



Bradley Meadow

MARKET WEIGHTON

2, 3 & 4 bedroom homes
ideally situated in Market Weighton





Welcome to traditionally styled family homes in the heart of East Yorkshire, created by Linden Homes.





Bradley Meadow is a wonderful collection of traditionally inspired and designed homes, located in the historic East Yorkshire town of Market Weightton.

The 99 homes being showcased at the development will range from two to four bedroom, ideal for first time buyers, young professionals, those looking to downsize and families.

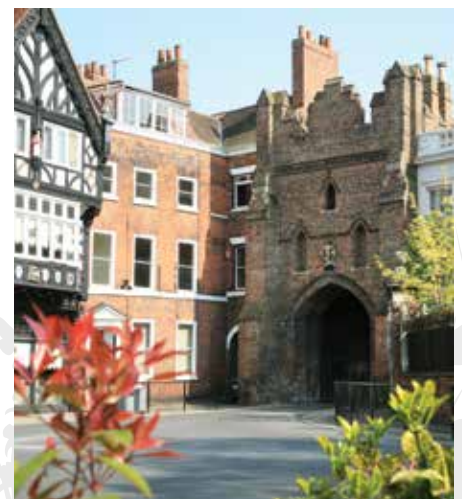
The town, with its long history dating back 750 years, is perfectly positioned between the bustling centres of Beverley and York – offering the best of both worlds for discerning customers.

With the homes meeting the exceptional high standards with which Linden Homes is renowned, designer kitchens and bathrooms, energy efficiency fittings and the latest hi-tech wiring for home entertainment and communication are among the many benefits.

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 reassurance and guarantees as one of the UK's top five housebuilders.

The local area also offers excellent educational and recreational facilities, but being just half an hour from York means you are never far away from some fantastic shopping, wide selection of restaurants and of course a location steeped in history.

A little closer to home is the historic town of Beverley, some 10 miles away – described as one of the most gracious market towns – boasting fabulous attractions including the Beverley Minster, dating back to 1220, cobbled streets and bustling markets.



Nestled midway between Hull and York in the East Yorkshire Wolds, the 750 year-old town of Market Weighton has plenty to shout about.





Steeped in history, with an eclectic mix of famous sons and daughters to its name, Market Weighton boasts a rich agricultural industry.

The self-sufficient town is perfectly positioned to claim easy access to one of the most beautiful parts of the country – with the Yorkshire Wolds Way National Trail passing through the town. Its magnificent architecture and range of churches and chapels add to the overall charm of the town – successfully combined with its own range of shops, healthcare services, library, primary schools, post office and other amenities which add to the mix of old and new. A traditional market runs in the town on the third Saturday of the month, and a celebration of arguably the town’s most famous son – William Bradley – takes place each year.

Giant Bradley Day is held in the town every May in memory of ‘The Yorkshire Giant’ who at the age of 20 was seven feet and nine inches tall. William died aged 33 in 1820, and was buried inside the church. His house still stands on Market Hill and the A1079 road, which passes Market Weighton, is named Giant Bradley Way. The town boasts its own monument to him and his chair still has pride

of place in the local pub.

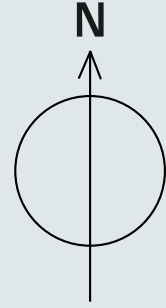
The family-orientated annual festival is attended by hundreds of people in the town and includes games, amusement rides, stalls, and other attractions. The local community as a whole is excellently catered for, with plenty of opportunity to join a sporting, fitness or leisure group or class; and even try your hand at bell ringing, pitting your wits in the pub quiz or finding out more about the history of the town through the Civic Society. Market Weighton has its own community website and a strong presence on social media to keep residents up to date with what’s happening.

For those seeking to enjoy the great surroundings, there is the chance to leave the car at home and follow The Hudson Way or The Yorkshire Wolds Way, or enjoy many of the local canal walks, nature trails and cycle routes which all take in the wonderful local countryside. All in all, Market Weighton is a fantastic location to settle into your new Linden Homes property.

But don’t just take our word for it – come and see for yourself what the town and the Bradley Meadows development have to offer, we are sure you will be impressed.



Bradley Meadow Layout



- **The Welton** 2 bedroom
Homes 40-43, 46-49, 58 & 59
- **The Marston** 3 bedroom
Homes 23, 24, 38, 39, 44, 45, 50-55, 71 & 72
- **The Russet** 3 bedroom
Homes 62, 63, 77, 78
- **The Somersby** 3 bedroom
Homes 1, 2, 6, 17, 20, 22, 67, 70, 73, 84, 92
- **The Fulstow** 3 bedroom
Homes 56, 57, 64, 65, 94, 95
- **The Everingham** 3 bedroom
Homes 4, 5, 15, 32, 33, 76, 87
- **The Conisholme** 3 bedroom
Homes 3, 18, 21, 34, 68, 83, 85, 93, 98
- **The Burnby** 4 bedroom
Homes 16, 19, 35, 66, 80, 82, 86
- **The Newbury** 4 bedroom
Homes 37, 69 & 96
- **The Allertorpe** 4 bedroom
Homes 79, 81, 97
- **The Hunsley** 4 bedroom
Homes 36 & 99
- **Affordable Homes** 2 bedroom
Homes 7-14, 25-31, 60, 61, 74, 75, 88-91

*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.*

Bradley Meadow 3D Layout



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The Welton

2 bedroom house - 645 sq ft

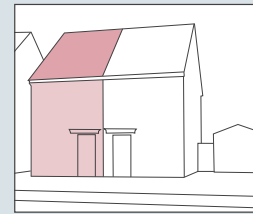


GROUND FLOOR

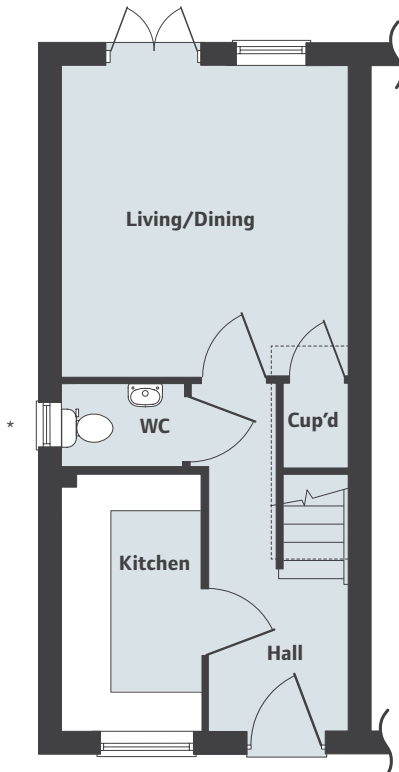
Kitchen	
3200 x 1752mm	10'6" x 5'9"
Living/Dining	
3910 x 3600mm	12'10" x 11'9"

FIRST FLOOR

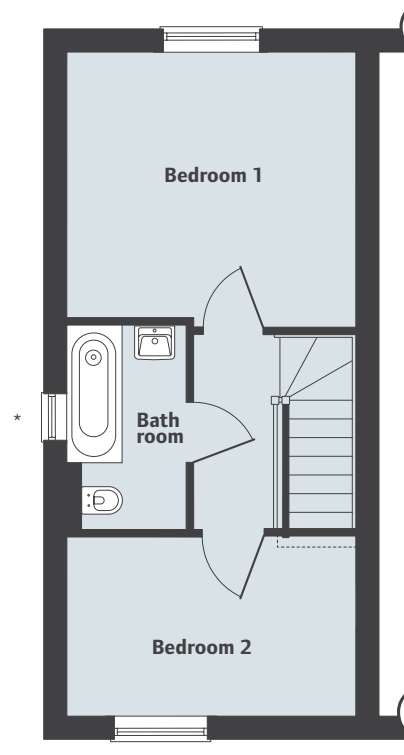
Bedroom 1	
3600 x 3442mm	11'9" x 11'3"
Bedroom 2	
3600 x 2293mm	11'9" x 7'6"
Bathroom	
2540 x 1500mm	8'4" x 4'11"



GROUND FLOOR



FIRST FLOOR



*Side windows are plot specific. Please ask your sales executive for details.

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The Marston

3 bedroom house - 843 sq ft

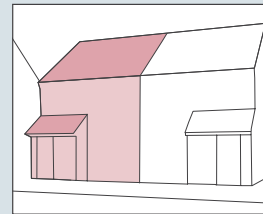


GROUND FLOOR

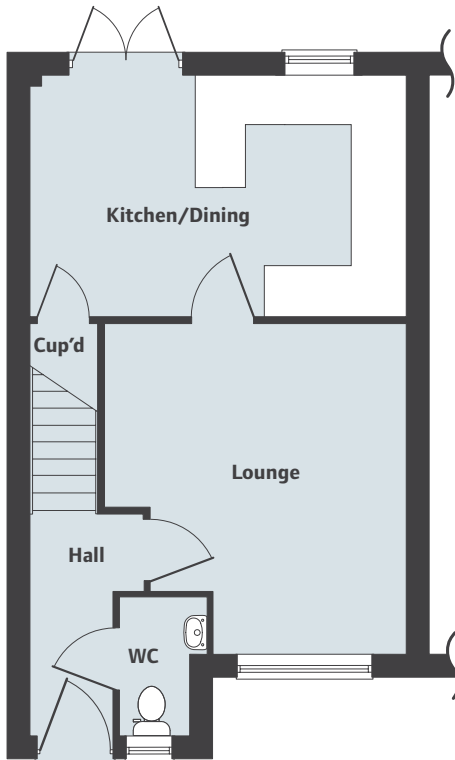
Lounge	
4375 x 4000mm	14'4" x 13'1"
Kitchen/Dining	
4950 x 3225mm	16'2" x 10'7"

FIRST FLOOR

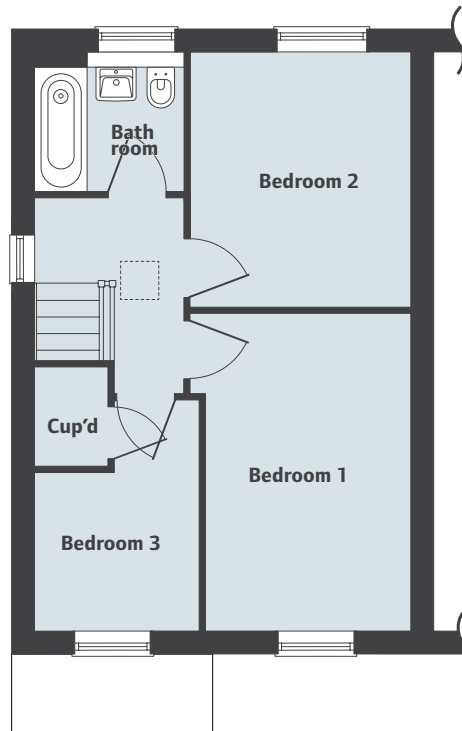
Bedroom 1	
4185 x 2685mm	13'9" x 8'9"
Bedroom 2	
3415 x 2885mm	11'2" x 9'5"
Bedroom 3	
3035 x 2175mm	9'11" x 7'1"
Bathroom	
1975 x 1830mm	6'5" x 6'0"



GROUND FLOOR



FIRST FLOOR



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The Russet

3 bedroom house - 884 sq ft

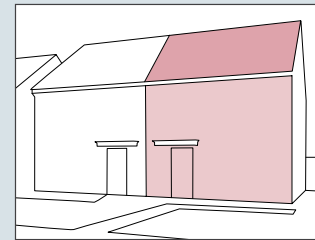


GROUND FLOOR

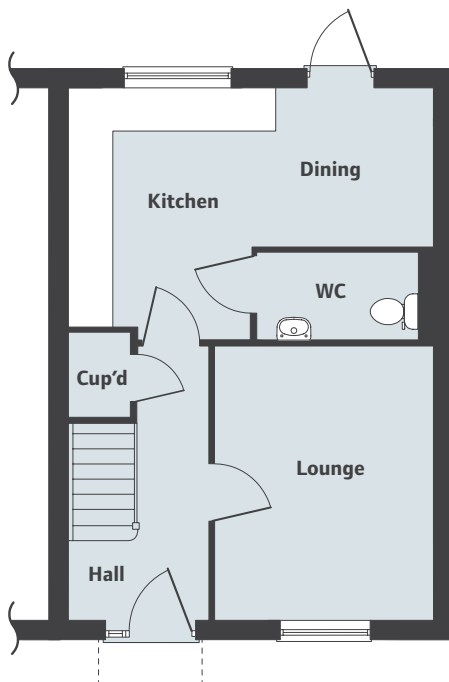
Lounge	
3985 x 3185mm	13'1" x 10'5"
Kitchen/Dining	
5300 x 3473mm	17'4" x 11'4"

FIRST FLOOR

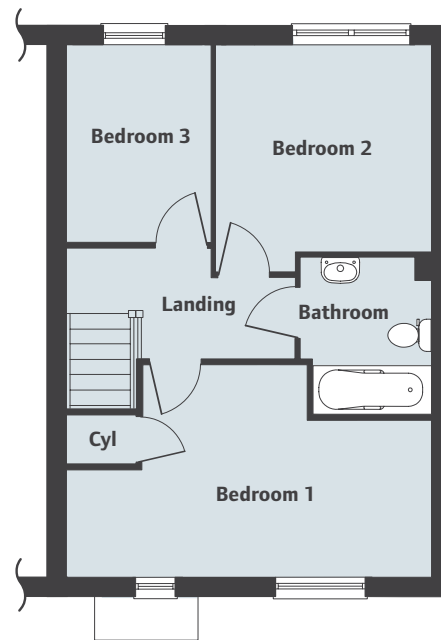
Bedroom 1	
5300 x 3065mm	17'4" x 10'1"
Bedroom 2	
3120 x 3024mm	10'3" x 9'11"
Bedroom 3	
2880 x 2088mm	9'5" x 6'10"
Bathroom	
2300 x 1872mm	7'6" x 6'1"



GROUND FLOOR



FIRST FLOOR



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The Somersby

3 bedroom house - 962 sq ft



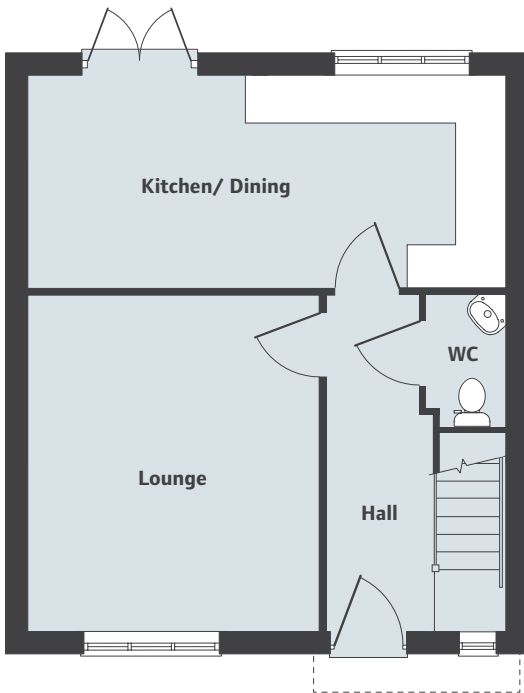
GROUND FLOOR

Lounge	
4348 x 3743mm	14'3" x 12'3"
Kitchen/Dining	
6200 x 2712mm	20'4" x 8'11"

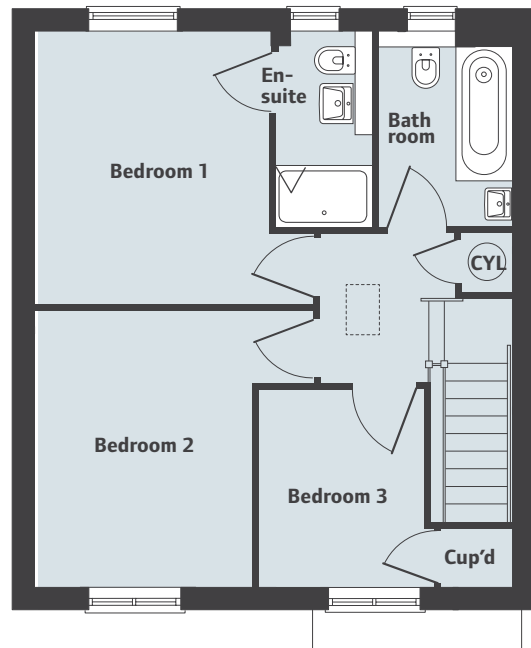
FIRST FLOOR

Bedroom 1	
3528 x 3047mm	11'7" x 10'0" Max
Ensuite	
2512 x 1267mm	8'3" x 4'1"
Bedroom 2	
3589 x 2820mm	11'9" x 9'3" Max
Bedroom 3	
2583 x 2300mm	8'5" x 7'6" Max
Bathroom	
2512 x 1697mm	8'3" x 5'6"

GROUND FLOOR



FIRST FLOOR



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The Fulstow

3 bedroom house - 1009 sq ft



GROUND FLOOR

Lounge/Dining	3915 x 2680mm	12'10" x 8'9"
Kitchen	4015 x 2878mm	13'2" x 9'5"
Utility	1808 x 1765mm	5'11" x 5'9"

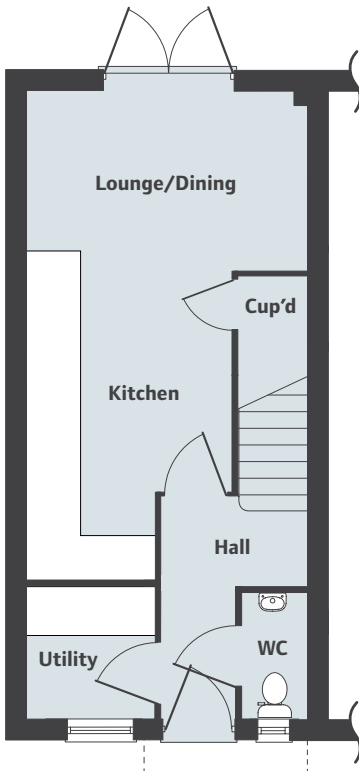
FIRST FLOOR

Lounge	3915 x 3014mm	12'10" x 9'10"
Bedroom 1	3915 x 2792mm	12'10" x 9'2"
Bathroom 1	2619 x 1780mm	8'7" x 5'10"

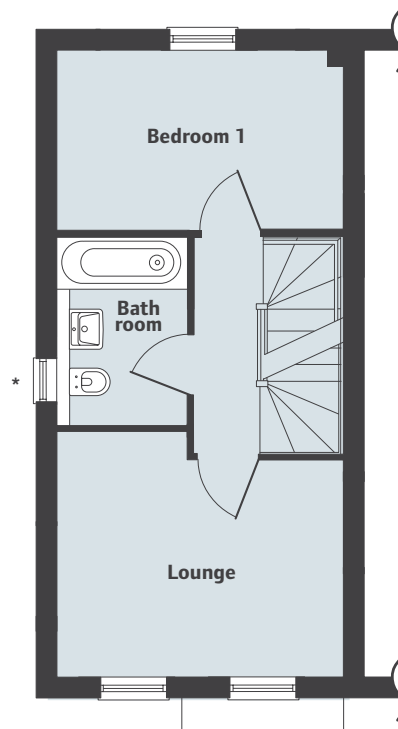
SECOND FLOOR

Bedroom 2	3663 x 2740mm	12'0" x 9'0"
Bedroom 3	2917 x 1897mm	9'6" x 6'2"
Shower	1927 x 1834mm	6'4" x 6'0"

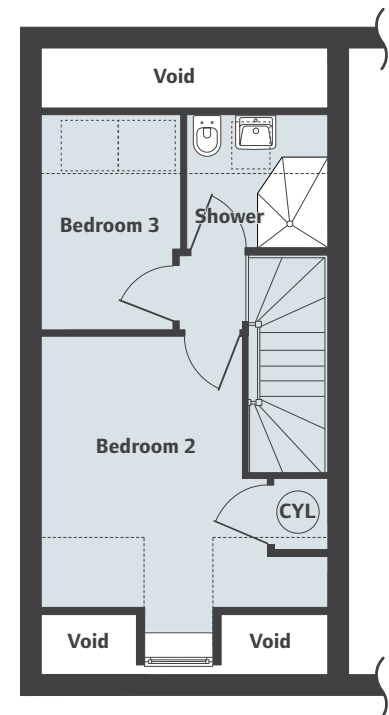
GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



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The Everingham

3 bedroom house - 1012 sq ft



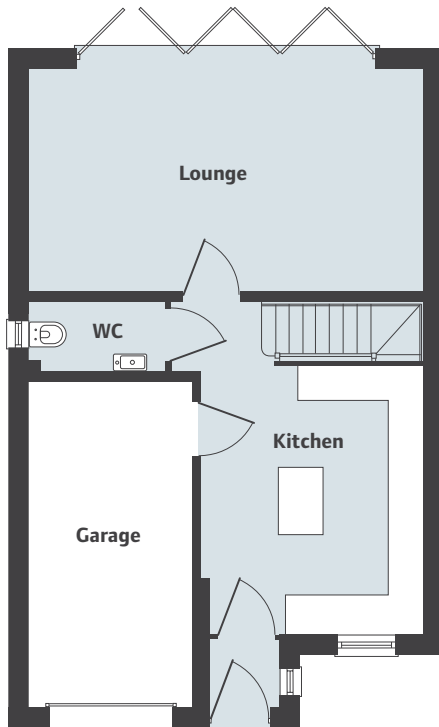
GROUND FLOOR

Dining/Lounge	20'7" x 11'7"
6315 x 3550mm	
Kitchen	14'0" x 11'7"
4288 x 3540mm	

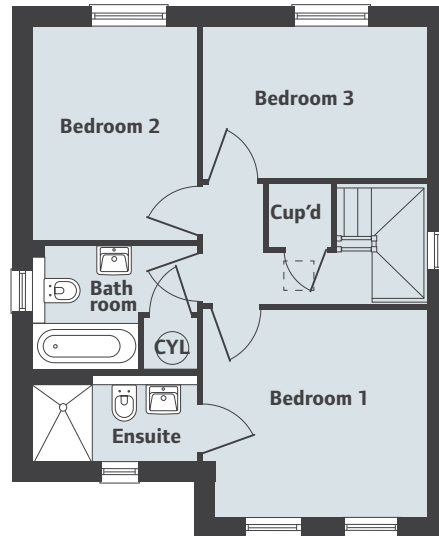
FIRST FLOOR

Bedroom 1	11'8" x 10'10" Max
3580 x 3320mm	
Ensuite	8'8" x 4'5"
2640 x 1352mm	
Bedroom 2	11'2" x 8'7"
3428 x 2640mm	
Bedroom 3	11'8" x 8'0"
3580 x 2437mm	
Bathroom	8'8" x 6'6"
2640 x 1993mm	

GROUND FLOOR



FIRST FLOOR



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The Conisholme

3 bedroom house - 1143 sq ft



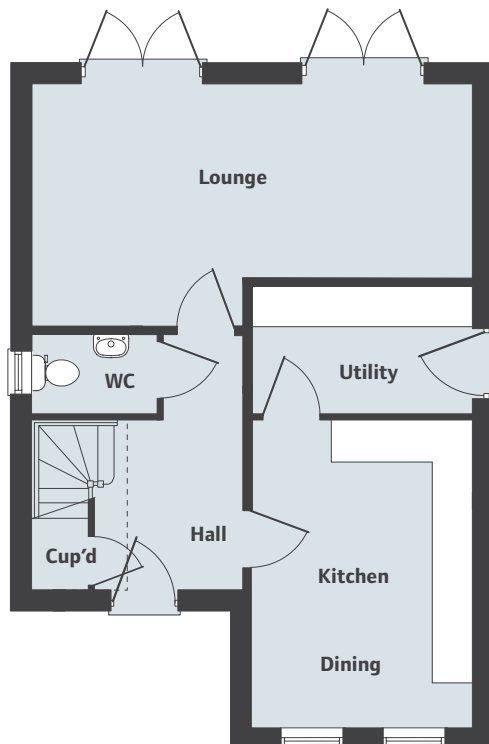
GROUND FLOOR

Lounge	6400 x 3487mm	21'0" x 11'5" Max
Kitchen/Dining	4470 x 3200mm	14'8" x 10'6"
Utility	3200 x 1798mm	10'6" x 5'11"

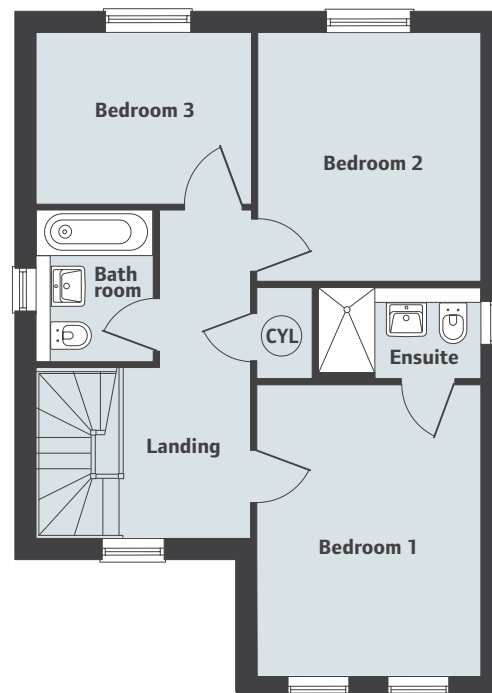
FIRST FLOOR

Bedroom 1	4167 x 3200mm	13'8" x 10'6"
Ensuite	2320 x 1360mm	7'7" x 4'5" Max
Bedroom 2	3577 x 3200mm	11'9" x 10'6"
Bedroom 3	3110 x 2435mm	10'2" x 8'0"
Bathroom	2220 x 1685mm	7'3" x 5'6"

GROUND FLOOR



FIRST FLOOR



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The Burnby

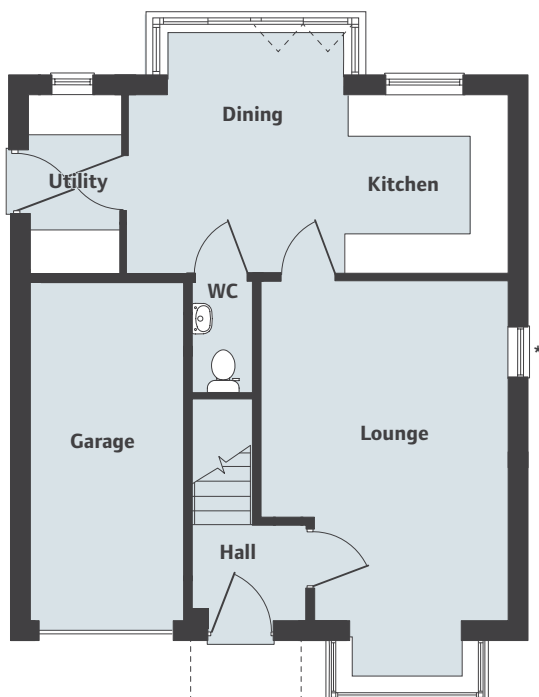
4 bedroom house - 1176 sq ft



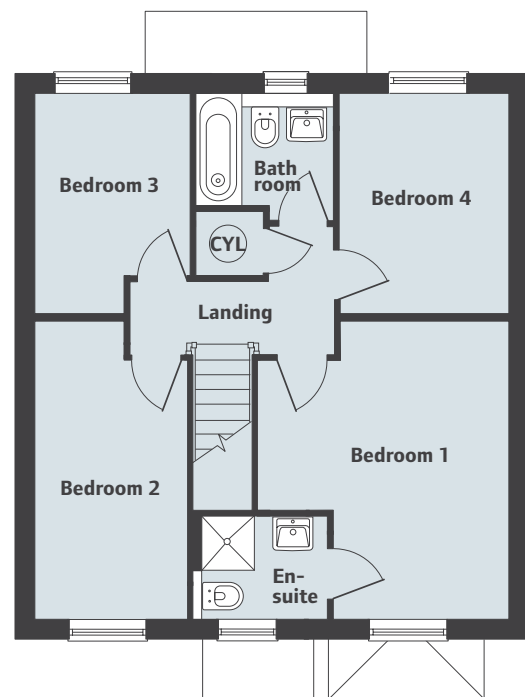
GROUND FLOOR	
Kitchen/Dining	19'2" x 8'10" Max
5864 x 2697mm	
Utility	8'10" x 4'6"
2695 x 1390mm	
Lounge	20'0" x 12'6" Max
6100 x 3810mm	

FIRST FLOOR	
Bedroom 1	15'0" x 12'8" Max
4577 x 3860mm	
Ensuite	6'7" x 5'1"
2019 x 1560mm	
Bedroom 2	15'0" x 7'10"
4577 x 2409mm	
Bedroom 3	11'1" x 8'0" Max
3380 x 2440mm	
Bedroom 4	11'1" x 8'4"
3380 x 2553mm	
Bathroom	7'1" x 6'4" Max
2165 x 1934mm	

GROUND FLOOR



FIRST FLOOR



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The Newbury

4 bedroom house - 1266 sq ft



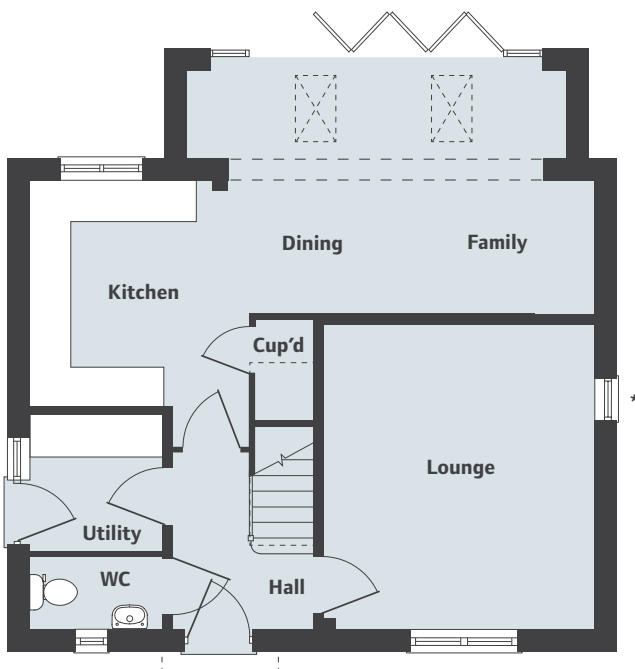
GROUND FLOOR

Kitchen	3300 x 3080mm	10'1" x 10'10"
Family/Dining	5170 x 3675mm	16'11" x 12'0"
Lounge	4450 x 3950mm	14' 7" x 12'11"
Utility	1950 x 1950mm	6' 4" x 6'4"

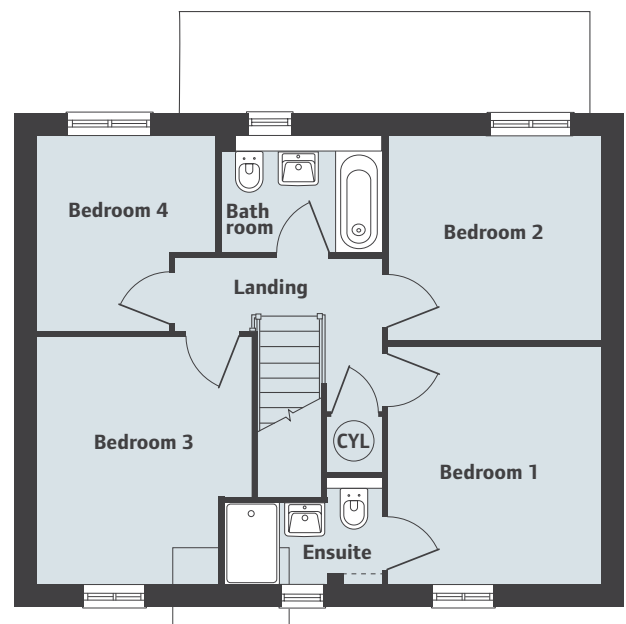
FIRST FLOOR

Bedroom 1	3462 x 3124mm	11'4" x 10'3"
Ensuite	2285 x 1550mm	7'5" x 5'0" Max
Bedroom 2	3124 x 3000mm	10'3" x 9'10"
Bedroom 3	3612 x 3134mm	11'10" x 10'3"
Bedroom 4	2850 x 2612mm	9'4" x 8'6"
Bathroom	2337 x 1700mm	7'8" x 5'7"

GROUND FLOOR



FIRST FLOOR



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The Allerthorpe

4 bedroom house - 1360 sq ft



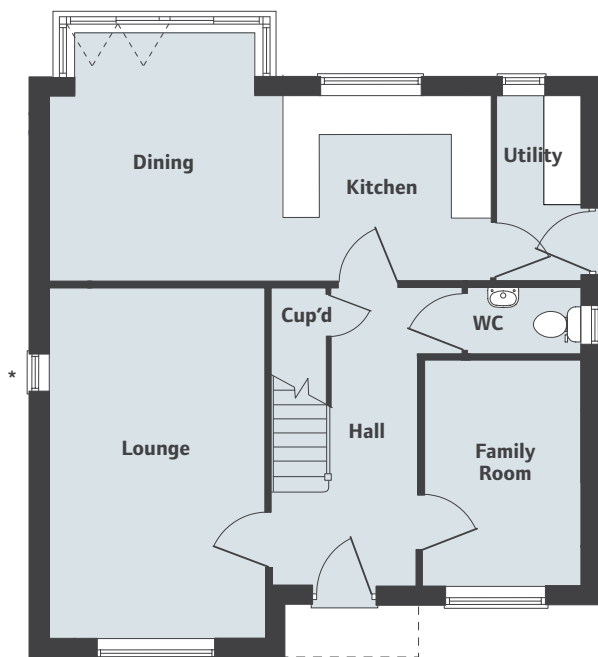
GROUND FLOOR

Kitchen/Dining	6547 x 2750mm	21'5" x 9'0"
Utility	2750 x 1410mm	9'0" x 4'7"
Lounge	5250 x 3250mm	17'2" x 10'8"
Family Room	3345 x 2555mm	10'11" x 8'4"

FIRST FLOOR

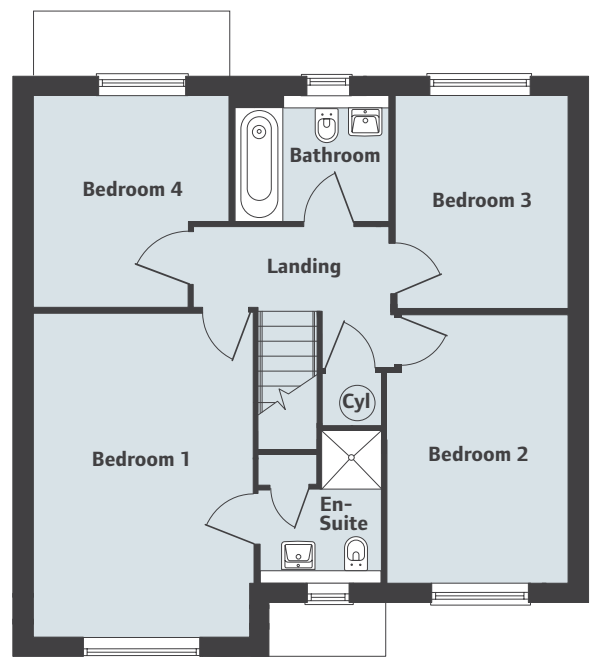
Bedroom 1	4813 x 3309mm	15'9" x 10'10"
Ensuite	2280 x 1850mm	7'5" x 6'0"
Bedroom 2	4083 x 2710mm	13'4" x 8'10"
Bedroom 3	3169 x 2586mm	10'4" x 8'5"
Bedroom 4	3244 x 2990mm	10'7" x 9'9"
Bathroom	2280 x 1889mm	7'5" x 6'2"

GROUND FLOOR



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FIRST FLOOR



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The Hunsley

4 bedroom house - 1436 sq ft



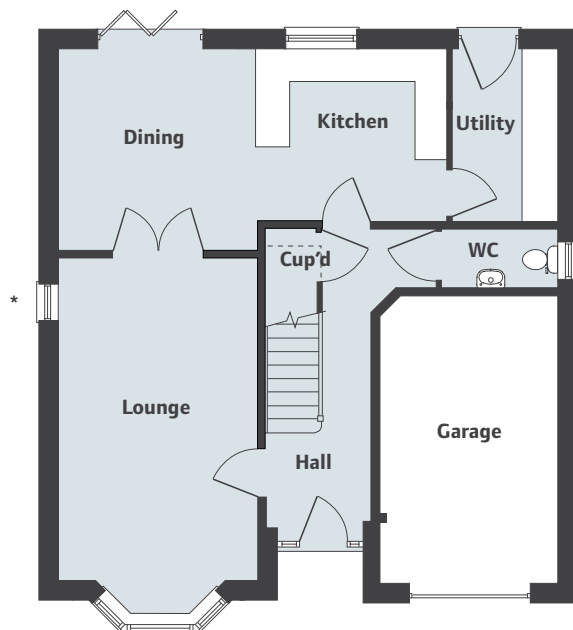
GROUND FLOOR

Kitchen/Dining	6675 x 3450mm max	21'9" x 11'3"
Utility	2924 x 1735mm	9'7" x 5'8"
Lounge	5500 x 3350mm	18'0" x 11'0"

FIRST FLOOR

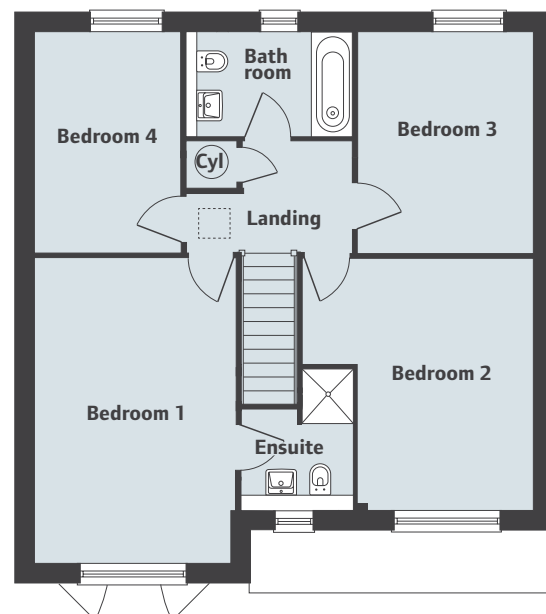
Bedroom 1	5152 x 3397mm	16'11" x 11'1"
Ensuite	1870 x 1460mm	6'1" x 4'9"
Bedroom 2	4252 x 3982mm	13'11" x 13'0"
Bedroom 3	3855 x 3052mm	12'7" x 10'0"
Bedroom 4	3855 x 2467mm	12'7" x 8'1"
Bathroom	2795 x 1760mm	9'2" x 5'9"

GROUND FLOOR



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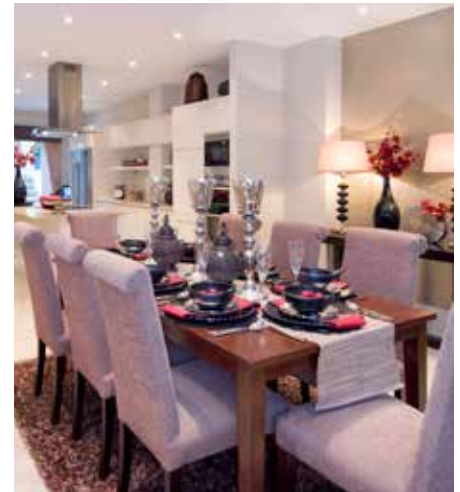
FIRST FLOOR



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Specification





External Features

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

Internal Features

- Lockable double glazed windows except for escape windows
- Pre-installed wiring for alarm system
- 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, kitchen/diners and Utilities
- 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
- Satellite stations can be viewed once customers own satellite receiver and dish are fitted

*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

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Bradley Meadow, Market Weighton, East Yorkshire YO43 3FA



Please note that finishes, materials and measurements may alter slightly and are subject to change.
Please ask your Sales Executive for specific details. BM_25-07-2014© Linden Homes 2014

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