

HIGHFIELDS

IMMINGHAM

BEAL HOMES

Designed by you



Your New Chapter Awaits

The town of Immingham has existed as a settlement since the early medieval period. It was mentioned in the Domesday book in 1086 as “Imungeham” and the town also has historic links to the Pilgrims who sailed across the Atlantic on the Mayflower in 1620 to form one of the first English colonies in America.

Today, Immingham’s port is a key gateway for trade in the UK, Europe and beyond. North East Lincolnshire is home to a range of global businesses including Phillips 66, Orsted, E.ON, Centrica and Young’s, creating rich employment opportunities in the surrounding area.

Highfields is a rare opportunity to secure your luxury, new dream home from Beal Homes in a popular up-and-coming location.



HIGHFIELDS IMMINGHAM

- Legacy Range**
 - Thorndale 4 bedroom home
 - Haxby 4 bedroom home
 - Swainby 4 bedroom home
 - Harome 4 bedroom home
- Aspire Range**
 - Hackness 3 bedroom home
 - Castleton 3 bedroom home
 - Ripley 3 bedroom home
 - Levisham 3 bedroom home
 - Helmsley 3 bedroom home
 - Dalby 3 bedroom home
- First Step Range**
 - Dalton 3 bedroom home
 - Rosedale 3 bedroom home
 - Farndale 2 bedroom home
 - Cropton 2 bedroom home
 - Optional garage upgrade (Subject to build stage)



Measure us up

Included in the price of a Beal Home as standard:

Technology	First Step Range	Aspire Range	Legacy Range
Telephone, data & TV points included	•	•	•
PV Panels (quantity & position will vary plot by plot)	•	•	•
Waste water heat recovery	•	•	•
Safety & Security			
Hi-security multi-point door locking system to front entrance	•	•	•
External light fitting to front entrance	•	•	•
6ft privacy fencing to rear gardens	•	•	•
Smoke & carbon monoxide alarm	•	•	•
Security alarm			•
Security locks to windows (where applicable)	•	•	•
Kitchen			
Laminate worktops	•	•	•
Smeg oven / 60cm gas hob / 60 cm extractor	•	•	
Smeg oven / 60cm induction hob / 90 cm extractor			•
Tectonite sink	•	•	•
Integrated Smeg fridge with ice box		•	
Smeg 70/30 frost free fridge freezer			•
Neff integrated dishwasher			•
Electrical			
Chrome downlights (where applicable)		•	•
White downlights (where applicable)	•		
Brushed chrome switches & sockets			•
7.4kw EV charger	•	•	•
Plumbing & Heating			
Dual-zoned heating system with separate thermostat	•	•	•
Combination boiler system (Cylinder to Haxby)	•	•	•
Walk in glazed shower screen to ensuite (where applicable)	•	•	•
White towel rails to washrooms		•	•
Thermostatically controlled shower over bath (where applicable)	•	•	•
Villeroy & Boch sanitary ware		•	•
External tap	•	•	•
Thermostatic valves fitted to upstairs radiators (except bedroom 1 / bathroom / en-suites)	•	•	•
Thermostatic valves fitted to downstairs radiators (except hallway / cloakroom)	•	•	•
General			
Carpet flooring	•	•	•
Laminate flooring to kitchen / dining	•	•	•
Floor tiling to washrooms	•	•	•
Electric sockets and light(s) in garage (where applicable)		•	•
Bi-fold doors		•	•
French doors	•		
Turfed & landscaped front garden	•	•	•
Turfed rear garden with 100mm border & gate	•	•	•
Oak Handrail and white painted spindles to staircase			•
White Handrail and white painted spindles to staircase	•	•	
Painted garage walls & floors (where applicable)		•	•
Roller style garage doors (where applicable)		•	•

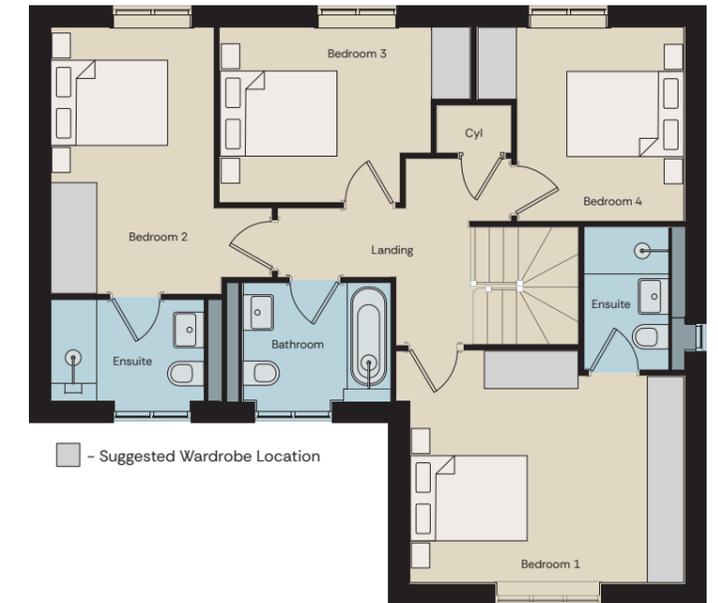


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The Haxby

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"

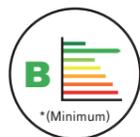
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4 Bedrooms



3 Bathrooms



EPC*



Bespoke Design Service



Bi-fold Doors



Integral Garage



CONSUMER CODE FOR HOME BUILDERS



APPROVED CODE TRADESTANDARD

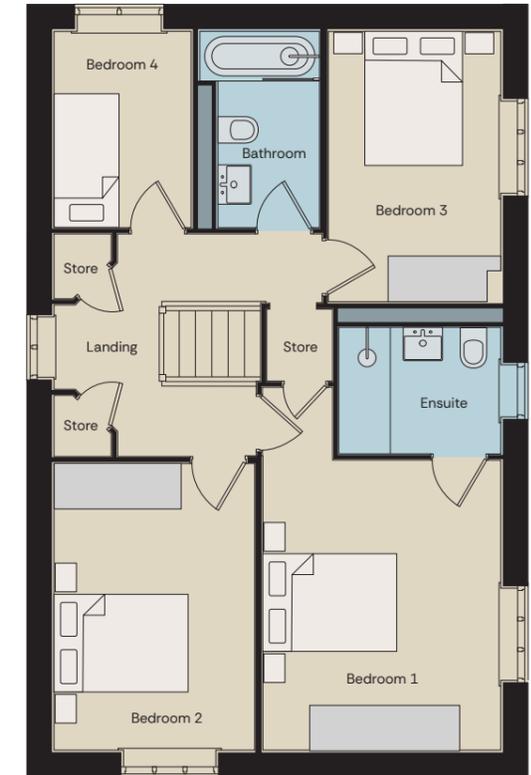
Protection for new-build home buyers

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The Thorndale



Legacy Range



■ - Suggested Wardrobe Location

Ground Floor

Lounge	3.92m x 6.36m	12' 10" x 20' 10"
Kitchen/Dining	3.81m x 6.36m	12' 6" x 20' 10"
Garden Room	1.91m x 3.1m	6' 3" x 10' 2"

First Floor

Bedroom 1	5.3m x 3.4m	17' 4" x 11' 1"
Bedroom 2	4.08m x 2.89m	13' 4" x 9' 5"
Bedroom 3	3.87m x 2.48m	12' 8" x 8' 1"
Bedroom 4	2.75m x 1.99m	9' x 6' 6"

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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 Swainby

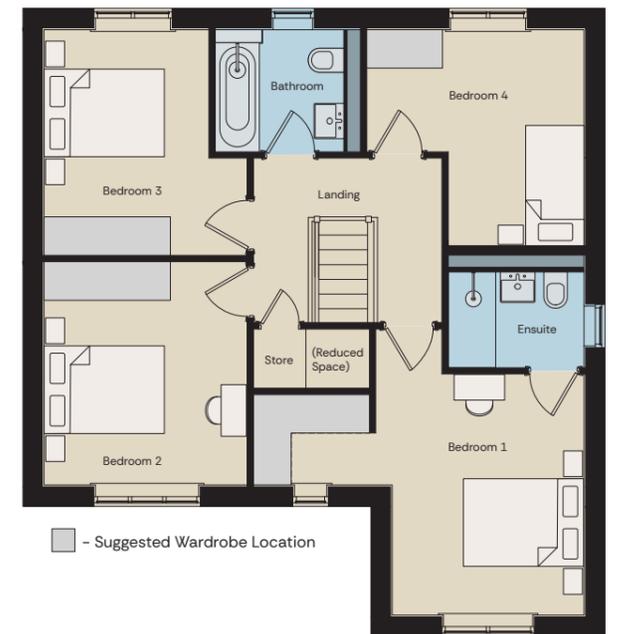
Legacy Range



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"

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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



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Bespoke Design Service



Bi-fold Doors



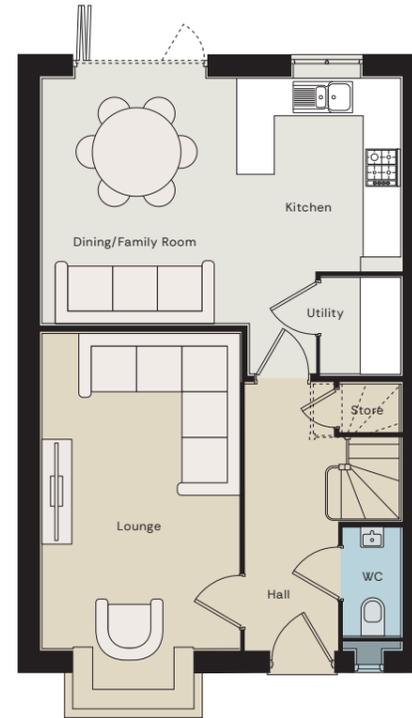
Integral Garage



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The Harome

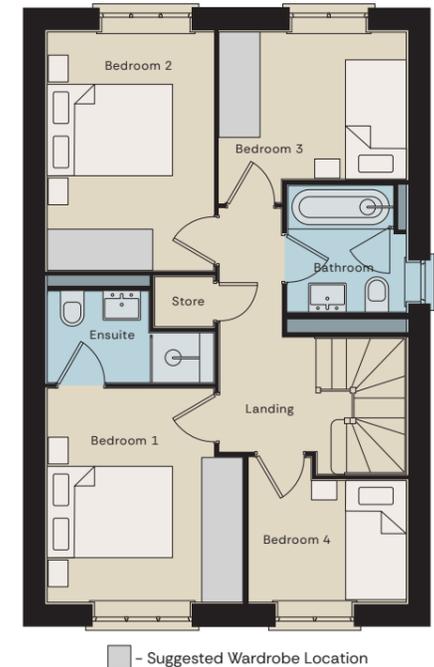
Legacy Range



Ground Floor

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

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First Floor

Bedroom 1	3.17m x 3.43m	10' 4" x 11' 3"
Bedroom 2	2.7m x 3.85m	8' 10" x 12' 7"
Bedroom 3	3.03m x 2.4m	9' 11" x 7' 10"
Bedroom 4	2.53m x 1.99m	8' 3" x 6' 6"

■ - Suggested Wardrobe Location



4 Bedrooms



2 Bathrooms



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Bespoke Design Service



Bi-fold Doors



Utility Room



Protection for new-build home buyers



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The Helmsley

Legacy Range



Ground Floor

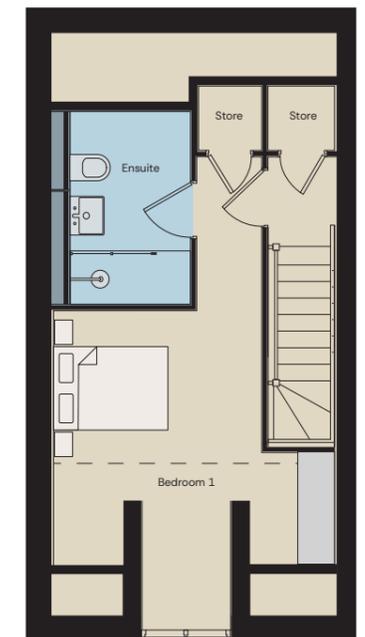
Kitchen/Dining	2.93m x 4.59m	9' 7" x 15"
Lounge	3.95m x 4.65m	12' 11" x 15' 3"

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First Floor

Bedroom 2	3.95m x 3.03m	12' 11" x 9' 11"
Bedroom 3	3.95m x 2.64m	12' 11" x 8' 7"



Second Floor

Bedroom 1	3.95m x 6.16m	12' 11" x 20' 2"
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3 Bedrooms



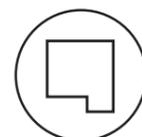
2 Bathrooms



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Bespoke Design Service



Open Plan Kitchen/Dining



Bi-fold Doors



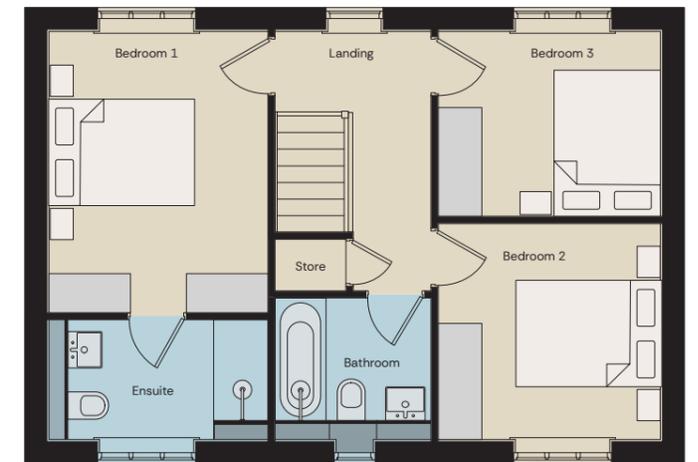
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The Levisham

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"

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First Floor

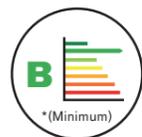
Bedroom 1	3.01m x 4.19m	9' 11" x 13' 9"
Bedroom 2	3.07m x 2.98m	10' 1" x 9' 9"
Bedroom 3	3.07m x 2.55m	10' 1" x 8' 4"



3 Bedrooms



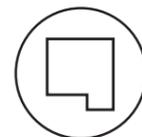
2 Bathrooms



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Bespoke
Design
Service



Open Plan
Kitchen/Dining



Bi-fold
Doors

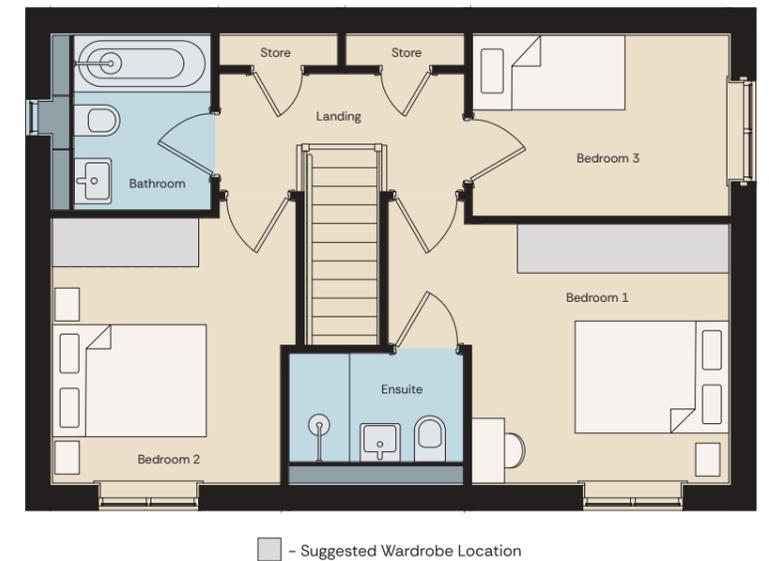


Protection for new-build home buyers

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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"

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"

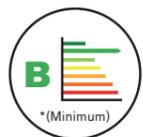
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3 Bedrooms



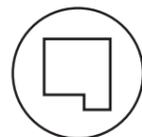
2 Bathrooms



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Bespoke
Design
Service



Open Plan
Kitchen/Dining



Bi-fold
Doors



Protection for new-build home buyers

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The Hackness

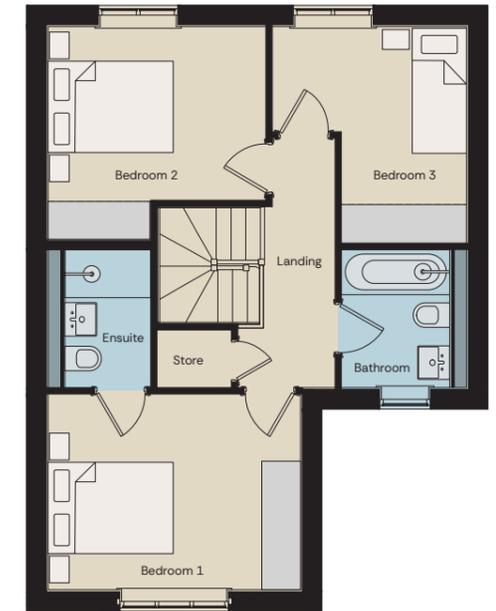
Aspire Range



Ground Floor

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

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■ - Suggested Wardrobe Location

First Floor

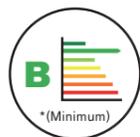
Bedroom 1	3.05m x 3.94m	10' x 12' 11"
Bedroom 2	3.38m x 3.40m	11' 1" x 11' 2"
Bedroom 3	3.38m x 3.02m	11' 1" x 9' 11"



3 Bedrooms



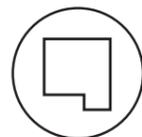
2 Bathrooms



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Bespoke Design Service



Open Plan Kitchen/Dining



Bi-fold Doors



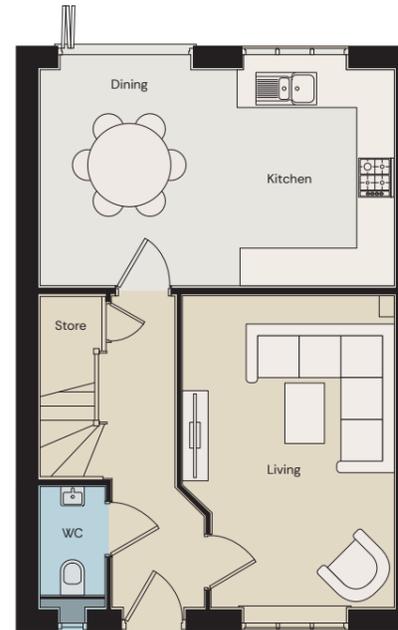
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The Ripley

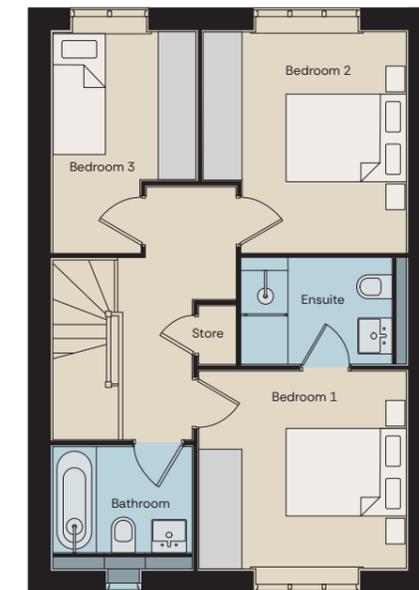
Aspire Range



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"

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■ - 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



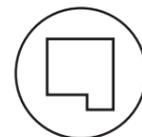
2 Bathrooms



EPC*



Bespoke
Design
Service



Open Plan
Kitchen/Dining



Bi-fold
Doors



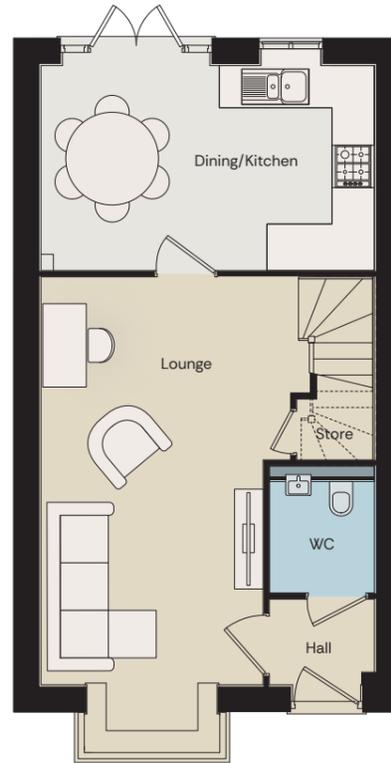
Protection for new-build home buyers



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The Dalton

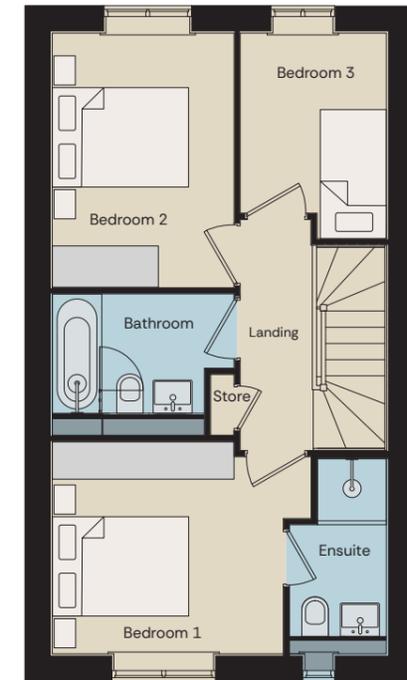
First Step Range



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.



■ - 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



EPC*



Bespoke Design Service



Open Plan Kitchen/Dining



French Doors



CONSUMER CODE FOR HOME BUILDERS



APPROVED CODE TRADESTANDARD

Protection for new-build home buyers

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The Farndale

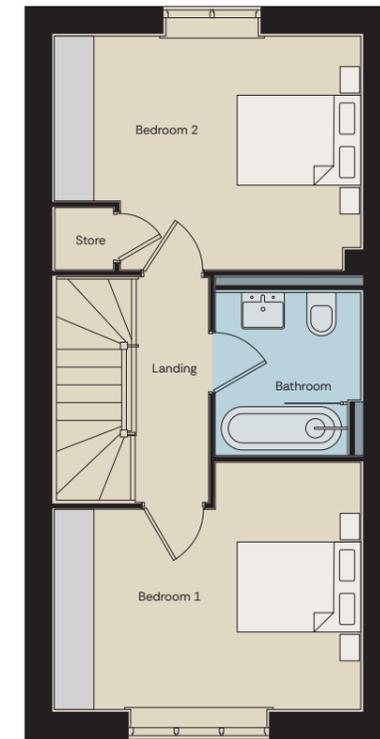
First Step Range



Ground Floor

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

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■ - Suggested Wardrobe Location

First Floor

Bedroom 1	3.99m x 3.33m	13' 1" x 10' 11"
Bedroom 2	3.99m x 3.16m	13' 1" x 10' 4"



2 Bedrooms



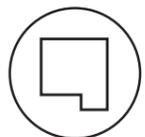
1 Bathrooms



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Bespoke
Design
Service



Open Plan
Kitchen/Dining



French
Doors



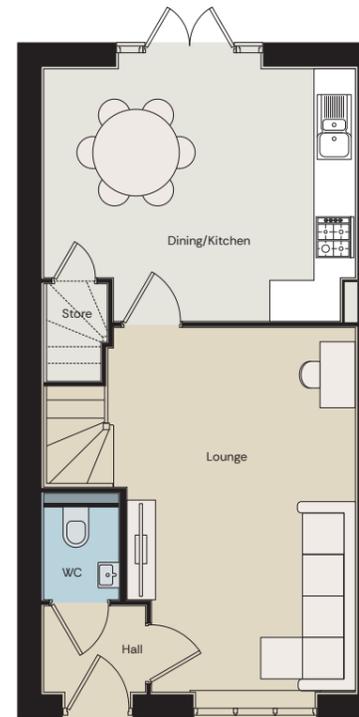
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The Rosedale

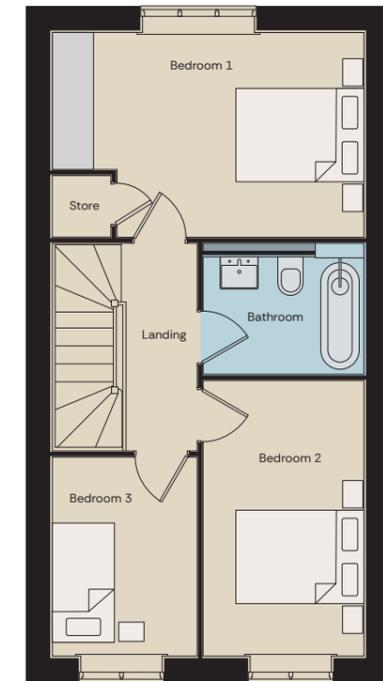
First Step Range



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

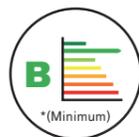
Bedroom 1	4.61m x 3.03m	15' 1" x 9' 11"
Bedroom 2	2.39m x 4.06m	7' 10" x 13' 3"
Bedroom 3	2.16m x 2.95m	7' 1" x 9' 8"



3 Bedrooms



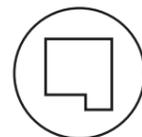
1 Bathrooms



EPC*



Bespoke Design Service



Open Plan Kitchen/Dining



French Doors



CONSUMER CODE FOR HOME BUILDERS



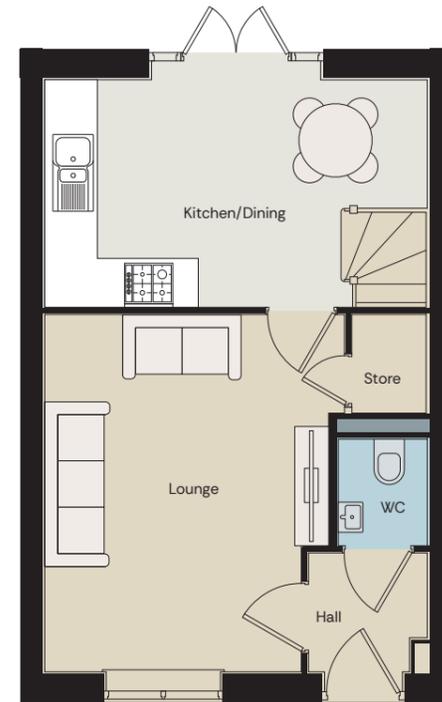
APPROVED CODE TRADING STANDARDS UK

Protection for new-build home buyers

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The Cropton

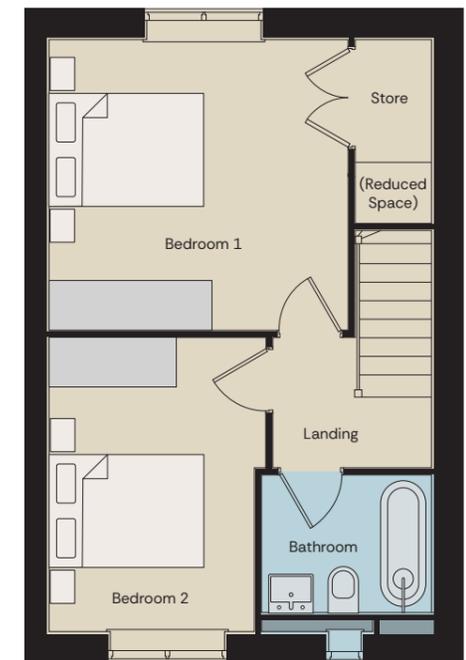
First Step Range



Ground Floor

Kitchen/Dining	4.78m x 2.85m	15' 8" x 9' 4"
Living	3.55m x 4.45m	11' 7" x 14' 7"

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First Floor

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

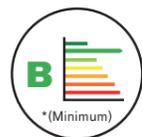
■ - Suggested Wardrobe Location



2 Bedrooms



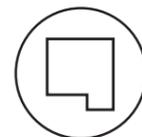
1 Bathrooms



EPC*



Bespoke Design Service



Open Plan Kitchen/Dining



French Doors



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