



2, 3, 4 & 5 bedroom homes in the popular market town of Pocklington, East Yorkshire



Welcome to Wilberforce Manor,
traditionally styled family homes
in East Yorkshire created by Linden Homes.



More to this thriving market town than meets the eye...



Wilberforce Manor is a collection of traditionally inspired family homes ideally situated in the popular market town of Pocklington. Consisting of fifty five homes, this is an opportunity to experience the perfect blend of traditional architectural styling with the benefits of a brand new home.

Designer kitchens and bathrooms, energy efficiency fittings are among the many benefits of our high-specification new homes.

Our team of dedicated specialists has paid particular attention to every aspect of the design of your new home, and all this is reinforced by our assurances and guarantees of being voted house builder of the year for two consecutive years.



Steeped in history, the market town of Pocklington is perfectly positioned at the foot of the Yorkshire Wolds in the East Riding of Yorkshire.





The town – affectionately referred to as Pock – has a skyline dominated by a 15th century church tower, with the architecture a mixture of quaint old houses and modern buildings – and many of the street names reflecting its history from the Iron Age onwards.

Today, while the town retains many of its historical highlights, places of natural beauty and of course its association with the Wolds, it offers all the elements associated with a thriving town and busy community.

Now considered a commuter town for York (which is just 13 miles away), Hull and Leeds – Pocklington not only boasts one of the area’s finest independent co-ed fee paying schools in the area (once attended by actor, writer and musician, Ade Edmonson), but offers an eclectic mix of recreational, social and arts interests.

Enjoy a night out with friends at the hugely popular Pocklington Arts Centre, which presents a regular packed programme of film, music, drama, dance, lectures, workshops and exhibition. For something a little different, and in a tribute to Munich’s traditional Oktoberfest, Pocklington also hosts its own annual Pocktoberfest – a great social event celebrating a range of ales and beers! For a gentler pace, why not visit Burnby Hall Gardens – home

to Europe’s largest collection of hardy water lilies – or Millington Wood, designated a Site of Special Scientific Interest.

The wonderful Pocklington Canal Head has been named as one of the top 10 places to see watery wildlife in Britain, or there is the chance for a spot of fly-fishing at nearby Allerthorpe Lakeland Park - which comes complete with its own watersports facilities and BMX Park if angling isn’t your thing.

Pocklington is a great place to meet people – whether during a shopping trip to the regular Tuesday market, or joining one of the many sporting clubs – whatever your interest, from golf and gliding to rugby and running. For budding Wimbledon champions, Wilberforce Manor is handily located opposite the Tennis club.

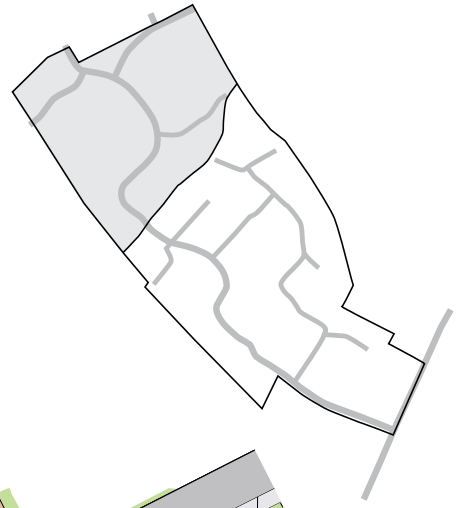
All this and much more makes Pocklington a wonderful location for Wilberforce Manor. continuing to build on the Linden Homes’ enviable reputation, the development will offer a lifestyle to suit the pace of our residents’ busy working and family life.

But don’t take our word for it – come and see just what is available and talk to us about buying a brand new dream home.



Wilberforce Manor Layout

- **The Dover** 2 bedroom
Homes 120, 121, 122, 125, 126
- **The Hampton** 3 bedroom
Homes 108 -115, 134
- **The Helmsley** 3 bedroom
Home 133
- **The Oxford** 4 bedroom
Homes 101, 135, 136, 154
- **The Skipton** 4 bedroom
Homes 117, 137
- **The Windsor** 4 bedroom
Homes 102, 139, 140
- **The Hunsley** 4 bedroom
Homes 100, 103, 152
- **The Lancaster** 4 bedroom
Homes 144, 153
- **The Glen Heworth** 4 bedroom
Homes 141, 147, 151
- **The Caernarvon** 5 bedroom
Homes 145, 149
- **The Studley** 5 bedroom
Home 146
- **The Poppleton** 5 bedroom
Homes 116, 138
- **The Greystoke** 5 bedroom
Homes 142, 143, 148, 150
- **Affordable Homes** 2 & 3 bedroom
Homes 104 -107, 118, 119, 123, 124, 127-132



Please note that boundary and legal plan details may vary from those shown on this plan. Not to Scale. Trees and landscaping are indicative only and may alter during construction. The trees, shrubs and gardens shown are illustrative only. Finishes and materials may vary from those shown here. Please ask your Sales Executive for specific details.

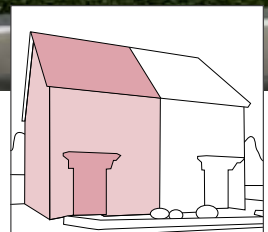
Wilberforce Manor 3d Layout



Computer generated image shown not to scale. Finishes and materials may vary from those shown on a plot by plot basis. The image does not represent any contractual offer on behalf of Linden Homes. Please note that boundary and legal plan details may vary from those shown on this plan. Not to Scale. Trees and landscaping are indicative only and may alter during construction. Please ask your Sales Executive for specific details.

The Dover

2 bedroom - 622 sq ft



Computer generated image shown not to scale. Finishes and materials may vary from those shown on a plot by plot basis and landscaping is illustrative only. The image does not represent any contractual offer on behalf of Linden Homes. Please note that all floorplans and dimensions are taken from architectural drawings and are for guidance only – not to scale. Dimensions stated are within a tolerance of plus or minus 50mm. Overall dimensions are for reference only and should not be used for ordering carpets, furniture or similar. Please note that finishes, materials and measurements may alter slightly and are subject to change. Please ask your Sales Executive for specific details.

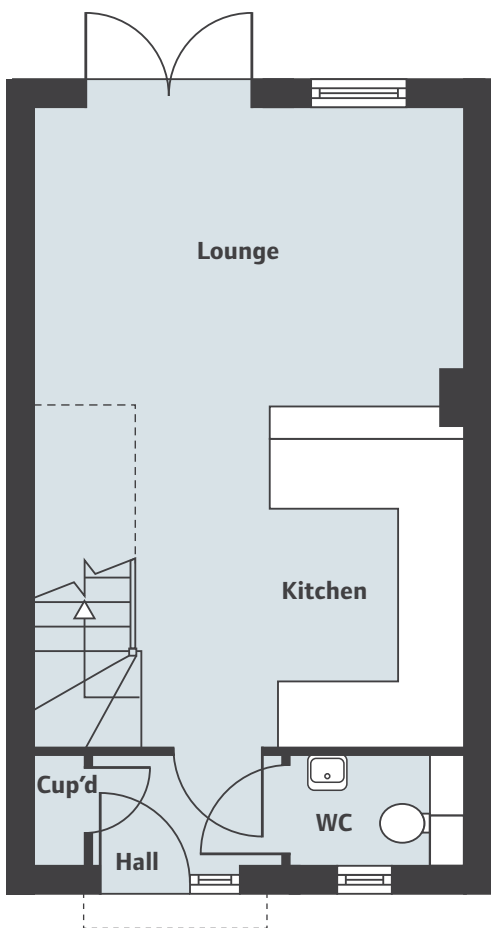
GROUND FLOOR

Lounge
6030 x 4040mm 19'9" x 13'3"
Kitchen
2900 x 1800mm 9'6" x 5'11"

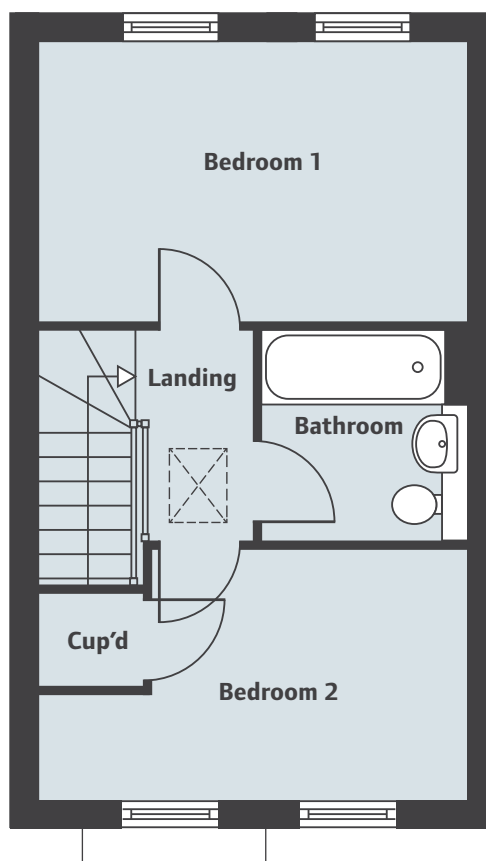
FIRST FLOOR

Bedroom 1
4040 x 2690mm 13'3" x 8'10"
Bedroom 2
4040 x 2300mm Max 13'3" x 7'7" Max
Bathroom
1975 x 1930mm 6'5" x 6'4"

GROUND FLOOR

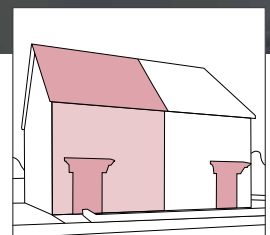


FIRST FLOOR



The Hampton

3 bedroom - 837 sq ft



Computer generated image shown not to scale. Finishes and materials may vary from those shown on a plot by plot basis and landscaping is illustrative only. The image does not represent any contractual offer on behalf of Linden Homes. Please note that all floorplans and dimensions are taken from architectural drawings and are for guidance only – not to scale. Dimensions stated are within a tolerance of plus or minus 50mm. Overall dimensions are for reference only and should not be used for ordering carpets, furniture or similar. Please note that finishes, materials and measurements may alter slightly and are subject to change. Please ask your Sales Executive for specific details.

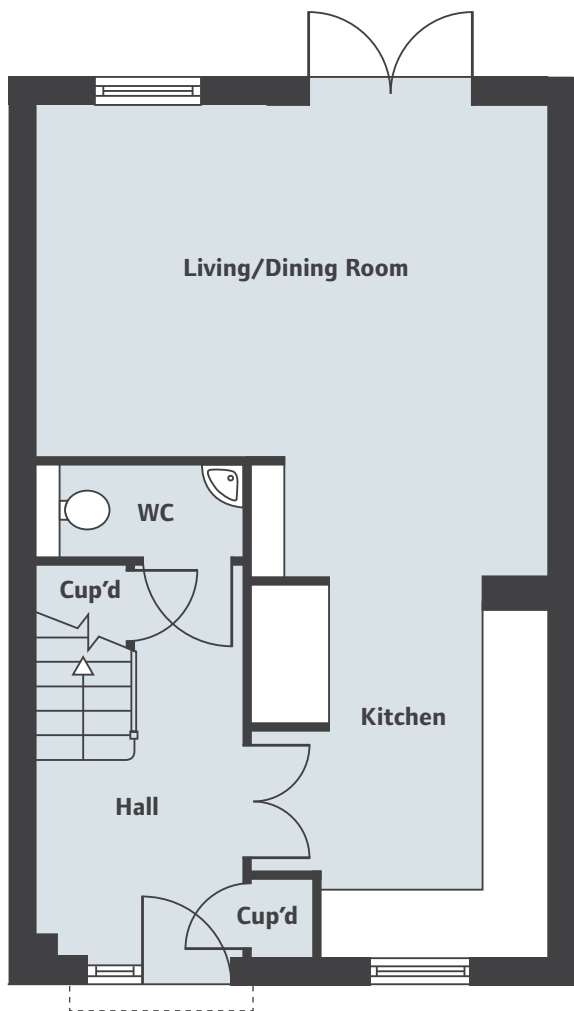
GROUND FLOOR

Living/Dining Room
4830 x 4490mm Max 15'10" x 14'9" Max
Kitchen
3480 x 2760mm 11'5" x 9'1"

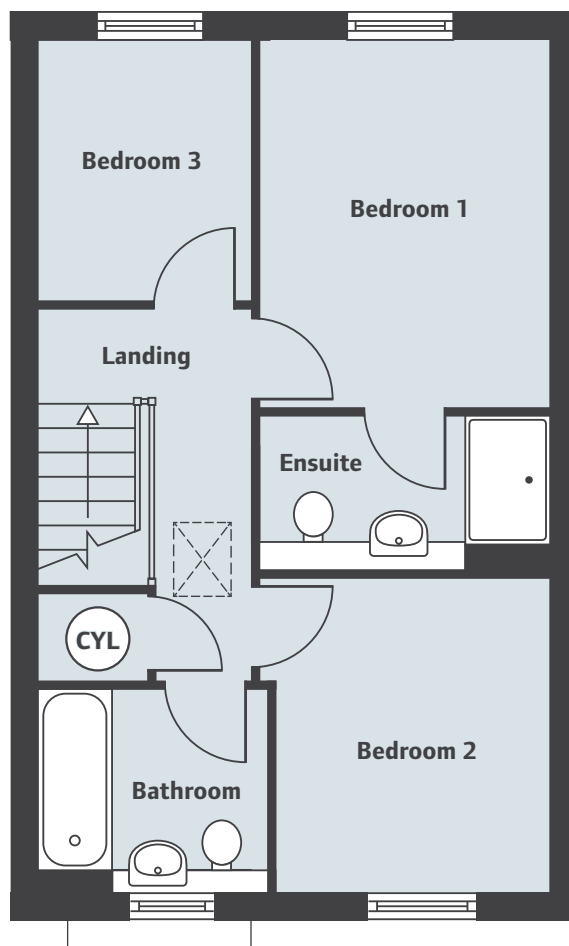
FIRST FLOOR

Bedroom 1
3460 x 2730mm 11'4" x 8'11"
Ensuite
2732 x 1434mm 8'11" x 4'8"
Bedroom 2
2980 x 2580mm 9'9" x 8'6"
Bedroom 3
2450 x 2000mm 8'0" x 6'7"
Bathroom
2148 x 1925mm 7'0" x 6'3"

GROUND FLOOR



FIRST FLOOR



The Helmsley

3 bedroom - 948 sq ft



Computer generated image shown not to scale. Finishes and materials may vary from those shown on a plot by plot basis and landscaping is illustrative only. The image does not represent any contractual offer on behalf of Linden Homes. Please note that all floorplans and dimensions are taken from architectural drawings and are for guidance only – not to scale. Dimensions stated are within a tolerance of plus or minus 50mm. Overall dimensions are for reference only and should not be used for ordering carpets, furniture or similar. Please note that finishes, materials and measurements may alter slightly and are subject to change. Please ask your Sales Executive for specific details.

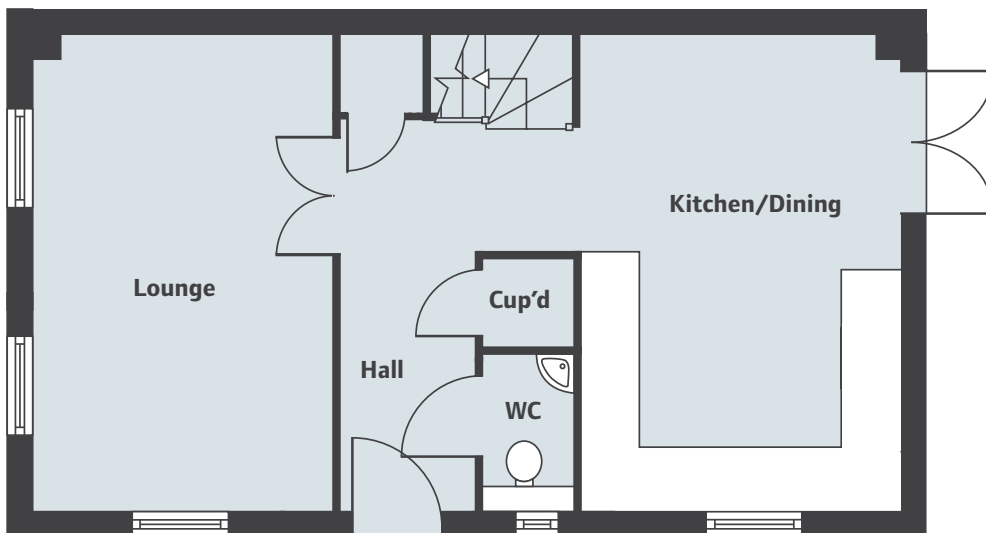
GROUND FLOOR

Lounge	
4920 x 3070mm	16'2" x 10'1"
Kitchen/Dining	
4920 x 3300mm	16'2" x 10'10"

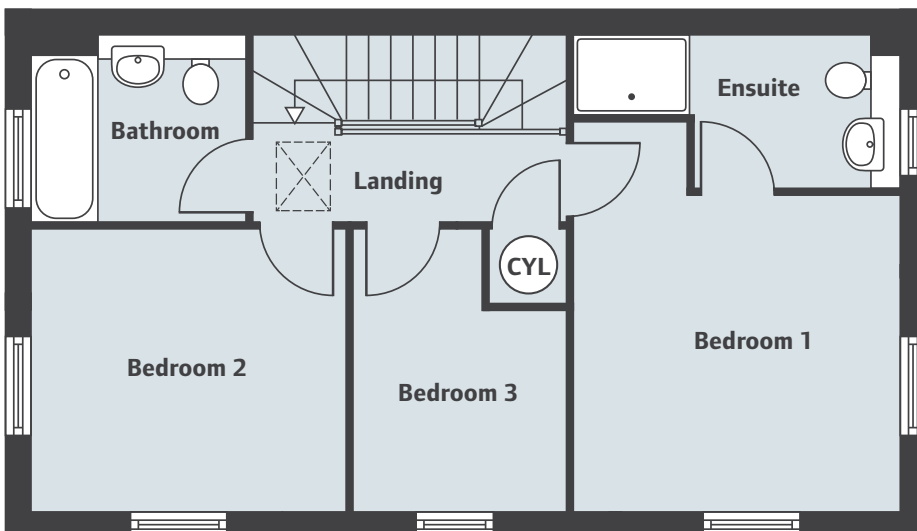
FIRST FLOOR

Bedroom 1	
3310 x 3290mm	10'10" x 10'10"
Ensuite	
2060 x 1532mm	6'9" x 5'0"
Bedroom 2	
3270 x 2890mm	10'9" x 9'6"
Bedroom 3	
2890 x 2190mm Max	9'6" x 7'2" Max
Bathroom	
2220 x 1925mm	7'3" x 6'3"

GROUND FLOOR



FIRST FLOOR



The Oxford

4 bedroom - 1120 sq ft



Computer generated image shown not to scale. Finishes and materials may vary from those shown on a plot by plot basis and landscaping is illustrative only. The image does not represent any contractual offer on behalf of Linden Homes. Please note that all floorplans and dimensions are taken from architectural drawings and are for guidance only – not to scale. Dimensions stated are within a tolerance of plus or minus 50mm. Overall dimensions are for reference only and should not be used for ordering carpets, furniture or similar. Please note that finishes, materials and measurements may alter slightly and are subject to change. Please ask your Sales Executive for specific details.

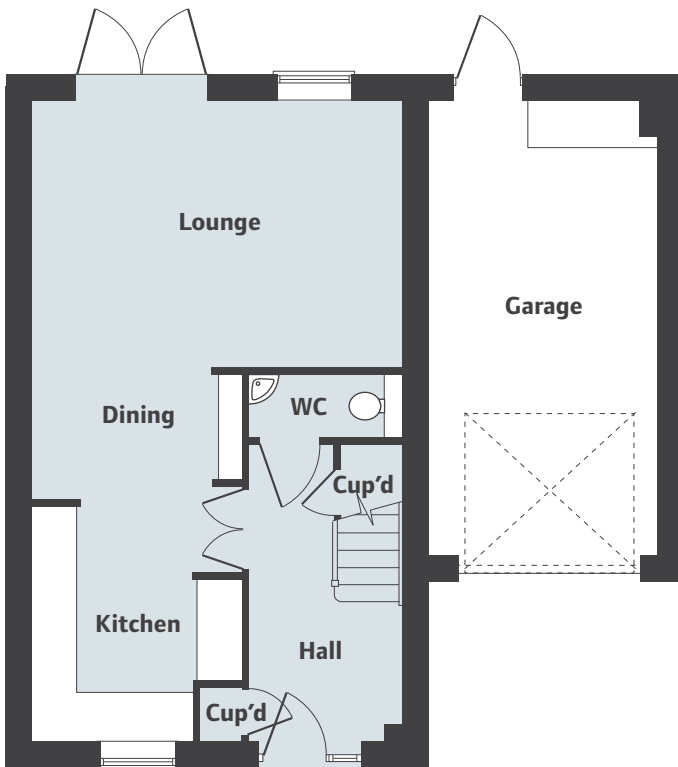
GROUND FLOOR

Lounge/Dining Room	
4920 x 4560mm	16'2" x 15'0"
Kitchen	
3130 x 2780mm	10'3" x 9'1"
Garage	
6090 x 3050mm	20'0" x 10'0"

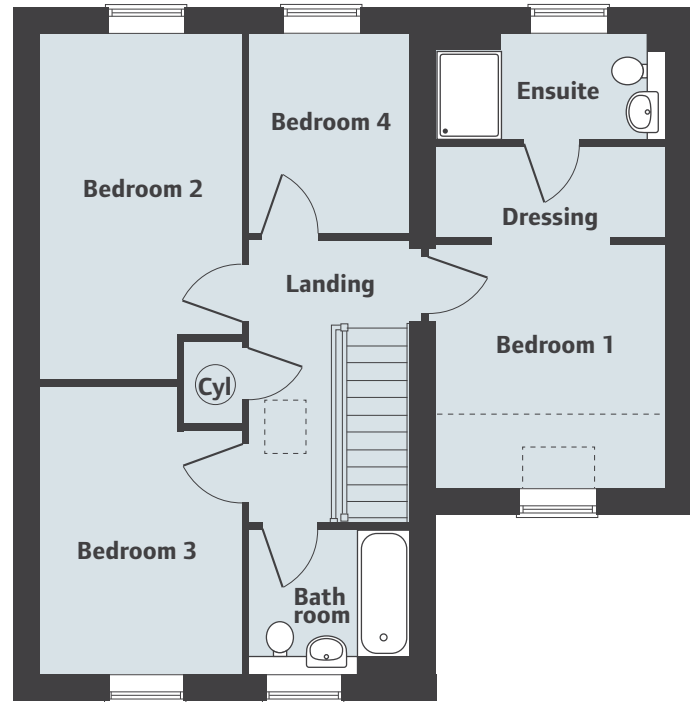
FIRST FLOOR

Bedroom 1	
3250 x 3000mm	10'8" x 9'10"
Ensuite	
3000 x 1400mm	9'10" x 4'7"
Dressing Area	
3000 x 1200mm	9'10" x 3'11"
Bedroom 2	
4580 x 2660mm Max	15'0" x 8'9" Max
Bedroom 3	
3840 x 2660mm Max	12'7" x 8'9" Max
Bedroom 4	
2640 x 2150mm	8'8" x 7'1"
Bathroom	
2155 x 1937mm	7'0" x 6'4"

GROUND FLOOR



FIRST FLOOR



The Skipton

4 bedroom - 1156 sq ft



Computer generated image shown not to scale. Finishes and materials may vary from those shown on a plot by plot basis and landscaping is illustrative only. The image does not represent any contractual offer on behalf of Linden Homes. Please note that all floorplans and dimensions are taken from architectural drawings and are for guidance only – not to scale. Dimensions stated are within a tolerance of plus or minus 50mm. Overall dimensions are for reference only and should not be used for ordering carpets, furniture or similar. Please note that finishes, materials and measurements may alter slightly and are subject to change. Please ask your Sales Executive for specific details.

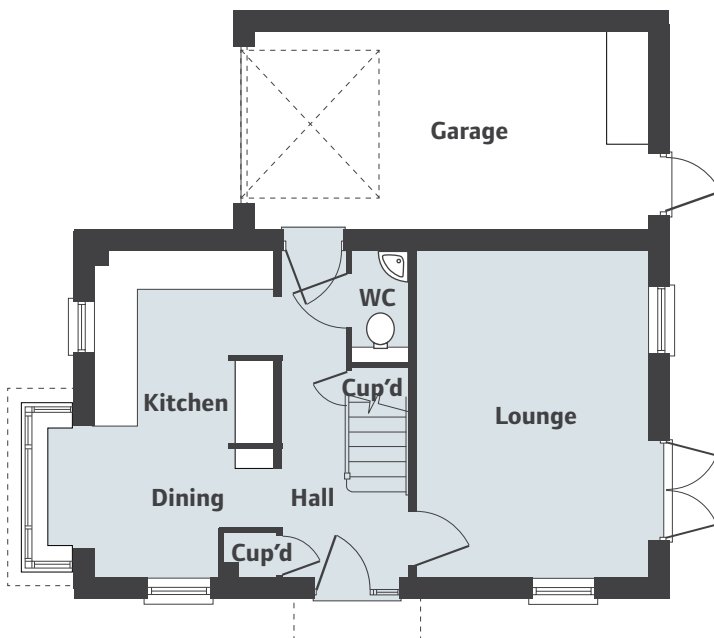
GROUND FLOOR

Lounge	
5030 x 3550mm	16'6" x 11'8"
Kitchen/Dining Room	
5030 x 2730mm	16'6" x 8'11"
Garage	
6090 x 3050mm	20'0" x 10'0"

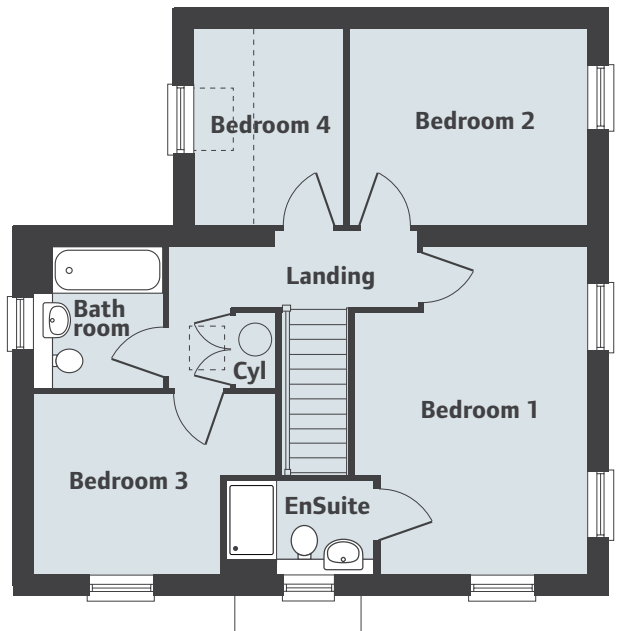
FIRST FLOOR

Bedroom 1	
5030 x 3220mm	16'6" x 10'7"
Ensuite	
2275 x 1425mm	7'5" x 4'8"
Bedroom 2	
3680 x 3000mm	12'1" x 9'10"
Bedroom 3	
2830 x 2780mm	9'3" x 9'1"
Bedroom 4/Study	
3000 x 2260mm	9'10" x 7'5"
Bathroom	
2155 x 1938mm	7'0" x 6'4"

GROUND FLOOR



FIRST FLOOR



The Windsor

4 bedroom - 1405 sq ft



Computer generated image shown not to scale. Finishes and materials may vary from those shown on a plot by plot basis and landscaping is illustrative only. The image does not represent any contractual offer on behalf of Linden Homes. Please note that all floorplans and dimensions are taken from architectural drawings and are for guidance only – not to scale. Dimensions stated are within a tolerance of plus or minus 50mm. Overall dimensions are for reference only and should not be used for ordering carpets, furniture or similar. Please note that finishes, materials and measurements may alter slightly and are subject to change. Please ask your Sales Executive for specific details.

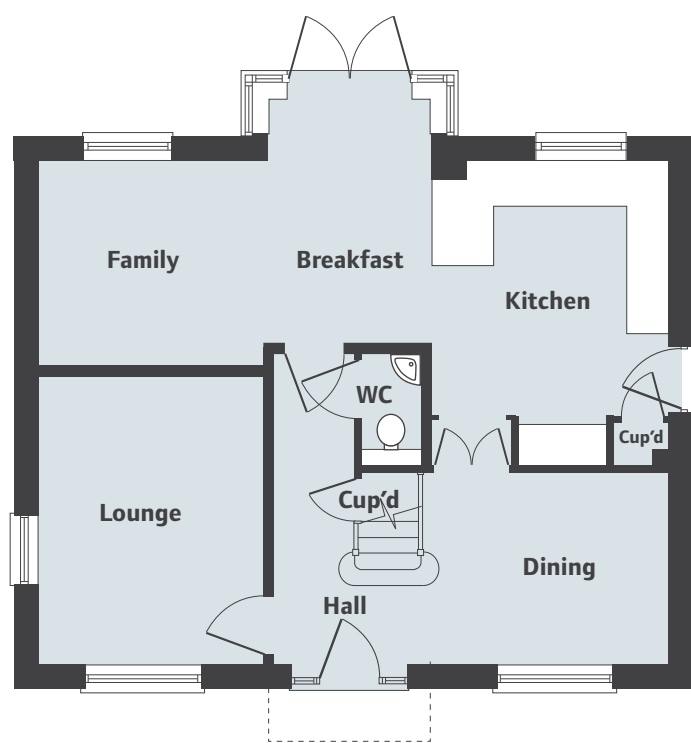
GROUND FLOOR

Living Room	4100 x 3220mm	13'5" x 10'7"
Kitchen	4340 x 3330mm Max	14'3" x 10'11" Max
Family/Breakfast Area	5590 x 2920mm	18'4" x 9'7"
Dining Room	3470 x 2730mm	11'5" x 8'11"

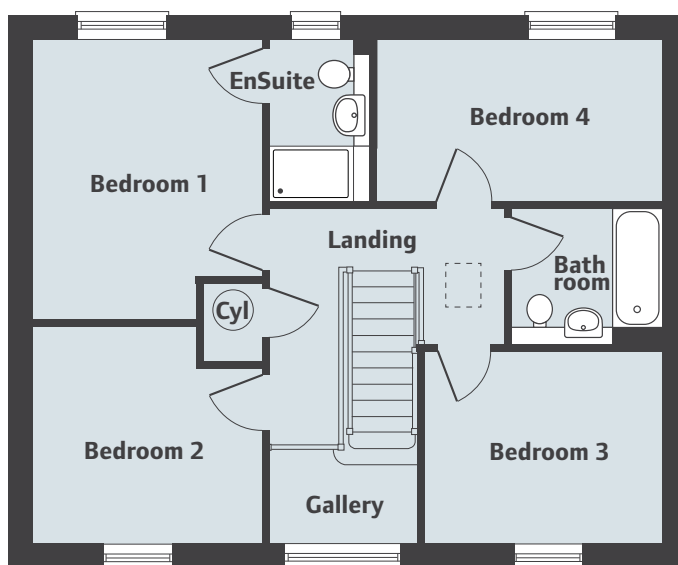
FIRST FLOOR

Bedroom 1	3970 x 3270mm Max	13'0" x 10'9" Max
Ensuite	2305 x 1425mm	7'6" x 4'8"
Bedroom 2	3270 x 3100mm Max	10'9" x 10'2" Max
Bedroom 3	3400 x 2740mm	11'2" x 9'0"
Bedroom 4	4080 x 2300mm	13'5" x 7'7"
Bathroom	2150 x 1925mm	7'0" x 6'3"

GROUND FLOOR



FIRST FLOOR



The Hunsley

4 bedroom - 1436 sq ft



Computer generated image shown not to scale. Finishes and materials may vary from those shown on a plot by plot basis and landscaping is illustrative only. The image does not represent any contractual offer on behalf of Linden Homes. Please note that all floorplans and dimensions are taken from architectural drawings and are for guidance only – not to scale. Dimensions stated are within a tolerance of plus or minus 50mm. Overall dimensions are for reference only and should not be used for ordering carpets, furniture or similar. Please note that finishes, materials and measurements may alter slightly and are subject to change. Please ask your Sales Executive for specific details.

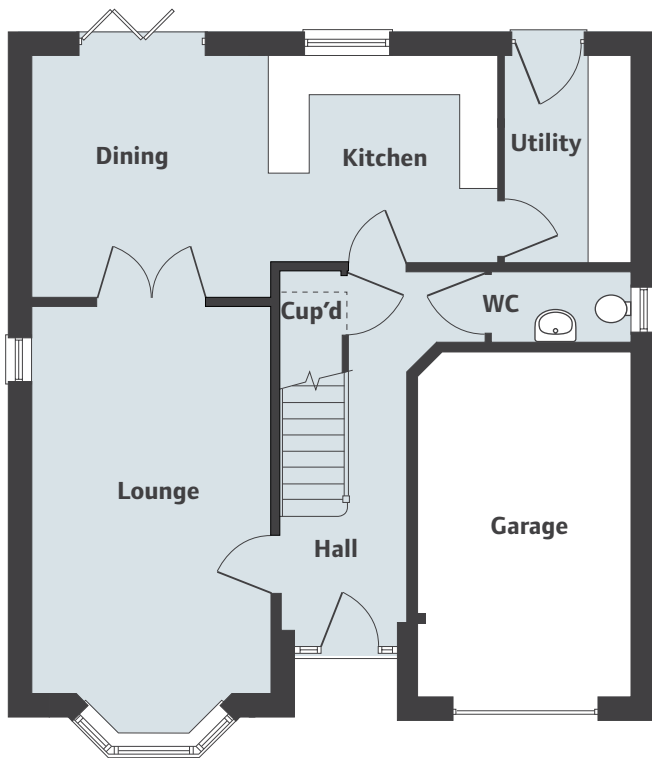
GROUND FLOOR

Kitchen	3322 x 2800mm	10'10" x 9'2"
Dining	3375 x 3326mm	11'1" x 10'11"
Utility	2924 x 1735mm	9'7" x 5'8"
Lounge	5500 x 3350mm	18'0" x 11'0"

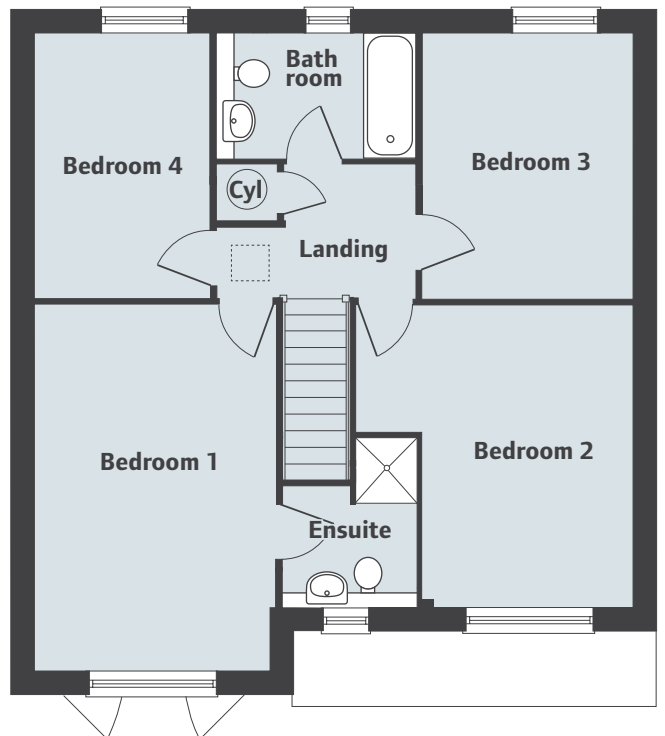
FIRST FLOOR

Bedroom 1	5152 x 3397mm	16'11" x 11'1"
Ensuite	1870 x 1712mm	6'1" x 5'7"
Bedroom 2	4252 x 3982mm Max	13'11" x 13'0" Max
Bedroom 3	3855 x 3052mm	12'7" x 10'0"
Bedroom 4	3855 x 2467mm	12'7" x 8'1"
Bathroom	2795 x 1712mm	9'2" x 5'7"

GROUND FLOOR



FIRST FLOOR



The Lancaster

4 bedroom - 1574 sq ft



Computer generated image shown not to scale. Finishes and materials may vary from those shown on a plot by plot basis and landscaping is illustrative only. The image does not represent any contractual offer on behalf of Linden Homes. Please note that all floorplans and dimensions are taken from architectural drawings and are for guidance only – not to scale. Dimensions stated are within a tolerance of plus or minus 50mm. Overall dimensions are for reference only and should not be used for ordering carpets, furniture or similar. Please note that finishes, materials and measurements may alter slightly and are subject to change. Please ask your Sales Executive for specific details.

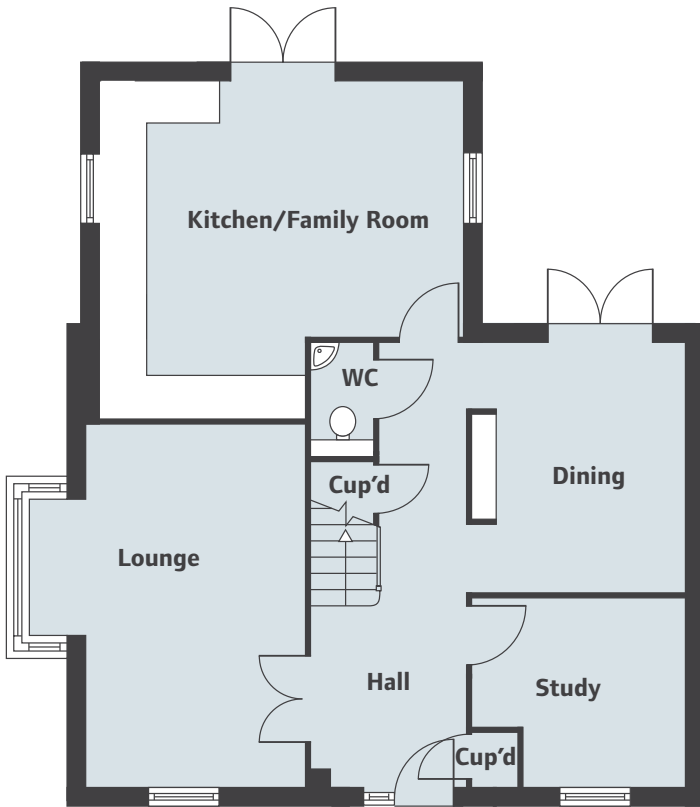
GROUND FLOOR

Lounge	5120 x 3080mm	16'10" x 10'1"
Kitchen/Family	5140 x 4760mm Max	16'10" x 15'7" Max
Dining	3520 x 3000mm	11'7" x 9'10"
Study	3000 x 2650mm Max	9'10" x 8'8" Max

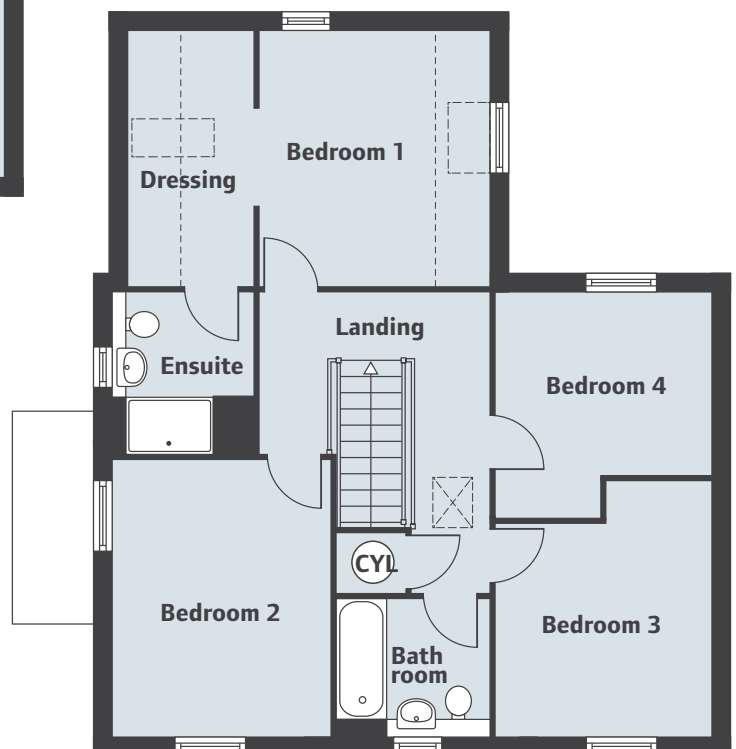
FIRST FLOOR

Bedroom 1	3560 x 3240mm	11'8" x 10'8"
Ensuite	2278 x 2023mm	7'5" x 6'7"
Dressing	3560 x 1800mm	11'8" x 5'11"
Bedroom 2	3900 x 3130mm	12'10" x 10'3"
Bedroom 3	3590 x 3040mm Max	11'9" x 10'0" Max
Bedroom 4	3040 x 2580mm	10'0" x 8'6"
Bathroom	2145 x 1925mm	7'0" x 6'3"

GROUND FLOOR



FIRST FLOOR



---- Reduced ceiling height

The Glen Heworth

4 bedroom - 2193 sq ft



Computer generated image shown not to scale. Finishes and materials may vary from those shown on a plot by plot basis and landscaping is illustrative only. The image does not represent any contractual offer on behalf of Linden Homes. Please note that all floorplans and dimensions are taken from architectural drawings and are for guidance only – not to scale. Dimensions stated are within a tolerance of plus or minus 50mm. Overall dimensions are for reference only and should not be used for ordering carpets, furniture or similar. Please note that finishes, materials and measurements may alter slightly and are subject to change. Please ask your Sales Executive for specific details.

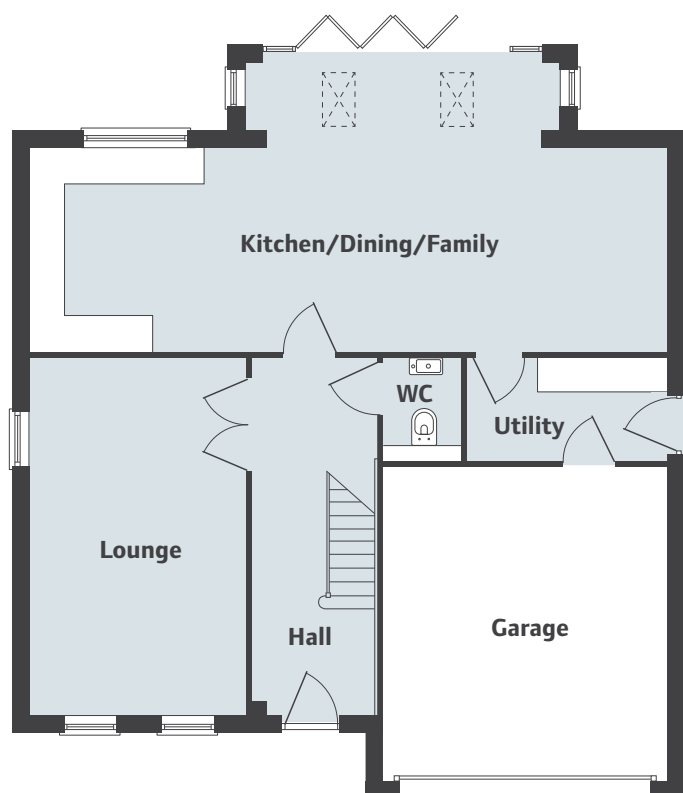
GROUND FLOOR

Lounge	6100 x 3710mm	20'0" x 12'2"
Kitchen/Dining/Family	10950 x 5210mm	35'11" x 17'1" Max
Utility	3447 x 1720mm	11'3" x 5'7"

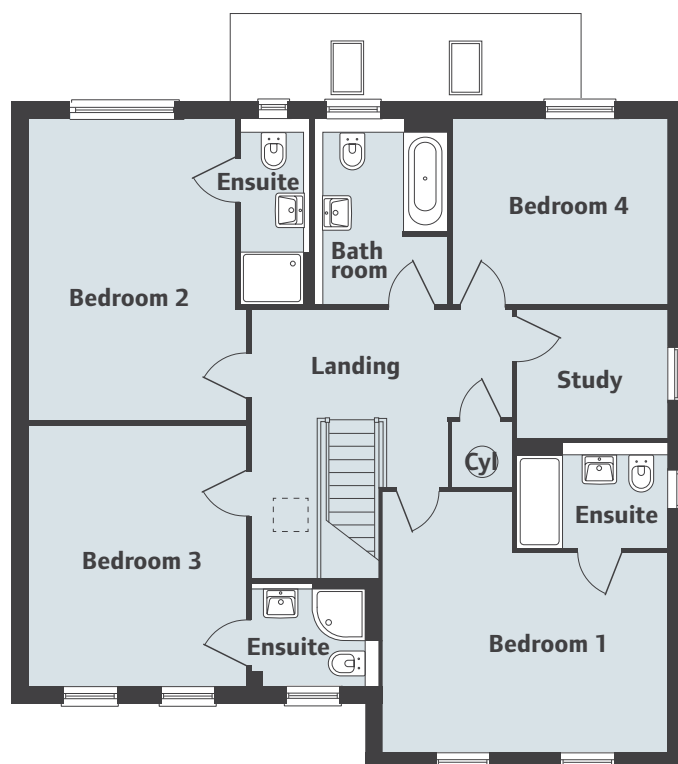
FIRST FLOOR

Bedroom 1	4860 x 4447mm	15'11" x 14'7" Max	En-suite (Bed 3)	2182 x 1717mm	7'1" x 5'7"
En-suite (Bed 1)	2577 x 1824mm	8'5" x 5'11"	Bedroom 4	3672 x 3167mm	12'0" x 10'4"
Bedroom 2	5167 x 3722mm	16'11" x 12'2" Max	Bathroom	3167 x 2282mm	10'4" x 7'5"
En-suite (Bed 2)	3167 x 1200mm	10'4" x 3'11"	Study	2577 x 2200mm	8'5" x 7'2"
Bedroom 3	4439 x 3722mm	14'6" x 12'2"			

GROUND FLOOR



FIRST FLOOR



The Caernarvon

5 bedroom - 1832 sq ft



Computer generated image shown not to scale. Finishes and materials may vary from those shown on a plot by plot basis and landscaping is illustrative only. The image does not represent any contractual offer on behalf of Linden Homes. Please note that all floorplans and dimensions are taken from architectural drawings and are for guidance only – not to scale. Dimensions stated are within a tolerance of plus or minus 50mm. Overall dimensions are for reference only and should not be used for ordering carpets, furniture or similar. Please note that finishes, materials and measurements may alter slightly and are subject to change. Please ask your Sales Executive for specific details.

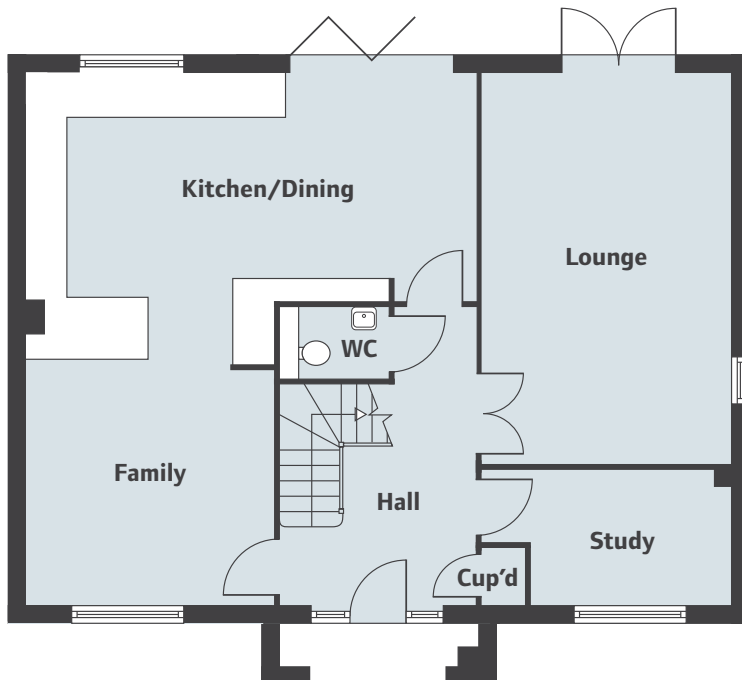
GROUND FLOOR

Lounge	5830 x 3680mm	19'2" x 12'1"
Kitchen/Family/Dining	7950 x 6720mm Max	26'1" x 22'1" Max
Study	3680 x 1980mm Max	12'1" x 6'6" Max

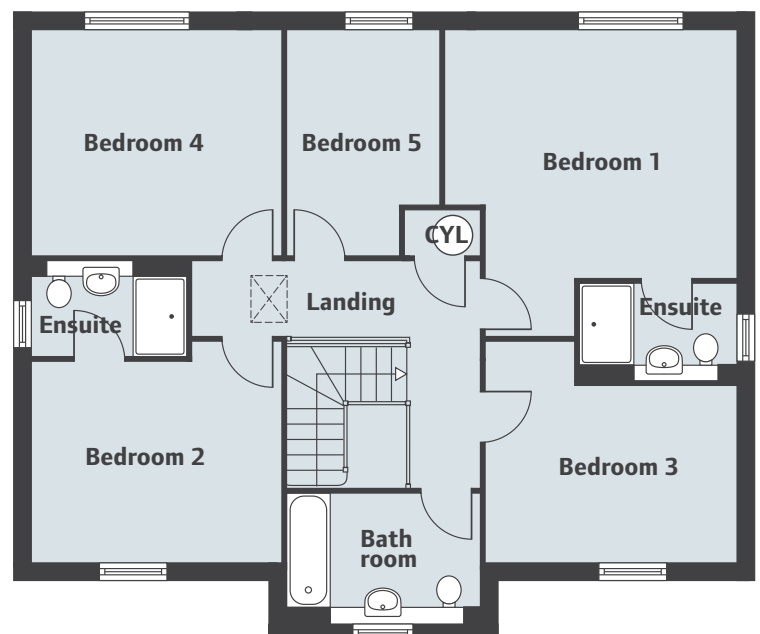
FIRST FLOOR

Bedroom 1	4330 x 3690mm	14'2" x 12'1"	Bedroom 3	3730 x 2640mm Max	12'3" x 8'8" Max
Ensuite 1	2310 x 1420mm	7'7" x 4'7"	Bedroom 4	3720 x 3340mm	12'2" x 10'11"
Bedroom 2	3730 x 3000mm	12'3" x 9'10"	Bedroom 5	3340 x 2290mm Max	10'11" x 7'6" Max
Ensuite 2	2310 x 1420mm	7'7" x 4'7"	Bathroom	2885 x 1923mm	9'5" x 6'3"

GROUND FLOOR



FIRST FLOOR



The Studley

5 bedroom - 2032 sq ft



Computer generated image shown not to scale. Finishes and materials may vary from those shown on a plot by plot basis and landscaping is illustrative only. The image does not represent any contractual offer on behalf of Linden Homes. Please note that all floorplans and dimensions are taken from architectural drawings and are for guidance only – not to scale. Dimensions stated are within a tolerance of plus or minus 50mm. Overall dimensions are for reference only and should not be used for ordering carpets, furniture or similar. Please note that finishes, materials and measurements may alter slightly and are subject to change. Please ask your Sales Executive for specific details.

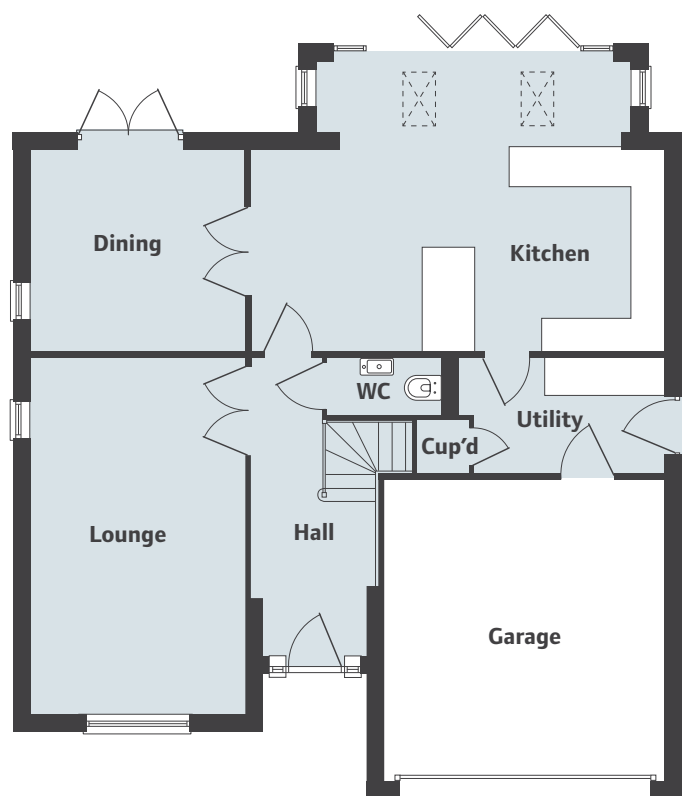
GROUND FLOOR

Lounge	6075 x 3650mm	19'11" x 11'11"
Kitchen	7100 x 5150mm Max	23'3" x 16'10" Max
Dining	3650 x 3425mm	11'11" x 11'2"
Utility	3522 x 1925mm	11'6" x 6'3"

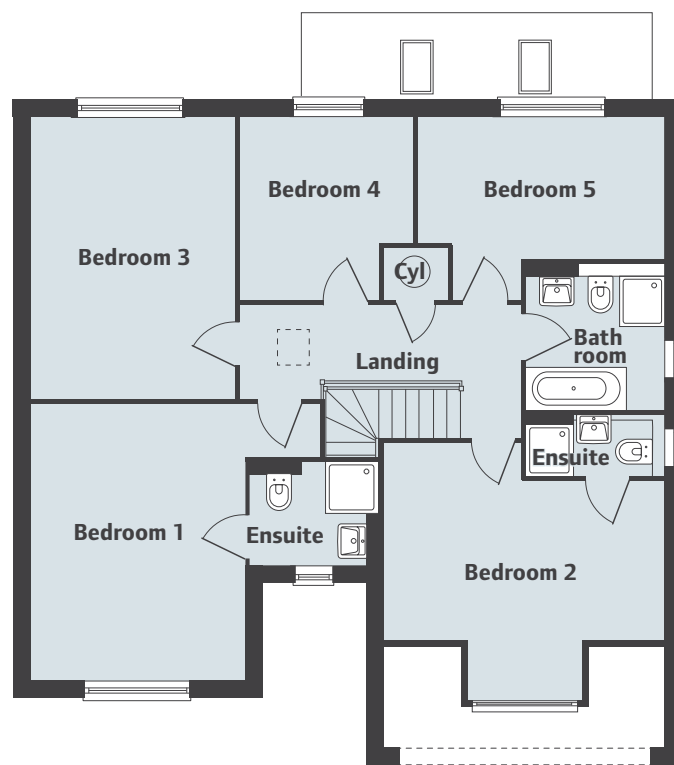
FIRST FLOOR

Bedroom 1	4962 x 4737mm	16'3" x 15'6" Max
En-suite (Bed 1)	2207 x 1762mm	7'2" x 5'9"
Bedroom 2	4810 x 4427mm	15'9" x 14'6" Max
En-suite (Bed 2)	2360 x 1035mm	7'9" x 3'5"
Bedroom 3	4820 x 3497mm	15'9" x 11'5"
Bedroom 4	3107 x 2976mm	10'2" x 9'9" Max
Bedroom 5	4251 x 3107mm Max	13'11" x 10'2" Max
Bathroom	2360 x 2307mm	7'8" x 7'6"

GROUND FLOOR



FIRST FLOOR



The Poppleton

5 bedroom - 2034 sq ft



Computer generated image shown not to scale. Finishes and materials may vary from those shown on a plot by plot basis and landscaping is illustrative only. The image does not represent any contractual offer on behalf of Linden Homes. Please note that all floorplans and dimensions are taken from architectural drawings and are for guidance only – not to scale. Dimensions stated are within a tolerance of plus or minus 50mm. Overall dimensions are for reference only and should not be used for ordering carpets, furniture or similar. Please note that finishes, materials and measurements may alter slightly and are subject to change. Please ask your Sales Executive for specific details.

GROUND FLOOR

Lounge	4560 x 3338mm	14'11" x 10'11"
Kitchen/Breakfast	9135 x 3338mm Max	29'11" x 10'11" Max
Family room	3583 x 3338mm Max	11'9" x 10'11" Max
Utility	2412 x 1997mm	7'10" x 6'6"

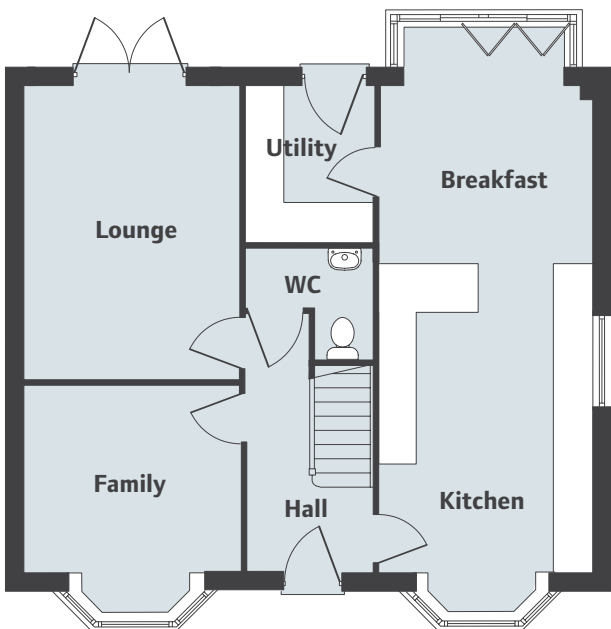
FIRST FLOOR

Bedroom 1	3583 x 3385mm	11'9" x 11'1"
Dressing room	3385 x 1995mm Max	11'1" x 6'6" Max
En-suite	2685 x 1871mm	8'9" x 6'1"
Bedroom 2	3926 x 3338mm	12'10" x 10'11"
Bedroom 3	3616 x 3338mm	11'10" x 10'11"
Bathroom	2684 x 1871mm	8'9" x 6'1"

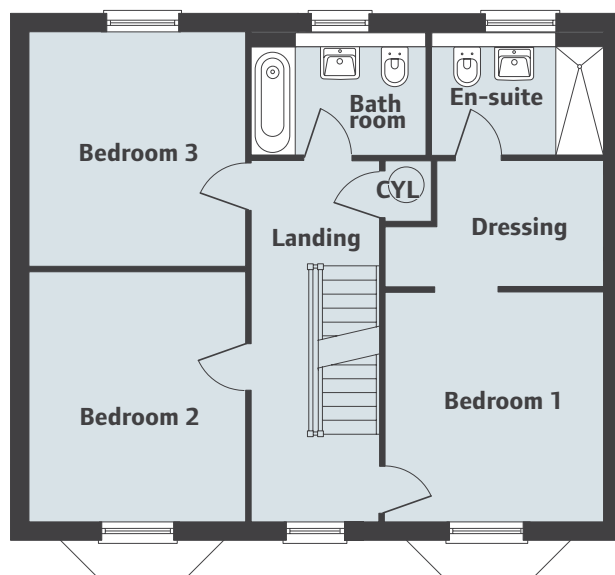
SECOND FLOOR

Bedroom 4	5855 x 3275mm Max	19'2" x 10'9" Max
Bedroom 5	3490 x 3385mm Max	11'5" x 11'1" Max
Bathroom 2	3385 x 2268mm	11'1" x 7'5"
Store	2094 x 1340mm	6'10" x 4'4"

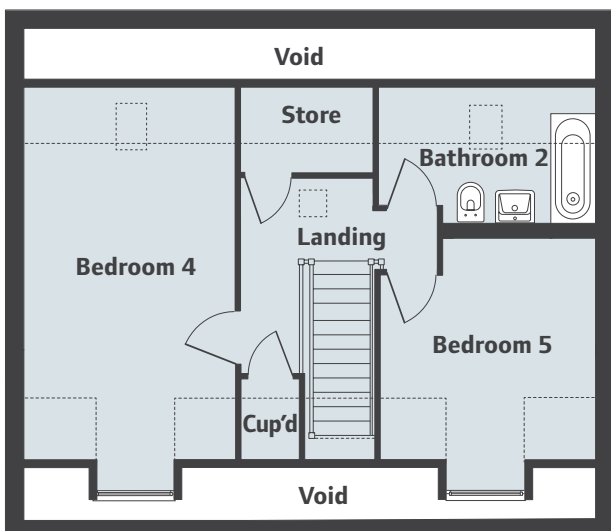
GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



The Greystoke

5 bedroom - 2327 sq ft



Computer generated image shown not to scale. Finishes and materials may vary from those shown on a plot by plot basis and landscaping is illustrative only. The image does not represent any contractual offer on behalf of Linden Homes. Please note that all floorplans and dimensions are taken from architectural drawings and are for guidance only – not to scale. Dimensions stated are within a tolerance of plus or minus 50mm. Overall dimensions are for reference only and should not be used for ordering carpets, furniture or similar. Please note that finishes, materials and measurements may alter slightly and are subject to change. Please ask your Sales Executive for specific details.

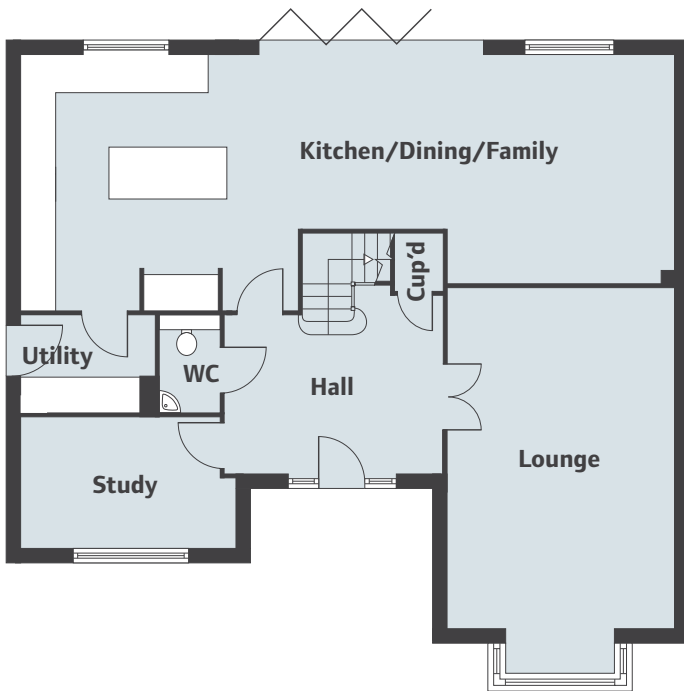
GROUND FLOOR

Lounge	6160 x 4130mm	20'3" x 13'7"
Kitchen/Family/Dining	11890 x 4590mm Max	39'0" x 15'1" Max
Study	3900 x 2370mm Max	12'10" x 7'9" Max

FIRST FLOOR

Bedroom 1	4310 x 3900mm	14'2" x 12'10"
Ensuite 1	2955 x 1620mm	9'8" x 5'3"
Bedroom 2	4130 x 3270mm	13'7" x 10'9"
Ensuite 2	2923 x 1551mm	9'7" x 5'1"
Bedroom 3	4130 x 3150mm	13'7" x 10'4"
Bedroom 4	3900 x 2830mm	12'10" x 9'3"
Bedroom 5	3670 x 3150mm	12'0" x 10'4"
Bathroom	2923 x 2165mm	9'7" x 7'1"

GROUND FLOOR



FIRST FLOOR



Specification





External Features

- High performance pre finished composite front door with security locks
- Half glazed PVCU back door with multi point locking system
- White PVCU French/Bi fold doors with safety glazing (Please check with your sales executive for plot specification details)
- White PVCU double glazed windows
- Riven paved footpaths and paved patio area to gardens (Please check with your sales executive for plot specification details)
- Power and lighting to garages (only where situated within the curtilage of the property)
- Outside tap
- Turf / approved landscaping scheme to front garden (Please check with your sales executive for plot specification details)
- External light fitting to front with 'dusk to dawn' operation
- Garage(s) & Fencing, please consult our sales executive for details

Internal Features

- Lockable double glazed windows except for escape windows
- Smooth ceilings throughout finished in almond white emulsion
- All woodwork to be white gloss
- Almond white emulsion to all internal walls
- Mains smoke detectors with battery backup

Kitchen

- Choice of contemporary kitchen units with work top and upstand*
- 2 & 3 bedroom homes with stainless steel fitted electric single oven
- 4 bedroom homes with tall built-in double oven
- Selected 3 & 4 bedroom homes with fully integrated appliances - please check with your Sales Executive
- Stainless steel gas hob
- Stainless steel chimney style extractor hood
- Stainless steel sink & drainer with chrome monoblock mixer tap
- Recessed Chrome downlighters to kitchen and kitchen/diners
- Multi-grid fused switchboard for appliances

Main Bathroom

- White sanitaryware with chrome finish taps
- Half height tiling on all sanitaryware walls
- Thermostatically controlled shower over bath with full height ceramic tiling to bath area
- Electric extractor fan
- Chrome towel rail

En-suite

- White sanitary ware with chrome finish taps and fully tiled shower enclosure
- Chrome towel rail

Heating

- Energy efficient gas central heating
- Selected homes with combi boiler - please check with your Sales Executive
- Roof insulation / thermal wall insulation

10 Year NHBC Warranty

In-home Technology

- Each property is fitted with a digital aerial system allowing customers 'plug and play' viewing as they move in
- TV can be viewed as indicated on specific plot drawings, please check with your Sales Executive

*Photographs show typical Linden homes, which may include optional upgrades or extras available at additional cost. Please ask your Sales Executive for details. Each home is independently surveyed during the construction process by the National House Building Council who will issue their 10 year warranty certificate on completion of the home. Linden Homes subscribes to the Consumer Code of Conduct. Please refer to www.consumercodeforhomebuilders.com or ask your Sales Executive for further information.
Choice, where stage of construction permits.

National Strength,
Locally Delivered



Renowned for our award-winning homes and a reputation for quality we are industry experts in regenerating brownfield land, delivering distinctive and diverse homes in prime locations throughout the UK. We strive to create sustainable new developments that inspire modern living and set new benchmarks in design.



THE BIGGER PICTURE

Community feedback is important to us, and we often work with local residents. By seeking out local knowledge, we are able to provide homes that compliment and enhance the local surroundings and make a positive contribution to the community.

Success doesn't have to sacrifice sustainability. We encourage the use of environmentally friendly materials and features within the specification of all our homes including modern building methods and renewable energy products. We have a formal environmental policy and are dedicated to recycling on-site material wherever possible, as well as producing highly efficient homes that reduce running costs to be kinder on your pocket and for future generations too.

As a responsible housebuilder these commitments ensure we are accountable to you, your community and the environment.

CUSTOMER EXPERIENCE

Right from the moment you register your interest in a new Linden home we'll keep you informed about forthcoming events and offers that are right for you. Our website features up-to-date information with downloadable brochures, availability, virtual tours and local area information for you to browse through at your convenience.

Our customer charter describes our commitment to providing you with a first class service at each stage of your purchase. It also outlines the warranties and guarantees we provide with every home we build. Our team will be at hand from the moment you reserve your new home and long after you've settled in, making sure everything runs smoothly and that your new home is perfect for you.

FOUNDATIONS FOR SUCCESS

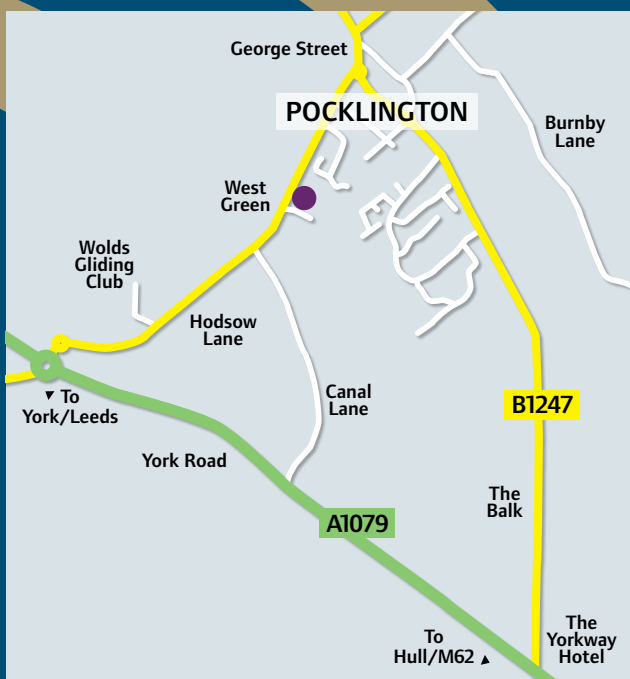
Galliford Try is the name behind Linden Homes, and is one of the UK's leading construction and housebuilding companies, responsible for high profile projects such as the All England Lawn Tennis Club roof at Wimbledon, the 2012 Olympic village and the new Forth Road Bridge in Scotland.

NEW HOMES MORTGAGE HELPLINE

As part of our commitment to making the purchase of a new Linden home as easy as possible, we work with the New Homes Mortgage Helpline. They are the leading new homes mortgage specialist in the UK and can provide advice and help on all the financial aspects of buying a new home.

For more information visit nhmh.co.uk or call 01206 715 415

Wilberforce Manor, West Green, Pocklington,
East Yorkshire YO42 2NL



Please note that finishes, materials and measurements may alter slightly and are subject to change.
Please ask your Sales Executive for specific details. WM3_29-03-2016© Linden Homes 2016

01759 401588
lindenhomes.co.uk

Linden Homes North,
Peninsular House,
Hesslewood Office Park,
Hessle, HU13 0PA
Telephone 01482 359360