



Ferriby  
Meadows  
NORTH FERRIBY

**BEAL HOMES**

*Designed by you*



# Your New Chapter Awaits

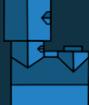
Ferriby Meadows, in the picturesque village of North Ferriby, offers an exceptionally rare opportunity to own a luxury new home in one of East Yorkshire's most sought-after communities.

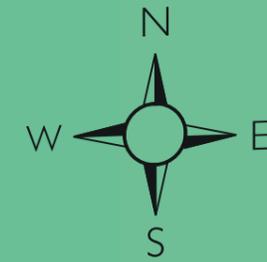
Nestled on the edge of the beautiful Yorkshire Wolds, North Ferriby dates back to 900AD when the first Danish settlers arrived in the area. In fact, the name North Ferriby originates from the Danish "Ferja bi" – translating to "a place by a ferry".

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

# Ferriby Meadows

## NORTH FERRIBY

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



**BEAL HOMES**  
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As part of the planning consent for this development, a number of new homes may have been designated as affordable housing. Where applicable, these properties will remain as affordable housing tenure and are specifically shown to make it clear that they are not available for general sale. The remaining homes on the development are available for open market sale, including "bulk sales" (meaning the sale of more than one home to a single purchaser) to purchasers, who could be private individuals or another type of purchaser (for example local authorities, housing associations or other commercial landlords), and therefore the mix of tenures on a development may change.

# Measure us up

Included in the price of a Beal Home as standard:

Technology	First Step Range	Aspire Range	Legacy Range	Signature Range
Telephone, data & tv points included	•	•	•	•
PV Panels (Quantity & position will vary plot by plot)	•	•	•	•
Waste Water Heat Recovery (except Ripon)	•	•	•	•
<b>Safety &amp; Security</b>				
Hi-security multi-point door locking system to front entrance	•	•	•	•
External light fitting to front entrance (& utility on signature)	•	•	•	•
6ft privacy fencing to rear gardens	•	•	•	•
Security, Smoke & Carbon Monoxide alarm	•	•	•	•
Security locks to windows (where applicable)	•	•	•	•
<b>Kitchen</b>				
Laminate Worktops	•	•	•	Silestone
Smeg Oven / 60cm hob / 60 cm extractor / Gas Hob	•	•	Induction Hob	
2x Miele Ovens / 90 cm hob / 90cm extractor / Induction Hob				•
Franke Athena Mixer Tap & Tectonite Sink	•	•	•	Stainless Steel Sink with Silestone
Integrated Smeg Fridge with Ice Box		•		
Smeg 70/30 Frost Free Fridge Freezer			•	•
Neff Integrated Dishwasher				•
Integrated Wine Cooler				•
<b>Electrical</b>				
Chrome Downlights (Where Applicable)	White Downlights	•	•	•
Brushed Chrome Switches & sockets			•	•
7kw EV charger	•	•	•	•
<b>Plumbing &amp; Heating</b>				
Dual-zoned heating system with separate thermostat	•	•	•	•
Electric effect or actual log burning stove				•
Combination Boiler system (Cylinder to Haxby, Swinton & Signature Range)	•	•	•	•
Fitted vanity unit & illuminated mirror to bathroom				•
White towel rails to washrooms		•	•	•
Thermostatic Universal shower mixer and sliding rail kit	•	•	•	•
Villeroy & Boch Sanitary ware		•	•	•
External tap	•	•	•	•
Thermostatic valves fitted to upstairs radiators (except bedroom 1 / bathroom / en-suites)	•	•	•	•
Piped underfloor heating system to full ground floor	•	•	•	•
<b>General</b>				
Carpet flooring	•	•	•	Upgraded Carpets
Laminate flooring to Kitchen / Dining	•	•	•	Tiled Floors
Floor tiling to Washrooms (& Hallway to Signature)	•	•	•	•
Oak Veneer Doors				•
Electric sockets and light(s) in garage (Where Applicable)	•	•	•	•
Bi-fold Doors	French Doors	•	•	•
Turfed & Landscaping to Front Garden	•	•	•	•
Turfed Rear Garden with 100mm Border & Gate	•	•	•	•
Oak Handrail and White Painted Spindles to Staircase				•
Wardrobes to Bedroom 1				•
Fitted Toilet roll holders				•
Roller Style Garage doors (Where Applicable)			•	Remote Control Operation



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# The Hambleton

## Signature Range



### Ground Floor

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

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



### First Floor

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



5 Bedrooms



3 Bathrooms



EPC\*



Bespoke Design Service



Bi-fold Doors



Double Garage



CONSUMER CODE FOR HOME BUILDERS



APPROVED CODE TRADESTANDARDS UK

Protection for new-build home buyers

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# The Grantley

# Signature Range



## Ground Floor

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

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## First Floor

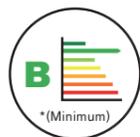
Bedroom 1	6.38m x 6.13m	20' 11" x 20' 1"
Bedroom 2	3.52m x 3.9m	11' 6" x 12' 9"
Bedroom 3	3.76m x 3.38m	12' 4" x 11' 1"
Bedroom 4	2.51m x 3.77m	8' 2" x 12' 4"



4 Bedrooms



3 Bathrooms



EPC\*  
\*(Minimum)



Bespoke  
Design  
Service



Bi-fold  
Doors



Double  
Garage



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# The Rockingham

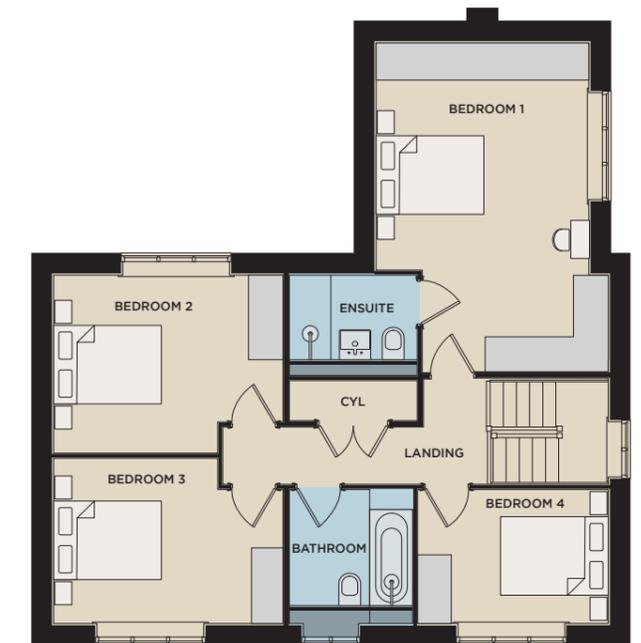
## Signature Range



### Ground Floor

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

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■ - Suggested Wardrobe Location

### First Floor

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



4 Bedrooms



3 Bathrooms



EPC\*



Bespoke  
Design  
Service



Bi-fold  
Doors



Detached  
Garage



Protection for new-build home buyers

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# The Lockton

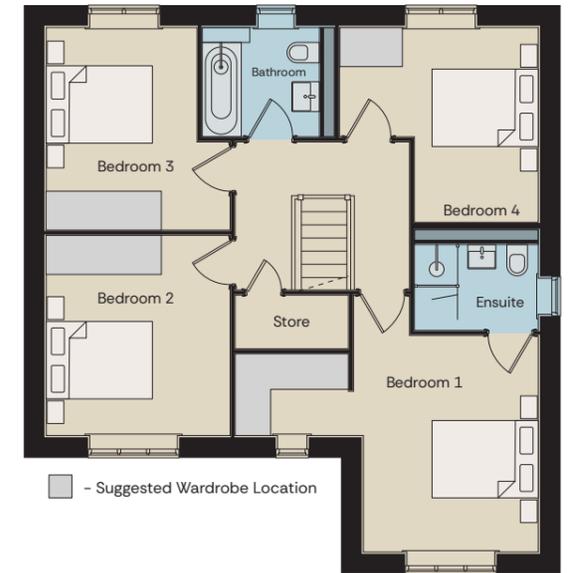
## Legacy Range



### Ground Floor

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

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### First Floor

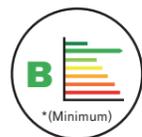
Bedroom 1	3.8m x 2.0m	12' 5" x 6' 6"
Bedroom 2	3.23m x 3.52m	10' 7" x 11' 6"
Bedroom 3	2.66m x 3.56m	8' 8" x 11' 8"
Bedroom 4	3.42m x 3.49m	11' 2" x 11' 5"



4 Bedrooms



2 Bathrooms



EPC\*



Bespoke Design Service



Bi-fold Doors



Integral Garage



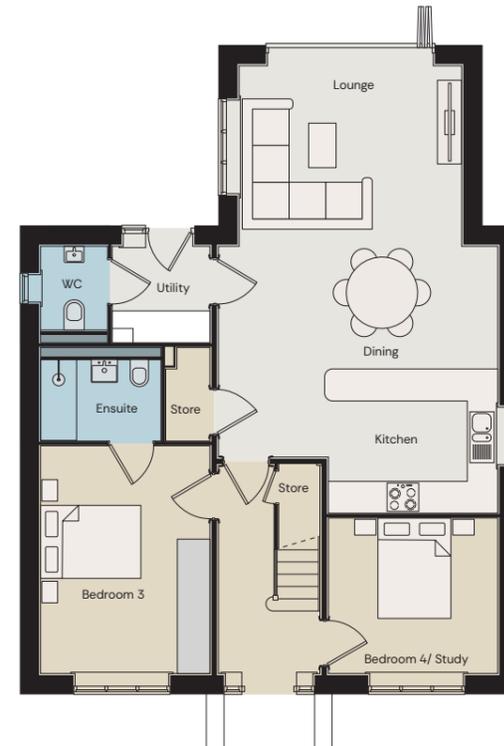
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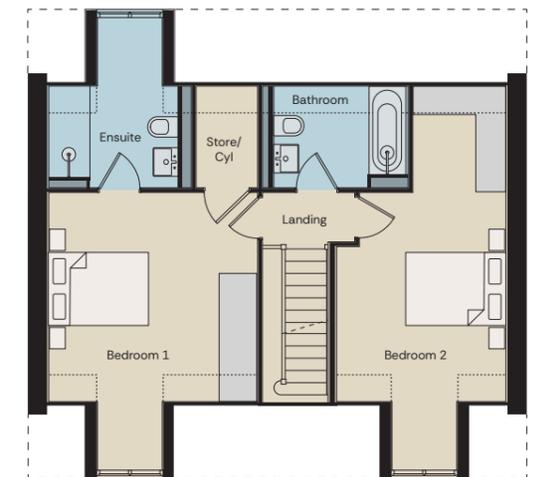
# The Swinton

## Legacy Range



Ground Floor

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



First Floor

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

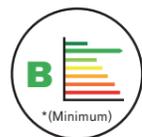
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4 Bedrooms



3 Bathrooms



EPC\*



Bespoke Design Service



Bi-fold Doors



Detached Garage



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# The Haxby

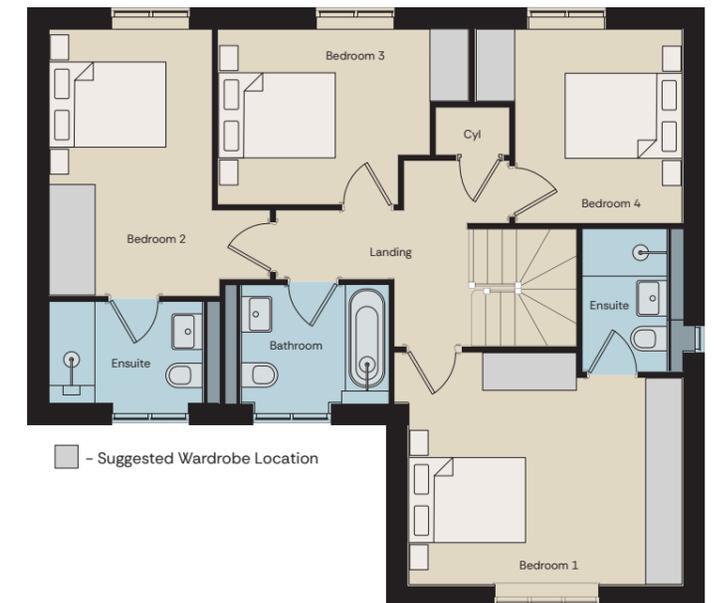
# Legacy Range



## Ground Floor

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

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## First Floor

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



4 Bedrooms



3 Bathrooms



EPC\*



Bespoke Design Service



Bi-fold Doors



Detached Garage



CONSUMER CODE FOR HOME BUILDERS



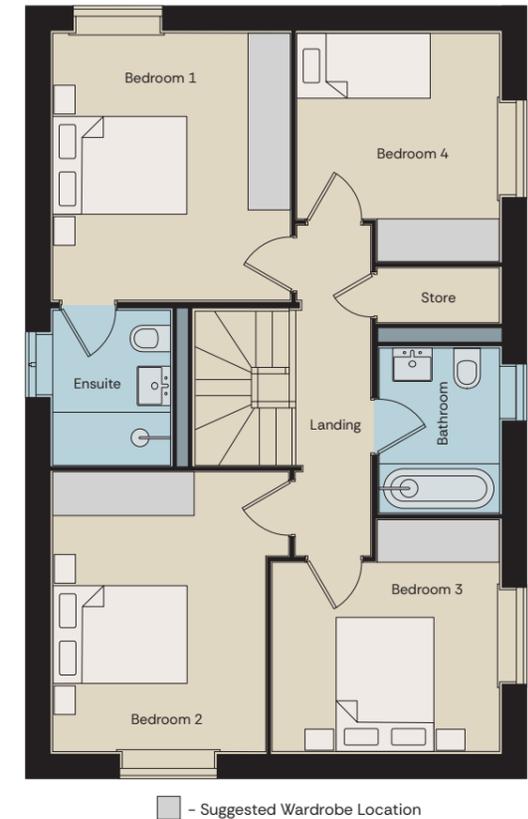
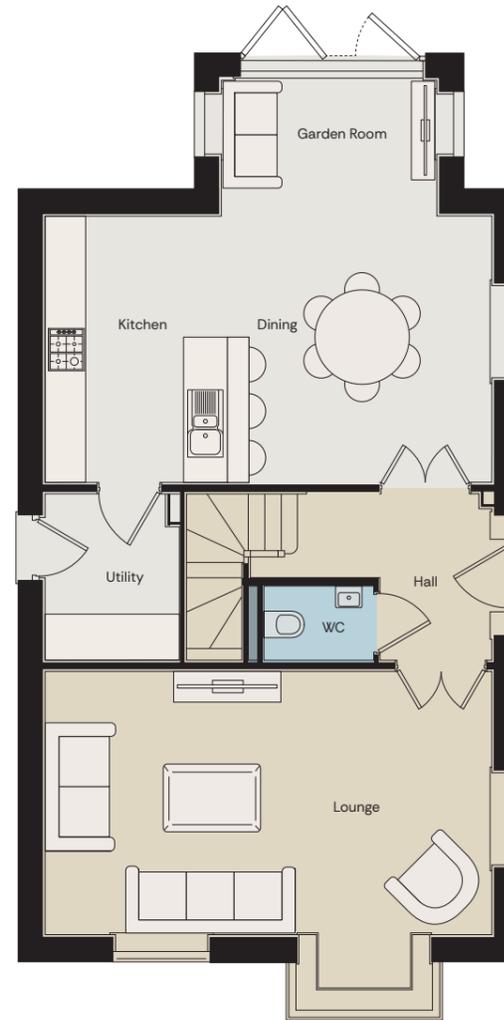
APPROVED CODE TRADESTANDARD

Protection for new-build home buyers

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# The Masham

## Legacy Range



### Ground Floor

Lounge	4.48m x 6.3m	14' 8" x 20' 8"
Kitchen/Dining	3.75m x 6.3m	12' 3" x 20' 8"
Garden Room	1.91m x 3.03m	6' 3" x 9' 11"

### 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"

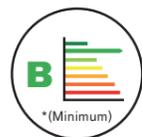
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4 Bedrooms



2 Bathrooms



EPC\*



Bespoke Design Service



Bi-fold Doors



Utility Room



Protection for new-build home buyers

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# The Kettlewell

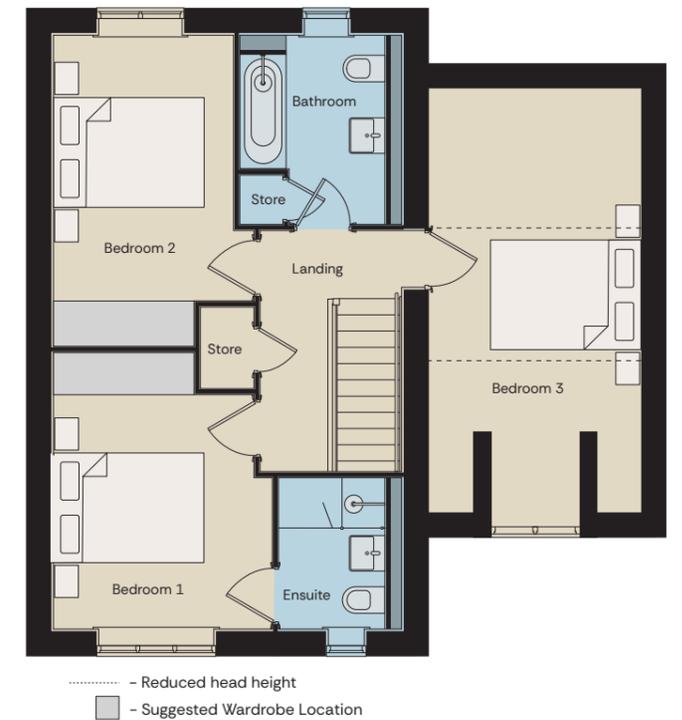
# Aspire Range



## Ground Floor

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

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## First Floor

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



3 Bedrooms



2 Bathrooms



EPC\*



Bespoke  
Design  
Service



Open Plan  
Kitchen/Dining



Bi-fold  
Doors



Protection for new-build home buyers

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# The Dalby

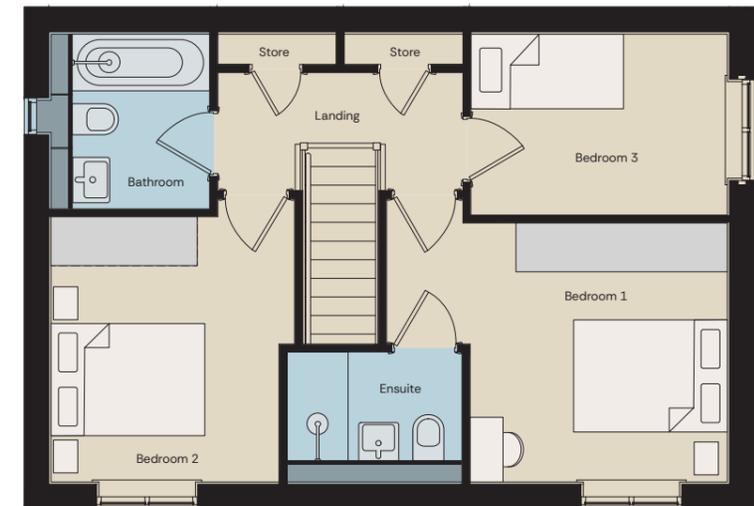
# Aspire Range



## Ground Floor

Kitchen/Dining	2.94m x 5.51m	9' 8" x 18' 1"
Living	2.94m x 5.51m	9' 8" x 18' 1"

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■ - Suggested Wardrobe Location

## First Floor

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



3 Bedrooms



2 Bathrooms



EPC\*



Bespoke  
Design  
Service



Open Plan  
Kitchen/Dining



Bi-fold  
Doors



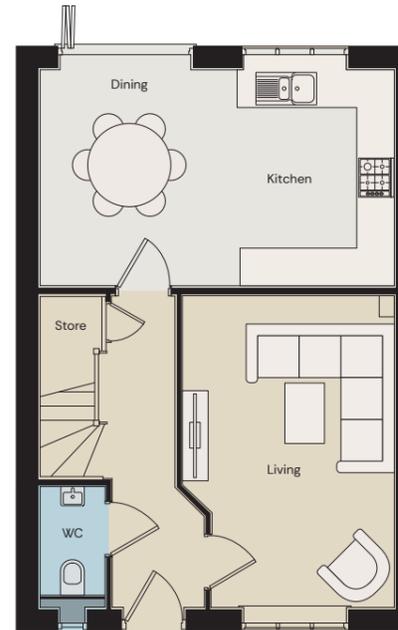
Protection for new-build home buyers



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# The Ripley

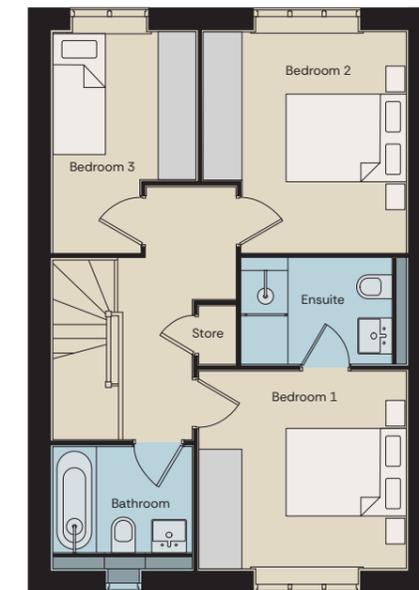
# Aspire Range



## Ground Floor

Kitchen/Dining	5.65m x 3.46m	18' 6" x 11' 4"
Lounge	3.38m x 4.92m	11' 1" x 16' 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	3.31m x 3.16m	10' 10" x 10' 4"
Bedroom 2	3.24m x 3.52m	10' 7" x 11' 6"
Bedroom 3	2.30m x 3.52m	7' 6" x 11' 6"



3 Bedrooms



2 Bathrooms



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# The Farndale

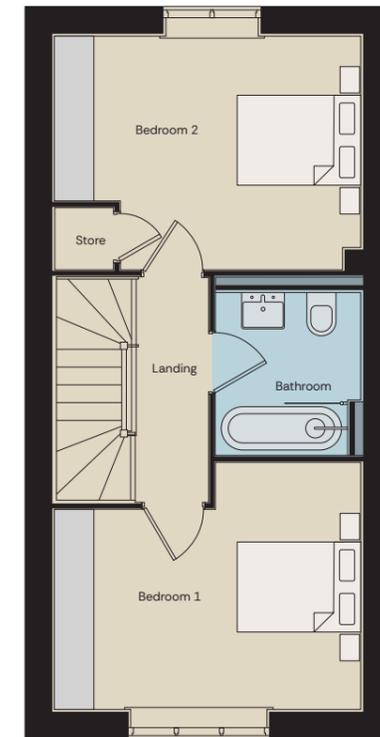
# First Step Range



## Ground Floor

Kitchen/Dining	3.99m x 3.14m	13' 1" x 10' 3"
Lounge	2.79m x 5.73m	9' 1" x 18' 9"

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



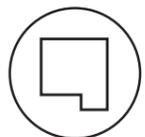
1 Bathrooms



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Bespoke  
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Open Plan  
Kitchen/Dining



French  
Doors



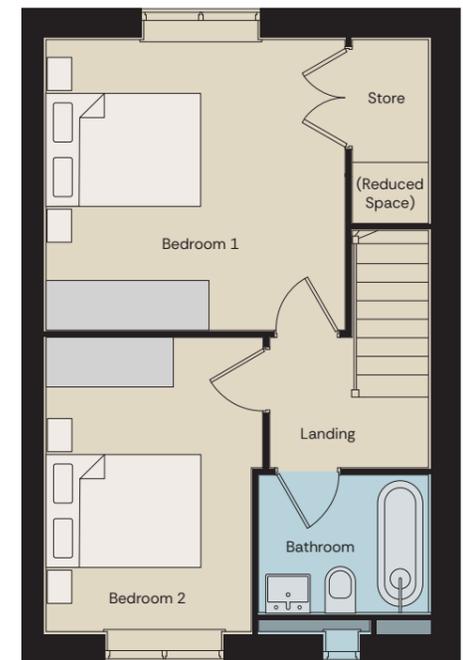
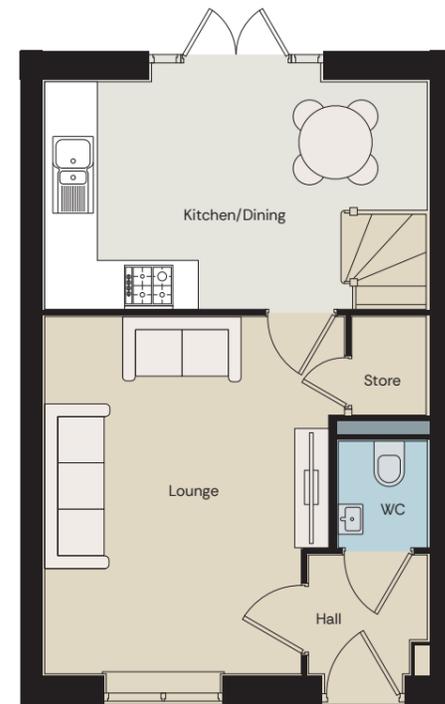
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# The Cropton

# First Step Range



■ - Suggested Wardrobe Location

## 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"

## 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'

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2 Bedrooms



1 Bathrooms



EPC\*



Bespoke Design Service



Open Plan Kitchen/Dining



French Doors

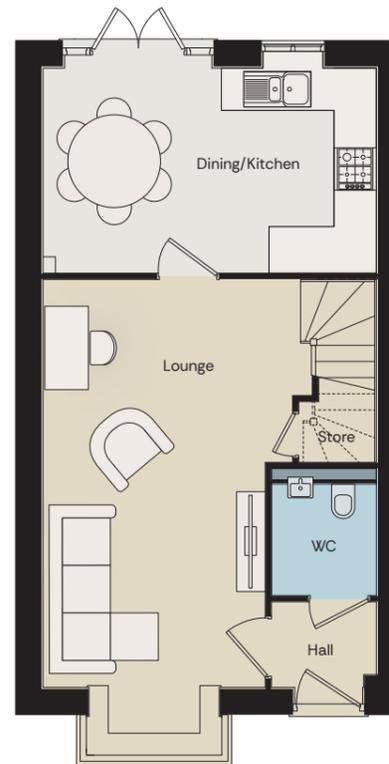


Protection for new-build home buyers

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# The Dalton

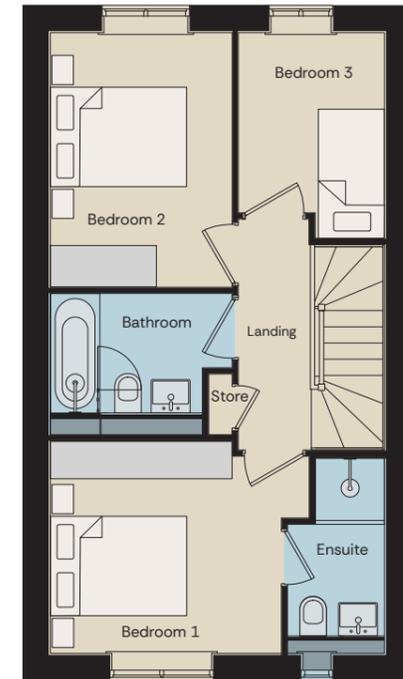
## First Step Range



Ground Floor

Kitchen/Dining	4.78m x 2.94m	15' x 9' 7"
Lounge	3.64m x 5.62m	11' 11" x 18' 5"

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



Legend:  - Suggested Wardrobe Location

First Floor

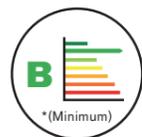
Bedroom 1	3.13m x 3.50m	10' 3" x 11' 5"
Bedroom 2	2.56m x 3.20m	8' 4" x 10' 5"
Bedroom 3	2.05m x 2.89m	6' 8" x 9' 5"



3 Bedrooms



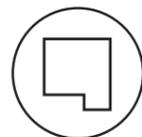
2 Bathrooms



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Bespoke Design Service



Open Plan Kitchen/Dining



French Doors



CONSUMER CODE FOR HOME BUILDERS



APPROVED CODE TRADESTANDARD

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# The Rosedale

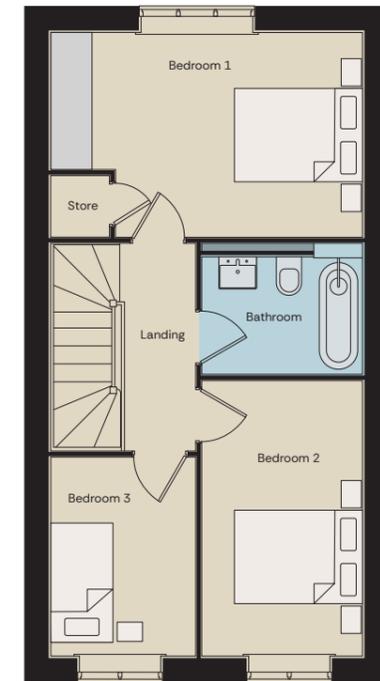
## First Step Range



### Ground Floor

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

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



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Bespoke Design Service



Open Plan Kitchen/Dining



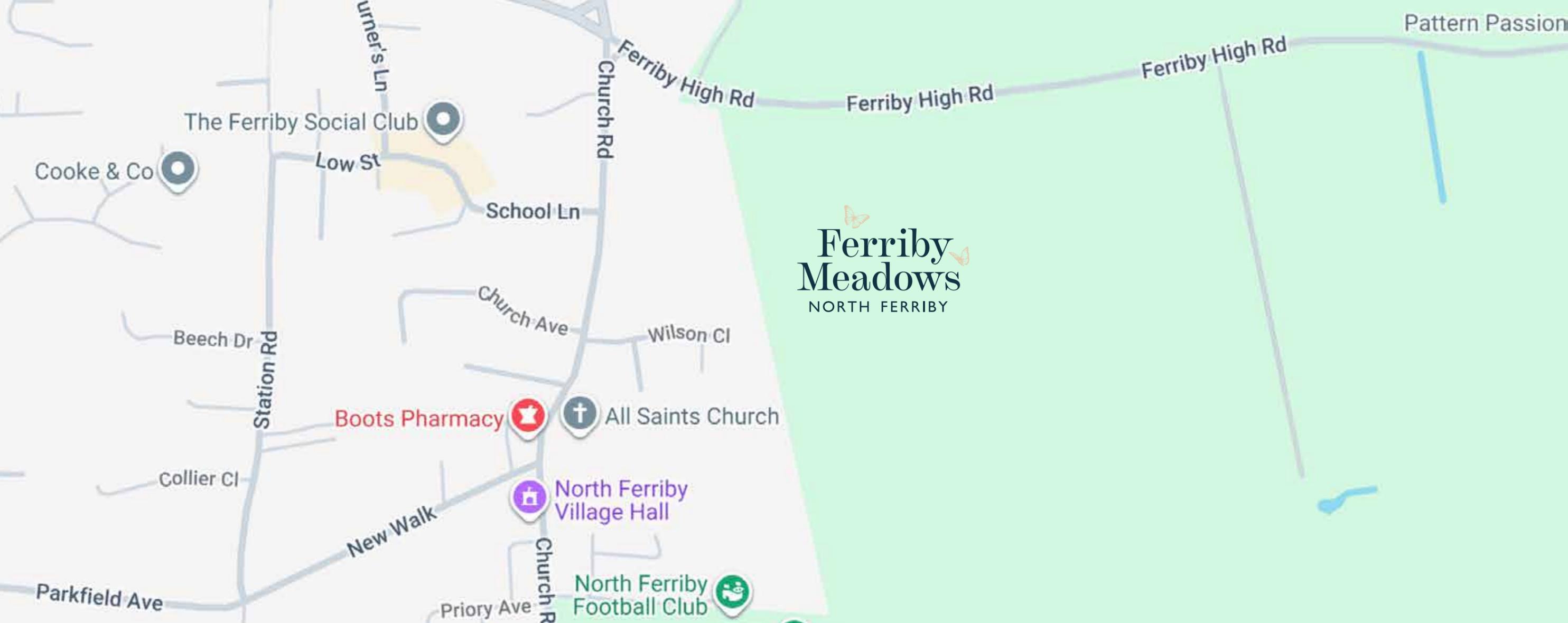
French Doors



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