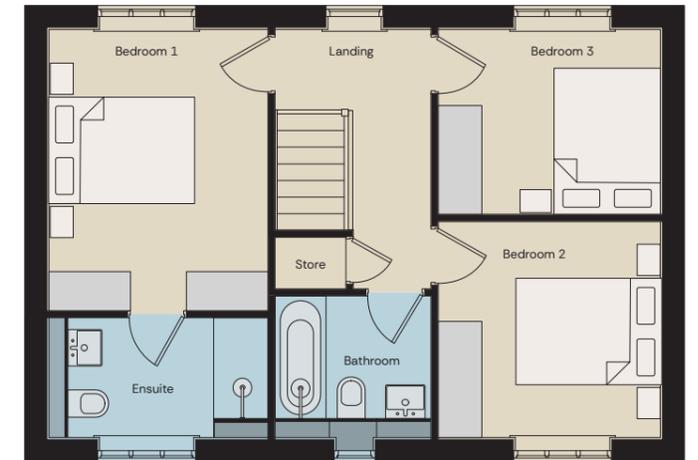
Protection for new-build home buyers

**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, is a two dimensional drawing and should not be used for carpet sizes, appliance spaces or furniture. Homes may be 'handed' (mirror image) versions of the illustrations, and may be detached, semi-detached or terraced. We operate a policy of continuous product development and individual features such as windows, garages and elevational treatments may vary from time to time. External finishes such as brick and roof tile colour, window frames and doors may vary from plot to plot. 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. Kitchen layouts are indicative only. 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. Interested parties should direct any questions to their sales executive, and confirm all details with their solicitor.

# The Levisham

Phase 2 & 3

# Aspire Range



■ - Suggested Wardrobe Location

## 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" |

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

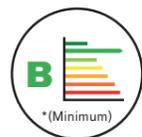
|           |               |                 |
|-----------|---------------|-----------------|
| Bedroom 1 | 3.01m x 4.19m | 9' 11" x 13' 9" |
| Bedroom 2 | 3.07m x 2.98m | 10' 1" x 9' 9"  |
| Bedroom 3 | 3.07m x 2.55m | 10' 1" x 8' 4"  |



3 Bedrooms



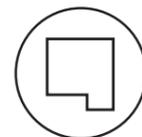
2 Bathrooms



EPC\*



Bespoke  
Design  
Service



Open Plan  
Kitchen/Dining



Bi-fold  
Doors



Protection for new-build home buyers

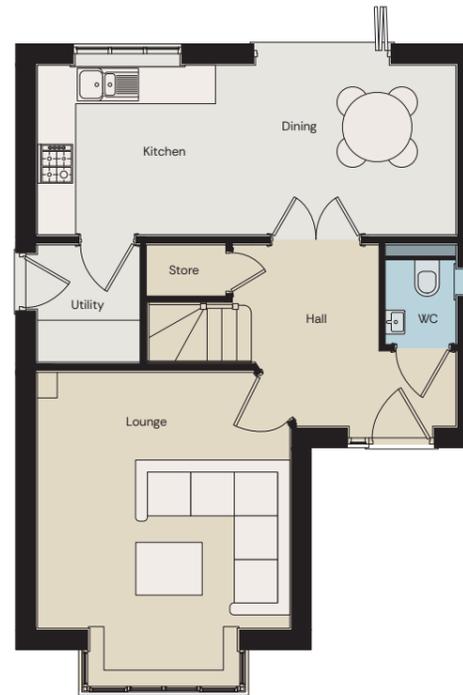


**IMPORTANT NOTICE:** Although every care has been taken to ensure the accuracy of all the information given, these particulars are for illustration only, are not to scale, is a two dimensional drawing and should not be used for carpet sizes, appliance spaces or furniture. Homes may be 'handed' (mirror image) versions of the illustrations, and may be detached, semi-detached or terraced. We operate a policy of continuous product development and individual features such as windows, garages and elevational treatments may vary from time to time. External finishes such as brick and roof tile colour, window frames and doors may vary from plot to plot. 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. Kitchen layouts are indicative only. 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. Interested parties should direct any questions to their sales executive, and confirm all details with their solicitor.

# The Hackness

Phase 2 & 3

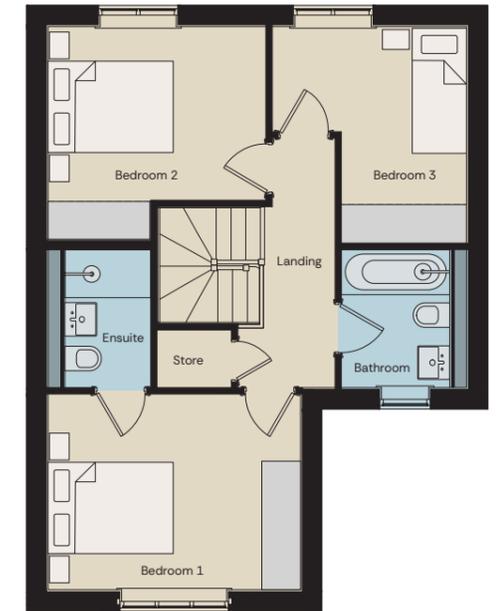
# Aspire Range



## 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" |

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 | 3.05m 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



CONSUMER CODE FOR HOME BUILDERS



APPROVED CODE TRADESTANDARD

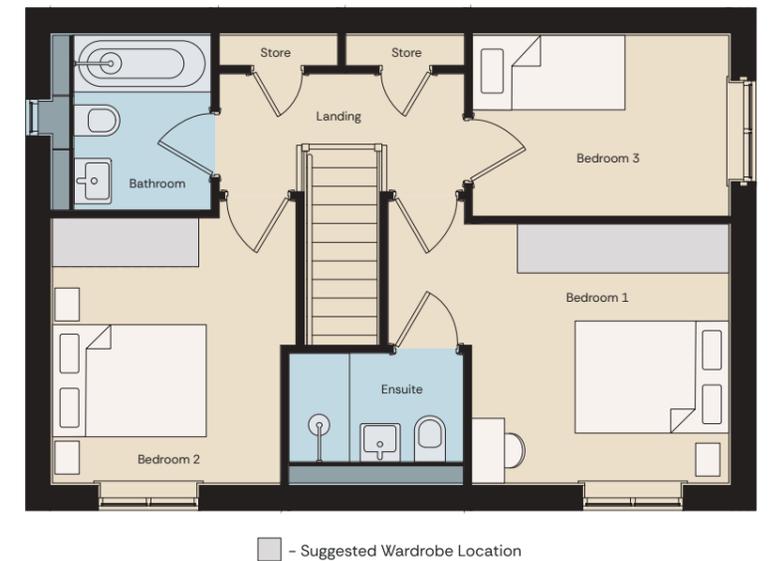
Protection for new-build home buyers

**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, is a two dimensional drawing and should not be used for carpet sizes, appliance spaces or furniture. Homes may be 'handed' (mirror image) versions of the illustrations, and may be detached, semi-detached or terraced. We operate a policy of continuous product development and individual features such as windows, garages and elevational treatments may vary from time to time. External finishes such as brick and roof tile colour, window frames and doors may vary from plot to plot. 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 stages, constructional constraints, and planning conditions. Kitchen layouts are indicative only. 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. Interested parties should direct any questions to their sales executive, and confirm all details with their solicitor.

# 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" |

## 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"  |

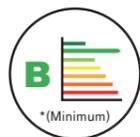
All dimensions shown are from plaster finish to plaster finish, based on the maximum possible dimensions available in each room. Kitchen layouts are indicative and not the standard kitchen layout. All furniture shown in the floor plan is for indicative purposes only and is not included with the home. Based on average sizes for furniture displayed.



3 Bedrooms



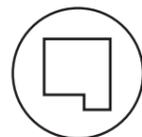
2 Bathrooms



EPC\*



Bespoke Design Service



Open Plan Kitchen/Dining



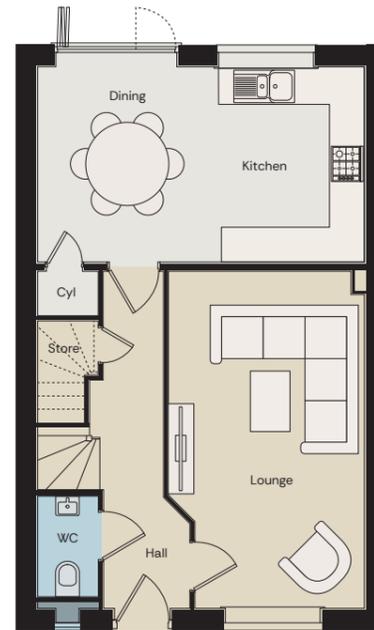
Bi-fold Doors



**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, is a two dimensional drawing and should not be used for carpet sizes, appliance spaces or furniture. Homes may be 'handed' (mirror image) versions of the illustrations, and may be detached, semi-detached or terraced. We operate a policy of continuous product development and individual features such as windows, garages and elevational treatments may vary from time to time. External finishes such as brick and roof tile colour, window frames and doors may vary from plot to plot. 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. Kitchen layouts are indicative only. 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. Interested parties should direct any questions to their sales executive, and confirm all details with their solicitor.

# The Hornby Phase 3

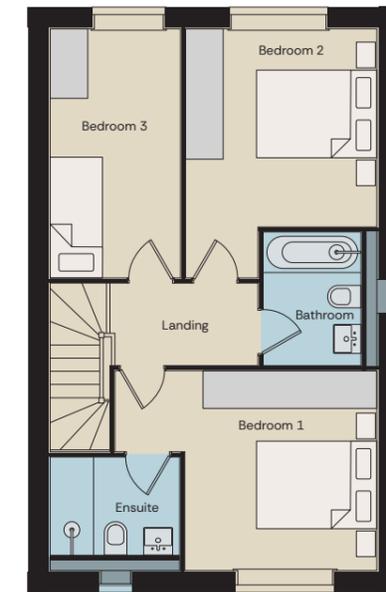
# Aspire Range



## 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" |

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

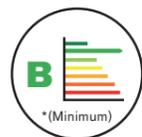
|           |               |                  |
|-----------|---------------|------------------|
| Bedroom 1 | 4.48m x 3.49m | 14' 8" x 11' 5"  |
| Bedroom 2 | 3.34m x 4.34m | 10' 11" x 14' 2" |
| Bedroom 3 | 2.29m x 4.34m | 7' 6" x 14' 2"   |



3 Bedrooms



2 Bathrooms



EPC\*



Bespoke Design Service



Bi-fold Doors



Detached Garage



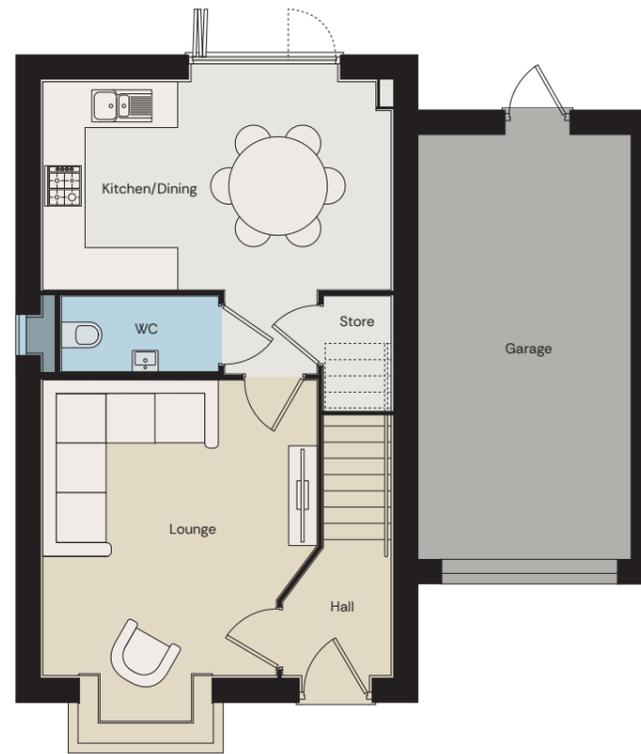
Protection for new-build home buyers

**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, is a two dimensional drawing and should not be used for carpet sizes, appliance spaces or furniture. Homes may be 'handed' (mirror image) versions of the illustrations, and may be detached, semi-detached or terraced. We operate a policy of continuous product development and individual features such as windows, garages and elevational treatments may vary from time to time. External finishes such as brick and roof tile colour, window frames and doors may vary from plot to plot. 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. Interested parties should direct any questions to their sales executive, and confirm all details with their solicitor.

# The Aysgarth

Phase 3

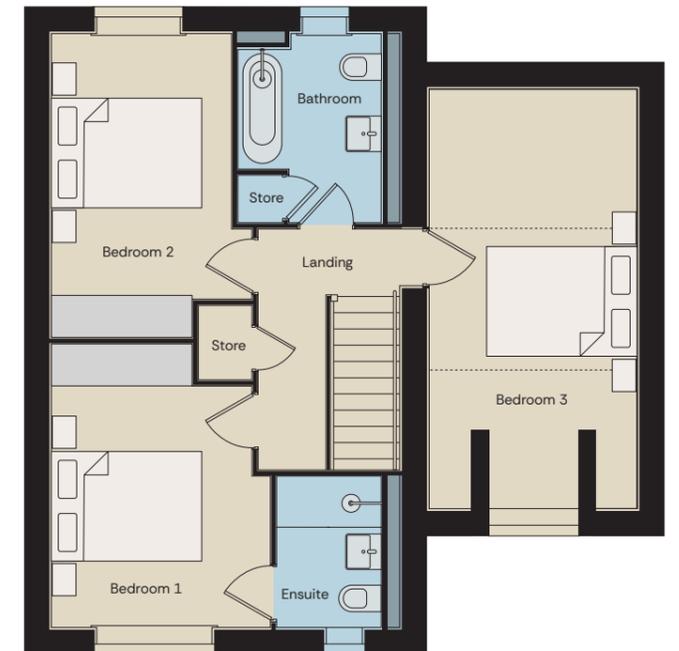
## Aspire Range



### 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" |

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.



----- - Reduced head height  
 [Grey Box] - Suggested Wardrobe Location

### First Floor

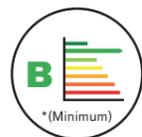
|           |               |                 |
|-----------|---------------|-----------------|
| Bedroom 1 | 3.11m x 4.02m | 10' 2" x 13' 2" |
| Bedroom 2 | 2.85m x 4.32m | 9' 4" x 14' 2"  |
| Bedroom 3 | 2.98m x 5.96m | 9' 9" x 19' 6"  |



3 Bedrooms



2 Bathrooms



EPC\*



Bespoke Design Service



Bi-fold Doors



Integral Garage



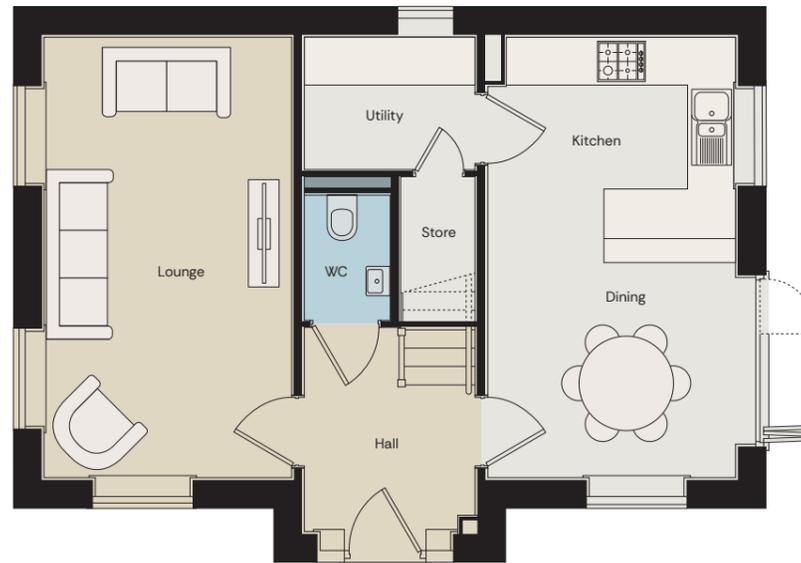
Protection for new-build home buyers

**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, is a two dimensional drawing and should not be used for carpet sizes, appliance spaces or furniture. Homes may be 'handed' (mirror image) versions of the illustrations, and may be detached, semi-detached or terraced. We operate a policy of continuous product development and individual features such as windows, garages and elevational treatments may vary from time to time. External finishes such as brick and roof tile colour, window frames and doors may vary from plot to plot. 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. Kitchen layouts are indicative only. 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. Interested parties should direct any questions to their sales executive, and confirm all details with their solicitor.

# 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" |

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

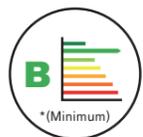
|           |               |                 |
|-----------|---------------|-----------------|
| Bedroom 1 | 3.17m x 5.51m | 10' 4" x 18'    |
| Bedroom 2 | 3.17m x 3.02m | 10' 4" x 9' 10" |
| Bedroom 3 | 3.17m x 2.39m | 10' 4" x 7' 10" |



3 Bedrooms



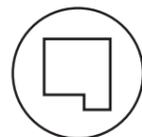
2 Bathrooms



EPC\*



Bespoke  
Design  
Service



Open Plan  
Kitchen/Dining



Bi-fold  
Doors



CONSUMER CODE FOR HOME BUILDERS



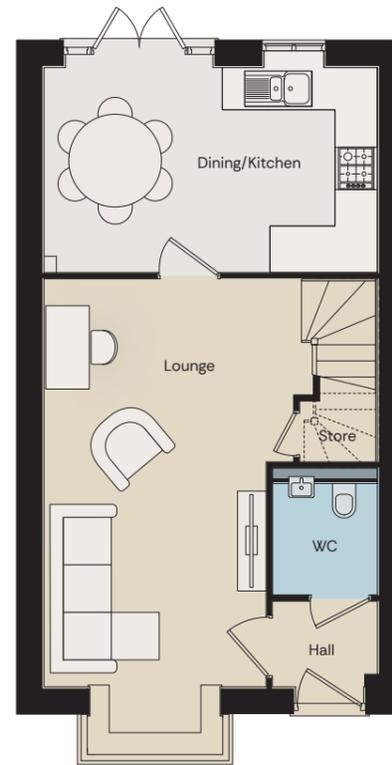
APPROVED CODE TRADESTANDARD

Protection for new-build home buyers

**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, is a two dimensional drawing and should not be used for carpet sizes, appliance spaces or furniture. Homes may be 'handed' (mirror image) versions of the illustrations, and may be detached, semi-detached or terraced. We operate a policy of continuous product development and individual features such as windows, garages and elevational treatments may vary from time to time. External finishes such as brick and roof tile colour, window frames and doors may vary from plot to plot. 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 stages, constructional constraints, and planning conditions. Kitchen layouts are indicative only. 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. Interested parties should direct any questions to their sales executive, and confirm all details with their solicitor.

# The Dalton Phase 2

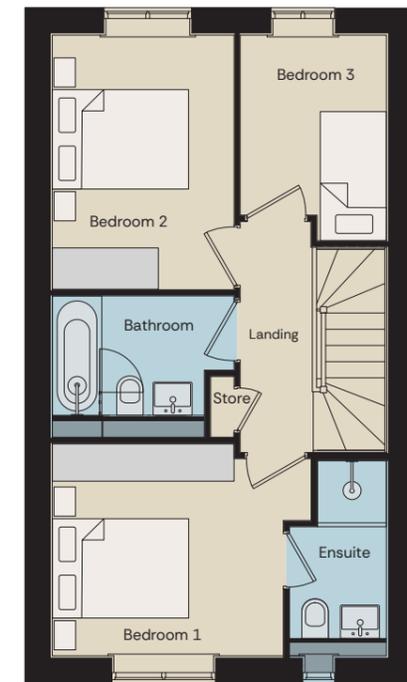
# First Step Range



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" |

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

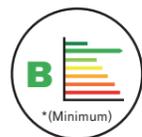
|           |               |                  |
|-----------|---------------|------------------|
| Bedroom 1 | 3.65m x 3.42m | 11' 11" x 11' 2" |
| Bedroom 2 | 2.56m x 3.20m | 8' 4" x 10' 6"   |
| Bedroom 3 | 2.06m x 3.89m | 6' 9" x 12' 9"   |



3 Bedrooms



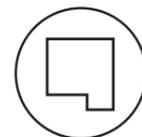
2 Bathrooms



EPC\*



Bespoke Design Service



Open Plan Kitchen/Dining



French Doors



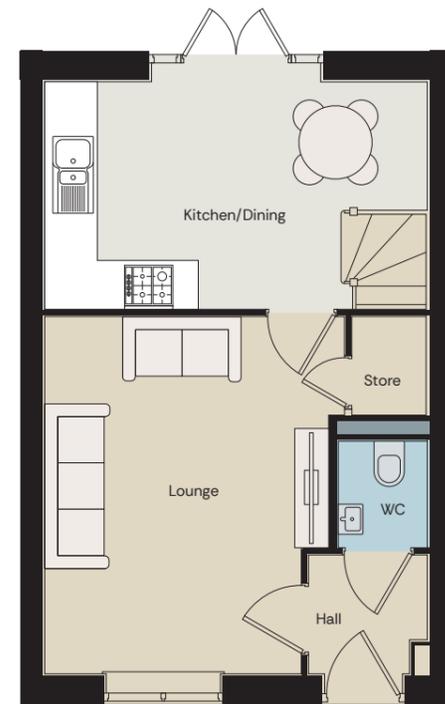
Protection for new-build home buyers



**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, is a two dimensional drawing and should not be used for carpet sizes, appliance spaces or furniture. Homes may be 'handed' (mirror image) versions of the illustrations, and may be detached, semi-detached or terraced. We operate a policy of continuous product development and individual features such as windows, garages and elevational treatments may vary from time to time. External finishes such as brick and roof tile colour, window frames and doors may vary from plot to plot. 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. Kitchen layouts are indicative only. 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. Interested parties should direct any questions to their sales executive, and confirm all details with their solicitor.

# The Cropton Phase 2 & 3

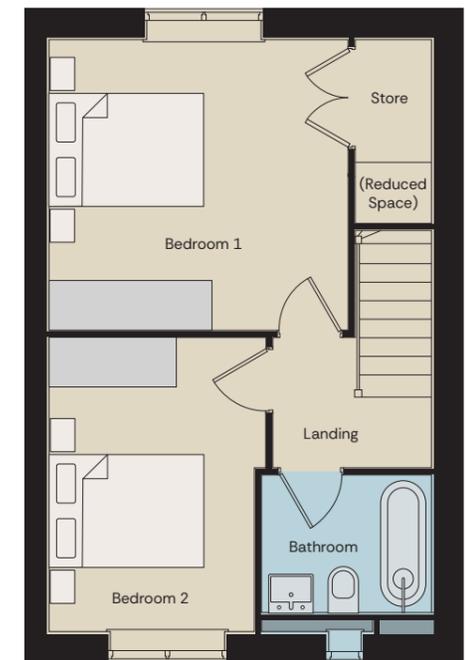
# First Step Range



## 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" |

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 | 3.65m 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

**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, is a two dimensional drawing and should not be used for carpet sizes, appliance spaces or furniture. Homes may be 'handed' (mirror image) versions of the illustrations, and may be detached, semi-detached or terraced. We operate a policy of continuous product development and individual features such as windows, garages and elevational treatments may vary from time to time. External finishes such as brick and roof tile colour, window frames and doors may vary from plot to plot. 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. Kitchen layouts are indicative only. 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. Interested parties should direct any questions to their sales executive, and confirm all details with their solicitor.

# The Farndale

Phase 2 & 3

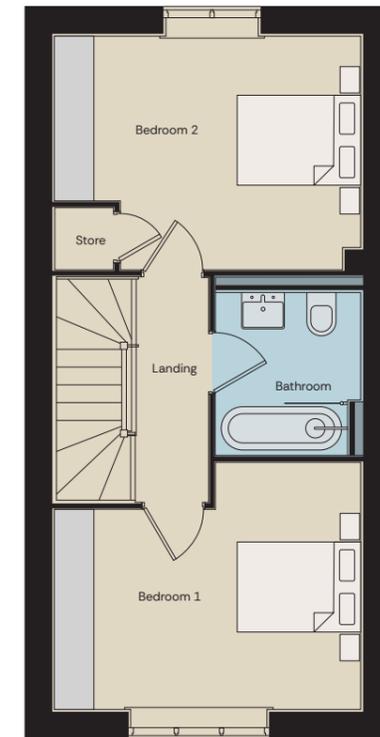
# First Step Range



## 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"  |

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 | 3.99m 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



CONSUMER CODE FOR HOME BUILDERS



APPROVED CODE TRADESTANDARD

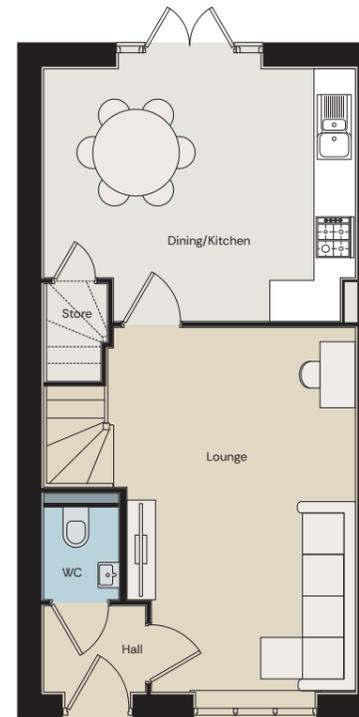
Protection for new-build home buyers

**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, is a two dimensional drawing and should not be used for carpet sizes, appliance spaces or furniture. Homes may be 'handed' (mirror image) versions of the illustrations, and may be detached, semi-detached or terraced. We operate a policy of continuous product development and individual features such as windows, garages and elevational treatments may vary from time to time. External finishes such as brick and roof tile colour, window frames and doors may vary from plot to plot. 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 stages, constructional constraints, and planning conditions. Kitchen layouts are indicative only. 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. Interested parties should direct any questions to their sales executive, and confirm all details with their solicitor.

# The Rosedale

Phase 2 & 3

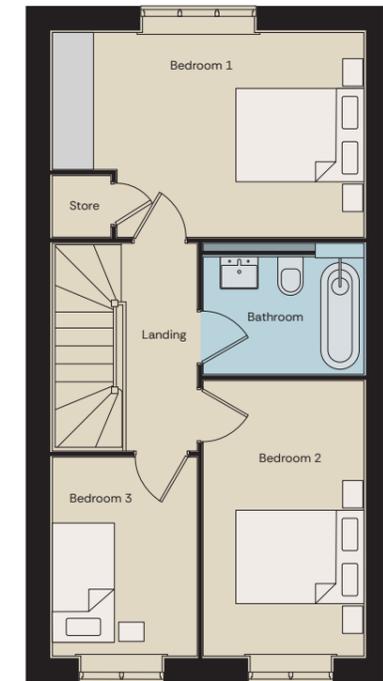
# First Step Range



## 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

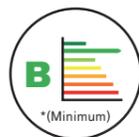
|           |               |                 |
|-----------|---------------|-----------------|
| Bedroom 1 | 4.61m x 3.03m | 15' 1" x 9' 11" |
| Bedroom 2 | 2.39m x 4.06m | 7' 10" x 13' 3" |
| Bedroom 3 | 2.16m x 2.95m | 7' 1" x 9' 8"   |



3 Bedrooms



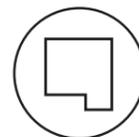
1 Bathrooms



EPC\*



Bespoke  
Design  
Service



Open Plan  
Kitchen/Dining



French  
Doors



CONSUMER CODE FOR HOME BUILDERS



APPROVED CODE TRADING STANDARDS UK

Protection for new-build home buyers

**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, is a two dimensional drawing and should not be used for carpet sizes, appliance spaces or furniture. Homes may be 'handed' (mirror image) versions of the illustrations, and may be detached, semi-detached or terraced. We operate a policy of continuous product development and individual features such as windows, garages and elevational treatments may vary from time to time. External finishes such as brick and roof tile colour, window frames and doors may vary from plot to plot. 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. Kitchen layouts are indicative only. 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. Interested parties should direct any questions to their sales executive, and confirm all details with their solicitor.

# The Wansford Phase 3

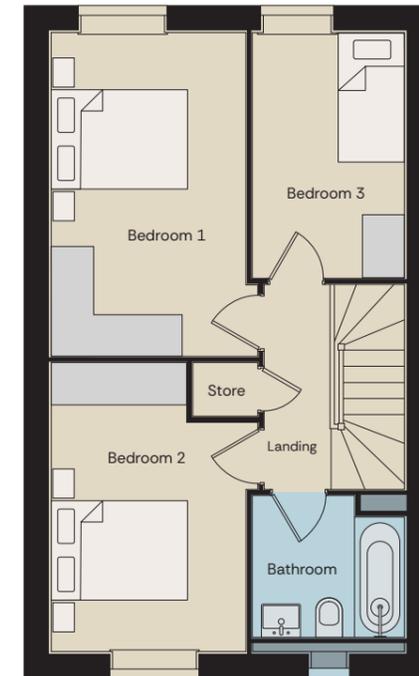
## First Step Range



### 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

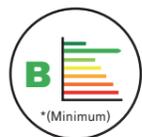
|           |               |                |
|-----------|---------------|----------------|
| Bedroom 1 | 2.8m x 4.62m  | 9' 2" x 15' 1" |
| Bedroom 2 | 2.8m x 4.09m  | 9' 2" x 13' 5" |
| Bedroom 3 | 2.19m x 3.52m | 7' 2" x 11' 6" |



3 Bedrooms



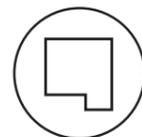
1 Bathrooms



EPC\*



Bespoke Design Service



Open Plan Kitchen/Dining



French Doors



Protection for new-build home buyers

**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, is a two dimensional drawing and should not be used for carpet sizes, appliance spaces or furniture. Homes may be 'handed' (mirror image) versions of the illustrations, and may be detached, semi-detached or terraced. We operate a policy of continuous product development and individual features such as windows, garages and elevational treatments may vary from time to time. External finishes such as brick and roof tile colour, window frames and doors may vary from plot to plot. 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. Kitchen layouts are indicative only. 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. Interested parties should direct any questions to their sales executive, and confirm all details with their solicitor.



Want to  
Know More?

Call us on 01405 808 538  
or email [thegreenways@beal-homes.co.uk](mailto:thegreenways@beal-homes.co.uk)

Rawcliffe Road, Goole,  
East riding of Yorkshire, DN14 6FJ

Open Thursday – Monday, 10am – 5pm

**BEAL HOMES**  
*Designed by you*