

Swanland Gardens

SWANLAND • EAST YORKSHIRE



4 & 5 bedroom homes in the highly
desirable village location of Swanland, East Yorkshire


Linden
HOMES

Welcome to Swanland Gardens,
traditionally styled family homes
in East Yorkshire created by Linden Homes.



Experience the perfect blend of traditional architecture with the benefits of a brand new home



Swanland Gardens is a collection of traditionally inspired family homes ideally situated in the highly regarded village of Swanland. Consisting of twenty nine homes, this is an opportunity to experience the perfect blend of traditional architectural styling with the benefits of a brand new home.

The development will mix the modern with the traditional in terms of house designs and the overall feel of the site, which is expected to attract everyone from first time buyers and young professionals as well as growing families.

Designer kitchens and energy efficient 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.



Nestled in the foothills of the Yorkshire Wolds is the thriving, self-sufficient and community spirited village of Swanland.





Perfectly positioned to enjoy the numerous benefits of a village with a strong sense of independence and identity, Swanland is also close enough to enjoy the facilities of many neighbouring towns and cities within East Yorkshire. And with a wealth of amenities and opportunities within the village itself, there is much more to Swanland than perhaps first meets the eye.

With its own website offering information about the village at the click of a button, residents are able to get involved with or find out about village life – ranging from the regular film nights at the village hall to the established gardening club and history group.

At the heart of Swanland is the village hall – which opened in 2005 as a registered charity – and which supports a vast range of clubs, courses and meetings for all ages and interests. The highly regarded Swanland Primary School fulfills the educational needs of the village, which also has its own library, playing field and pavilion, and two churches.

There are plenty of opportunities for local people to throw themselves into village life. A highlight in the local calendar is the annual Swanland Show, which takes place in September and gives local people the chance to show off their horticultural skills and domestic hobby talents.

Swanland is just a stone's throw from Hessle, which is also well served educationally by a number of primary and secondary schools, including Hessle High School. For lovers of the great outdoors and just two miles from Hessle, the very popular Humber Bridge Country Park is a 48-acre wood with open meadows and wildlife ponds – and THE place to take the children to let off steam or to simply enjoy the great outdoors. Experience its nature and wildlife trails and the many events held throughout the seasons.

Hessle is also the start of the The Yorkshire Wolds Way – one of the country's most beautiful national trails. It runs 79 miles from Hessle to Filey around the Yorkshire Wolds and celebrated its 25th anniversary in 2007.

For something even more leisurely, Hessle Golf Club provides a superb course, offering hospitality days and social events.

However, the buzz of varied nightlife, restaurants, bars and extensive shopping options are close at hand, thanks to the village's proximity to Beverley, Hull and Leeds.



Swanland Gardens Layout

- **The Surrey** 5 bedroom
Homes 11, 12, 18
- **The Hayton** 4 bedroom
Home 10
- **The Poppleton** 5 bedroom
Homes 13, 14, 17
- **The Hampshire** 5 bedroom
Homes 3, 4
- **The Cotswold** 5 bedroom
Homes 5, 15, 16, 25, 28
- **The Worsley** 4 bedroom
Homes 1, 2, 23, 24, 29
- **The Lupton** 5 bedroom
Homes 26, 27
- **Affordable Homes** 2 & 3 bedroom
Homes 6-9, 19-22



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.

Swanland Gardens 3D Layout



Home 1

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The Surrey

5 bedroom house - 1781 sq ft

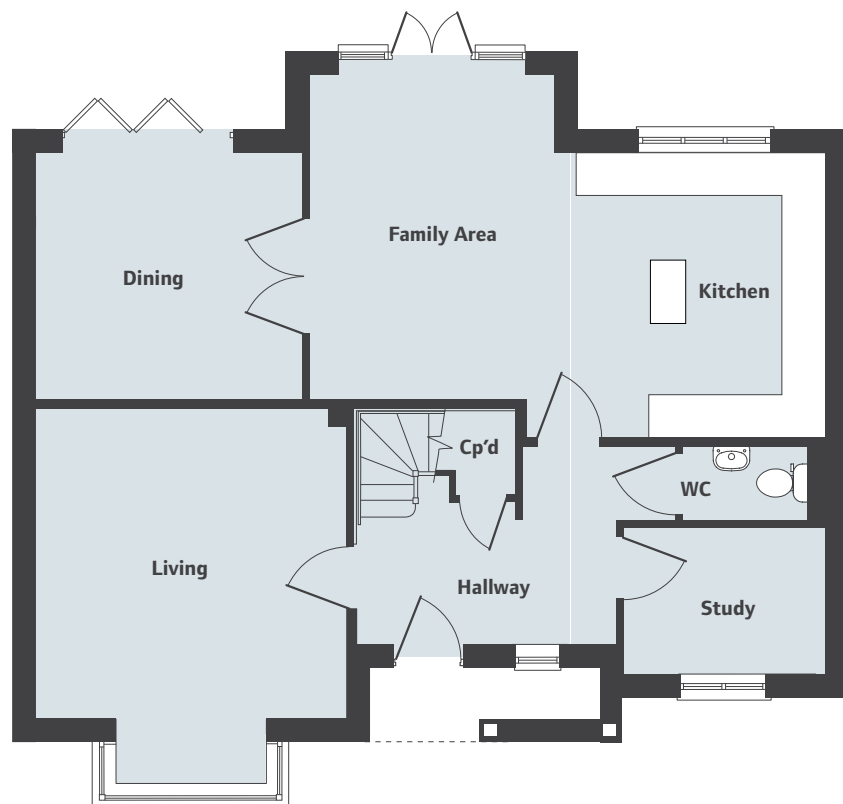
GROUND FLOOR

Living	4250 x 5115mm Max	13'11" x 16'9" Max
Study	2750 x 2009mm	9'0" x 6'7"
Kitchen/Family	7065 x 4450mm Max	23'2" x 14'7" Max
Dining	3653 x 3385mm	11'11" x 11'1"

FIRST FLOOR

Bedroom 1	3653 x 3447mm	11'11" x 11'3"
En-suite - Bed 1	1956 x 1205mm	6'5" x 3'11"
Bedroom 2	4310 x 2922mm	14'1" x 9'7"
En-suite - Bed 2	1903 x 1205mm	6'2" x 3'11"
Bedroom 3	3374 x 3487mm	11'0" x 11'5"
Bedroom 4	3604 x 2422mm	11'9" x 7'11"
Bedroom 5	2750 x 2587mm	9'0" x 8'5"
Bathroom	2428 x 1965mm	7'11" x 6'5"

GROUND FLOOR



FIRST FLOOR



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The Hayton

4 bedroom house - 1822 sq ft

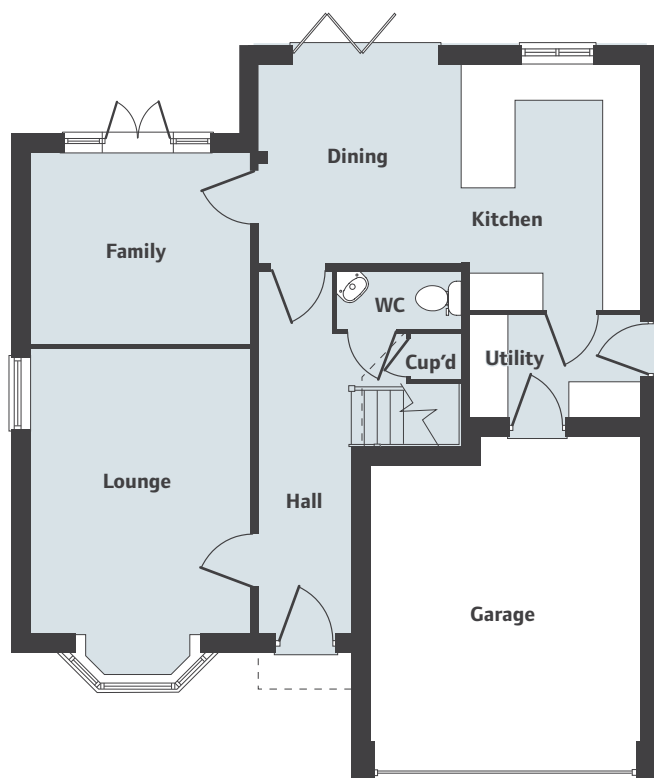
GROUND FLOOR

Kitchen/Dining	6415 x 4138mm Max	21'0" x 13'6" Max
Utility	2860 x 1720mm	9'4" x 5'7"
Family	3686 x 3198mm	12'1" x 10'5"
Lounge	4800 x 3685mm	14'8" x 12'1"

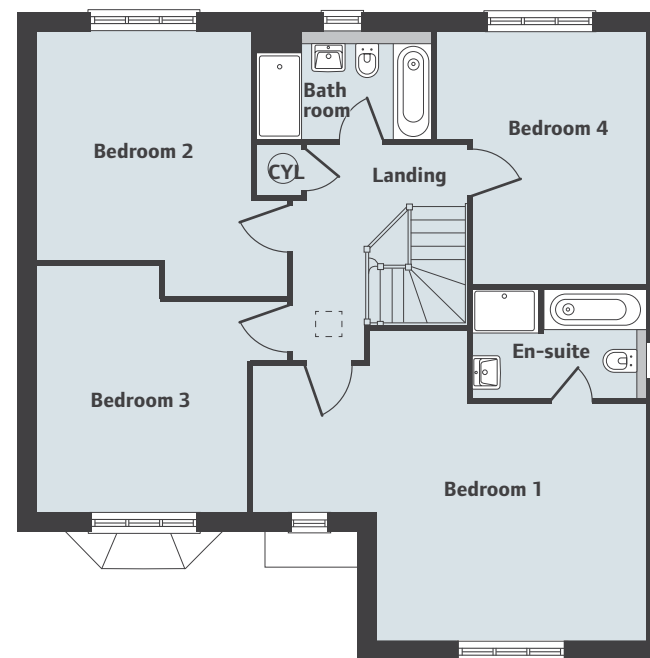
FIRST FLOOR

Bedroom 1	6615 x 5225mm Max	21'8" x 17'1" Max
En-suite	2920 x 1845mm	9'6" x 6'0"
Bedroom 2	4445 x 4218mm Max	13'10" x 14'7" Max
Bedroom 3	4218 x 4153mm Max	13'10" x 13'7" Max
Bedroom 4	4233 x 3520mm Max	13'10" x 11'6" Max
Bathroom	2935 x 1803mm	9'7" x 5'11"

GROUND FLOOR



FIRST FLOOR



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The Poppleton

5 bedroom house - 2034 sq ft

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	10'11" x 9'9" Max
Utility	2412 x 2044mm	7'10" x 6'8"

FIRST FLOOR

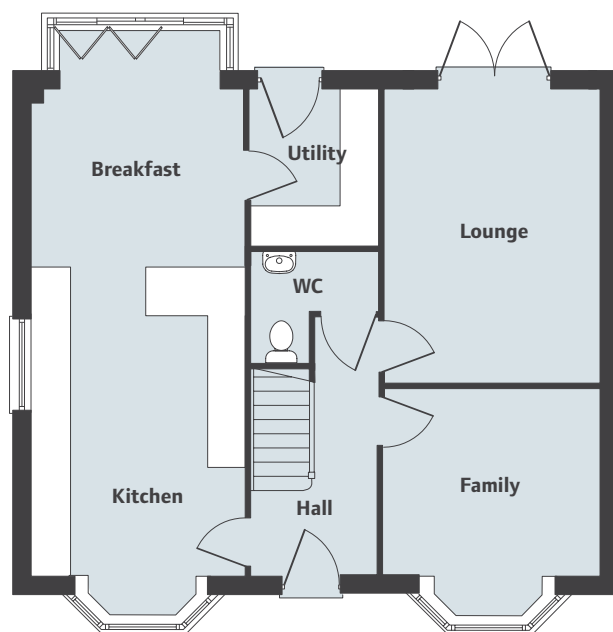
Bedroom 1	3583 x 3385mm	11'9" x 11'1"
Dressing room	3385 x 1995mm Max	11'1" x 6'6" Max
En-suite	2685 x 1871mm	8'9" x 6'1"

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"

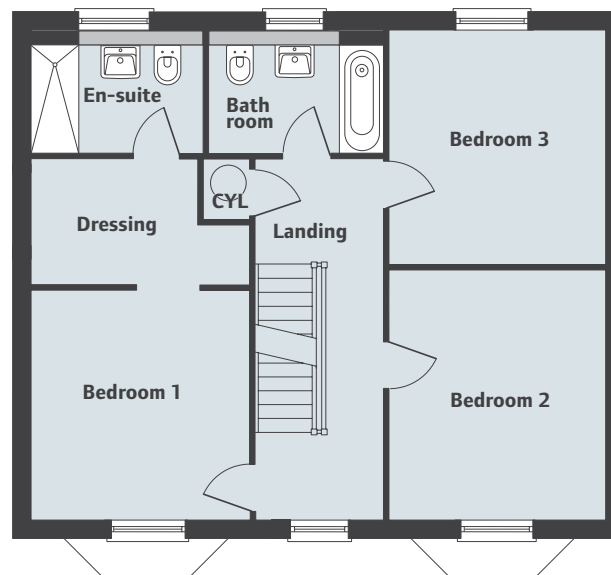
SECOND FLOOR

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 1819mm	6'10" x 6'2"

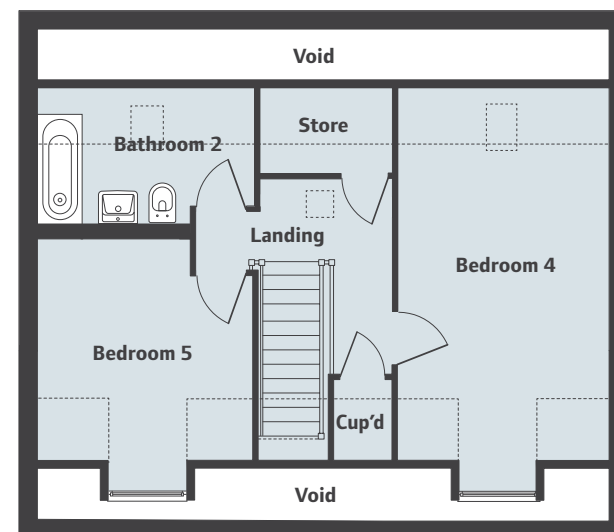
GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



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The Hampshire

5 bedroom house - 2160 sq ft

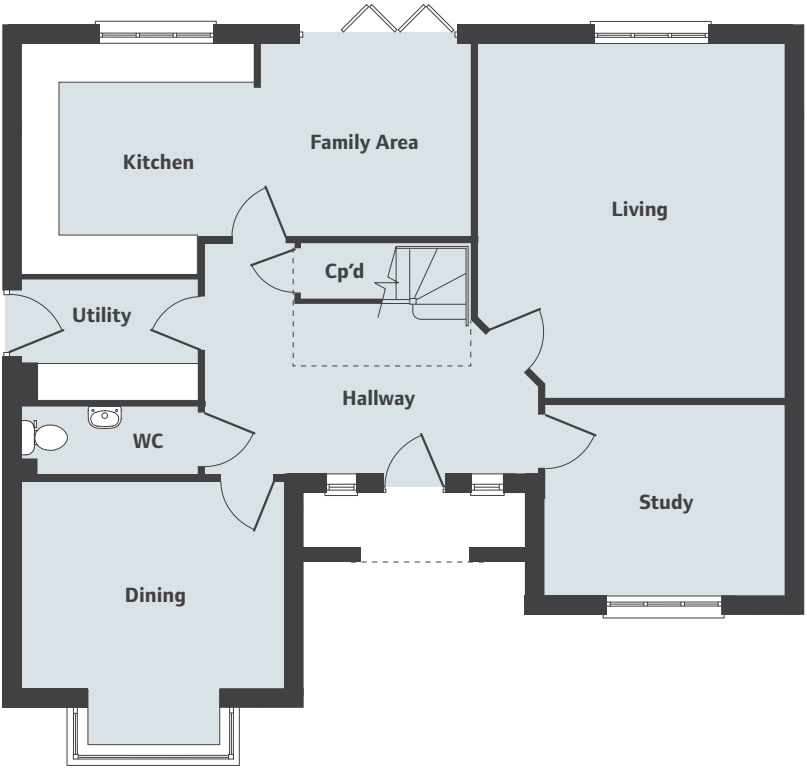
GROUND FLOOR

Living	5462 x 4743mm	17'11" x 15'6"
Study	3700 x 2938mm	12'1" x 9'7"
Kitchen/Family	6956 x 3562mm Max	22'9" x 11'8" Max
Utility	2700 x 1887mm	8'10" x 6'2"
Dining	4088 x 4050mm Max	13'5" x 13'3" Max

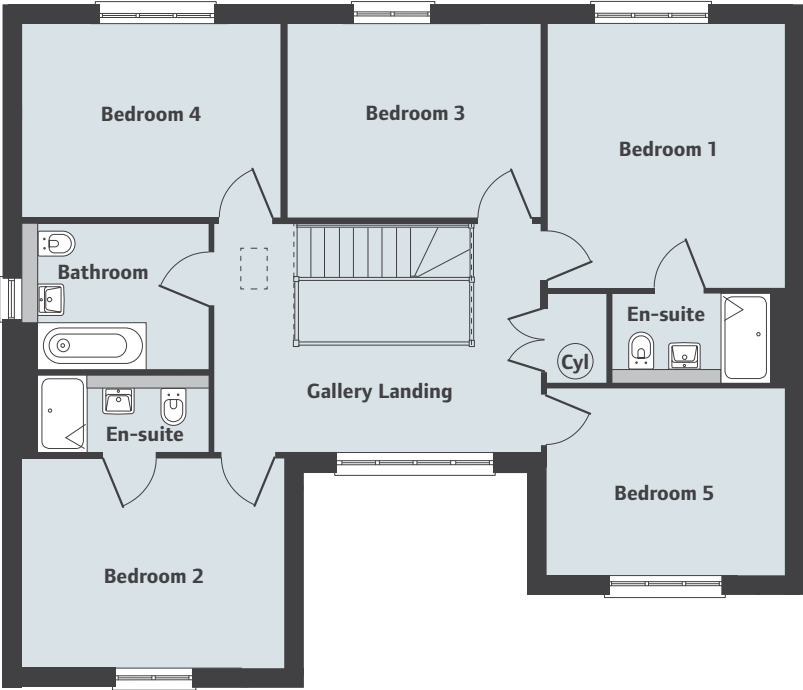
FIRST FLOOR

Bedroom 1	4097 x 3700mm	13'5" x 12'1"
En-suite Bed 1	2450 x 1400mm	8'0" x 4'7"
Bedroom 2	4050 x 3250mm	13'3" x 10'7"
En-suite Bed 2	2650 x 1200mm	8'8" x 3'11"
Bedroom 3	3960 x 3021mm	12'11" x 9'10"
Bedroom 4	4013 x 3021mm	13'2" x 9'11"
Bedroom 5	3700 x 2876mm	12'1" x 9'5"
Bathroom	2875 x 2262mm	9'5" x 7'5"

GROUND FLOOR



FIRST FLOOR



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The Cotswold

5 bedroom house - 2211 sq ft

GROUND FLOOR

Lounge	7140 x 4160mm Max	23'5" x 13'7" Max
Study	2862 x 2840mm Max	9'4" x 9'3" Max
Kitchen/Dining	6035 x 4290mm Max	19'9" x 14'0" Max
Utility	2425 x 1850mm	7'11" x 6'0"

FIRST FLOOR

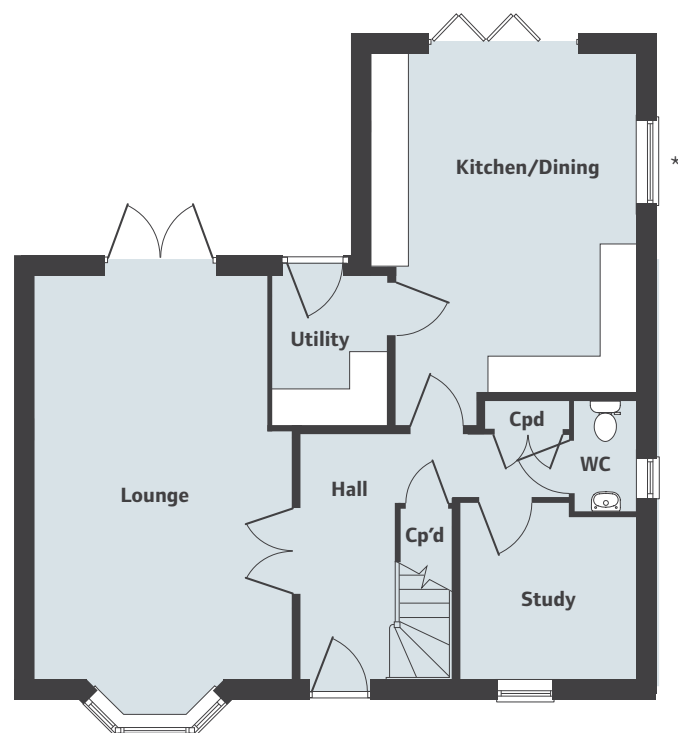
Bedroom 1	4290 x 3522mm	14'0" x 11'6"
Dressing	2402 x 2275mm Max	7'10" x 7'5" Max
En-suite Bed 1	2510 x 2100mm Max	8'2" x 6'10" Max

Bedroom 3	4701 x 2902mm Max	15'5" x 9'6" Max
Bedroom 4	4371 x 2661mm Max	14'4" x 8'8" Max
Bedroom 5	3790 x 2858mm	12'5" x 9'4"
Bathroom	2738 x 2125mm	9'11" x 8'11"

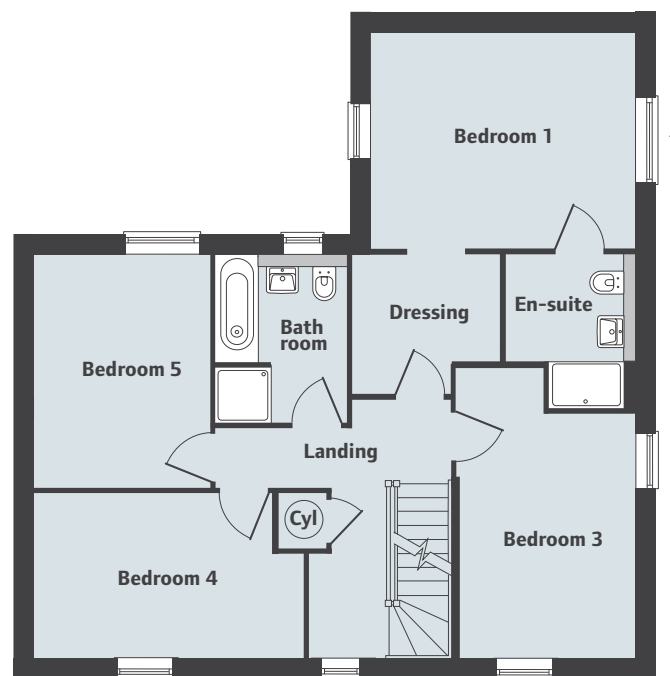
SECOND FLOOR

Bedroom 2	5742 x 4460mm Max	18'10" x 14'7" Max
En-suite Bed 2	3730 x 1500mm	12'2" x 4'11"

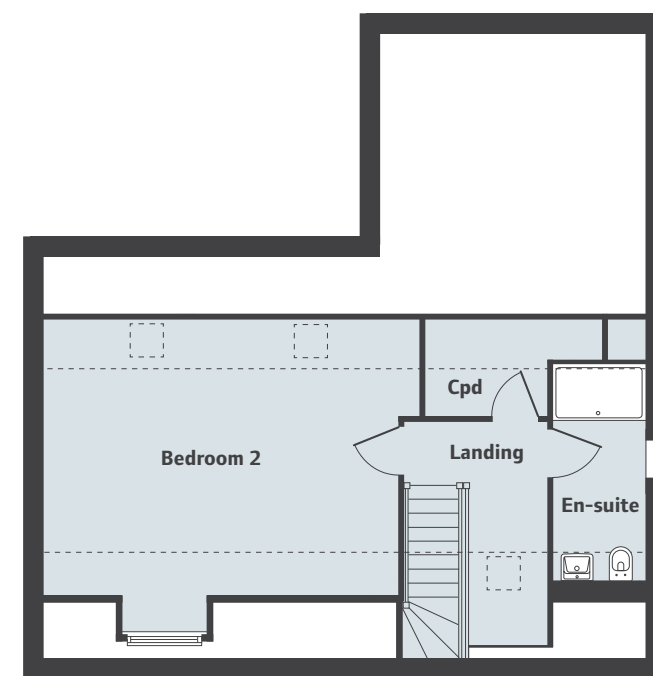
GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



* Window plot specific, please ask your sales executive for details

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The Worsley

4 bedroom house - 2352 sq ft

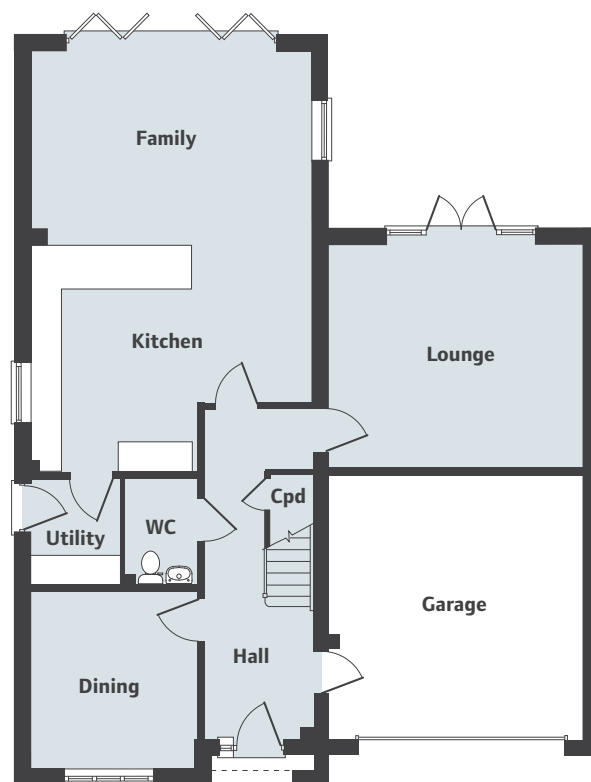
GROUND FLOOR

Lounge	5050 x 4465mm	16'6" x 14'7"
Family	5645 x 3898mm	18'6" x 12'9"
Kitchen	5645 x 4551mm Max	18'6" x 14'11" Max
Dining Room	3550 x 3345mm	11'7" x 10'11"
Utility	2110 x 1792mm	6'11" x 5'10"

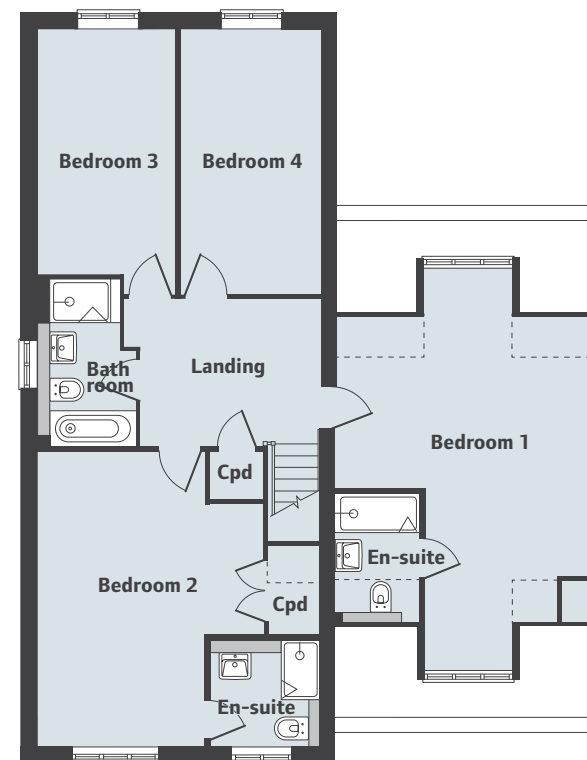
FIRST FLOOR

Bedroom 1	6125 x 5048mm Max	20'1" x 16'6" Max
En-suite Bed 1	2563 x 1647mm	8'4" x 5'4"
Bedroom 2	5906 x 4513mm Max	19'4" x 14'9" Max
En-suite Bed 2	2206 x 2131mm	7'2" x 6'11"
Bedroom 3	5356 x 2756mmc	17'6" x 9'0" Max
Bedroom 4	5356 x 2788mm	17'6" x 9'1"
Bathroom	3347 x 1960mm Max	10'11" x 6'5" Max

GROUND FLOOR



FIRST FLOOR



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The Lupton

5 bedroom house - 2370 sq ft

GROUND FLOOR

Living	6540 x 4300mm	21'05" x 14'1"
Family room	4450 x 3200mm	14'7" x 10'6"
Utility	2350 x 1925mm	7'8" x 6'3"
Dining	3393 x 3190mm	11'1" x 10'5"
Kitchen	5415 x 4800mm	17'9" x 15'9"

FIRST FLOOR

Bedroom 1	5415 x 3657mm Max	17'9" x 12'0" Max
En-suite Bed 1	2363 x 1800mm Max	7'9" x 5'10" Max

Dressing room	2263 x 2113mm	7'5" x 6'11"
Bedroom 2	4300 x 3733mm Max	14'1" x 12'3" Max
En-suite (Bed 2)	2256 x 1256mm	7'4" x 4'1"
Bedroom 3	4400 x 2706mm	14'5" x 8'10"
Bedroom 4	4400 x 2713mm	14'5" x 8'11"
Bedroom 5	3256 x 2706mm	10'8" x 8'10"
Bathroom	2350 x 1925mm	7'8" x 6'3"
Study	3390 x 2106mm	11'1" x 6'11"

GROUND FLOOR



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)
- PVCU Bifold doors with safety glazing (where fitted)
- PVCU double glazed windows
- Riven paved footpaths and paved patio area to gardens as design
- Outside tap
- Turf / approved landscaping scheme to front & rear garden as design, where provided
- External light fitting to front with 'dusk to dawn' operation
- Garage(s) please consult masterplan for details
- Electric garage doors, Power and lighting to garages
- Fencing, please consult masterplan for details

Internal Features

- Lockable double glazed windows except for escape windows
- Wireless intruder alarm system
- Smooth ceilings throughout finished in 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*
- Double oven, integrated fridge freezer, dishwasher & washer/dryer or washer & dryer
- Stainless steel gas hob
- Stainless steel chimney style extractor hood
- Granite worktops with undermount sink
- Laminate worktops to utility room with upstand, stainless steel sink and drainer and chrome taps
- Downlight technology lighting to kitchen and under unit lighting to either side of hob
- Multi-grid fused switchboard for appliances

Main Bathroom

- White sanitaryware with chrome finish taps
- Thermostatic shower to independent shower enclosure (plot specific - please ask for details)
- Electric extractor fan
- Half height ceramic tiling to sanitaryware walls with full height tiling to shower areas & around bath

En-suite

- Same features as bathroom except glazed shower panel and shower tray with full-height tiling
- Please refer to specific plot details with your sales advisor for sanitaryware schedules

Heating

- Energy efficient gas central heating with thermostatically controlled radiators as design
- Hot water storage with immersion heater backup
- Roof insulation / thermal wall insulation

10 Year NHBC Warranty

In-home Technology

- Provision for connection to sky HD+. Dish to be provided with cables turned back to the loft area to join aerials. Facility also to allow for connection to digital terrestrial TV aerial



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 home 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.

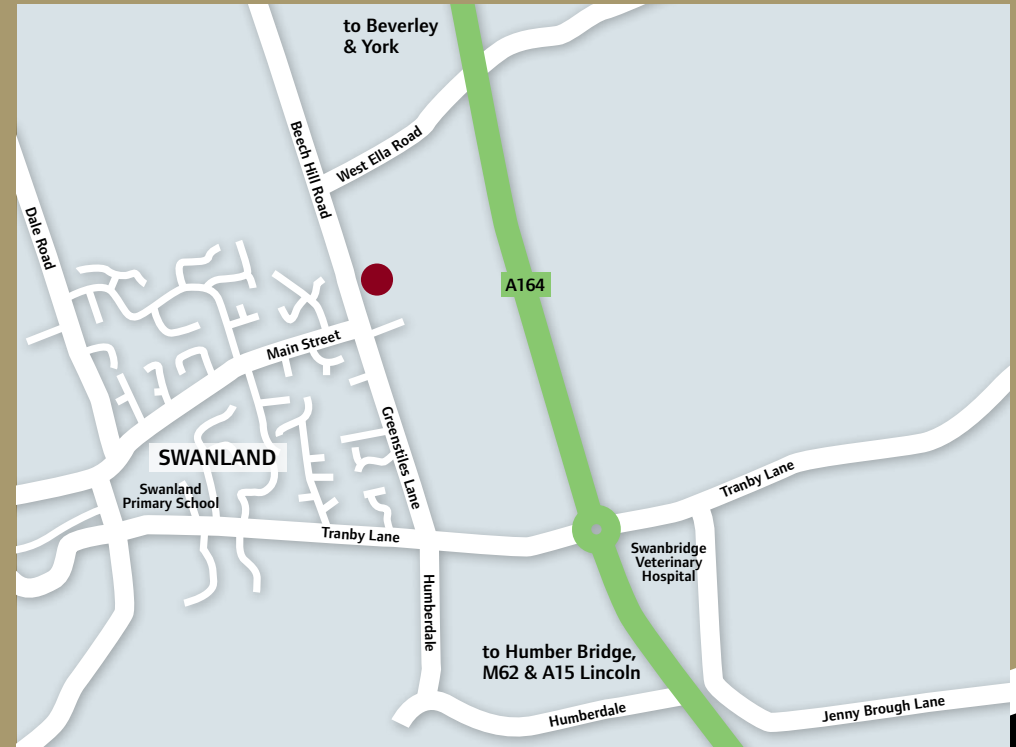
For more information visit nhmh.co.uk or call 01206 715 415



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HOMES

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Please ask your Sales Executive for specific details. SG_15-12-2015© Linden Homes 2015

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