



3 bedroom bungalows and 4 bedroom homes
ideally located in North Ferriby, East Yorkshire





Welcome to Spire View,
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

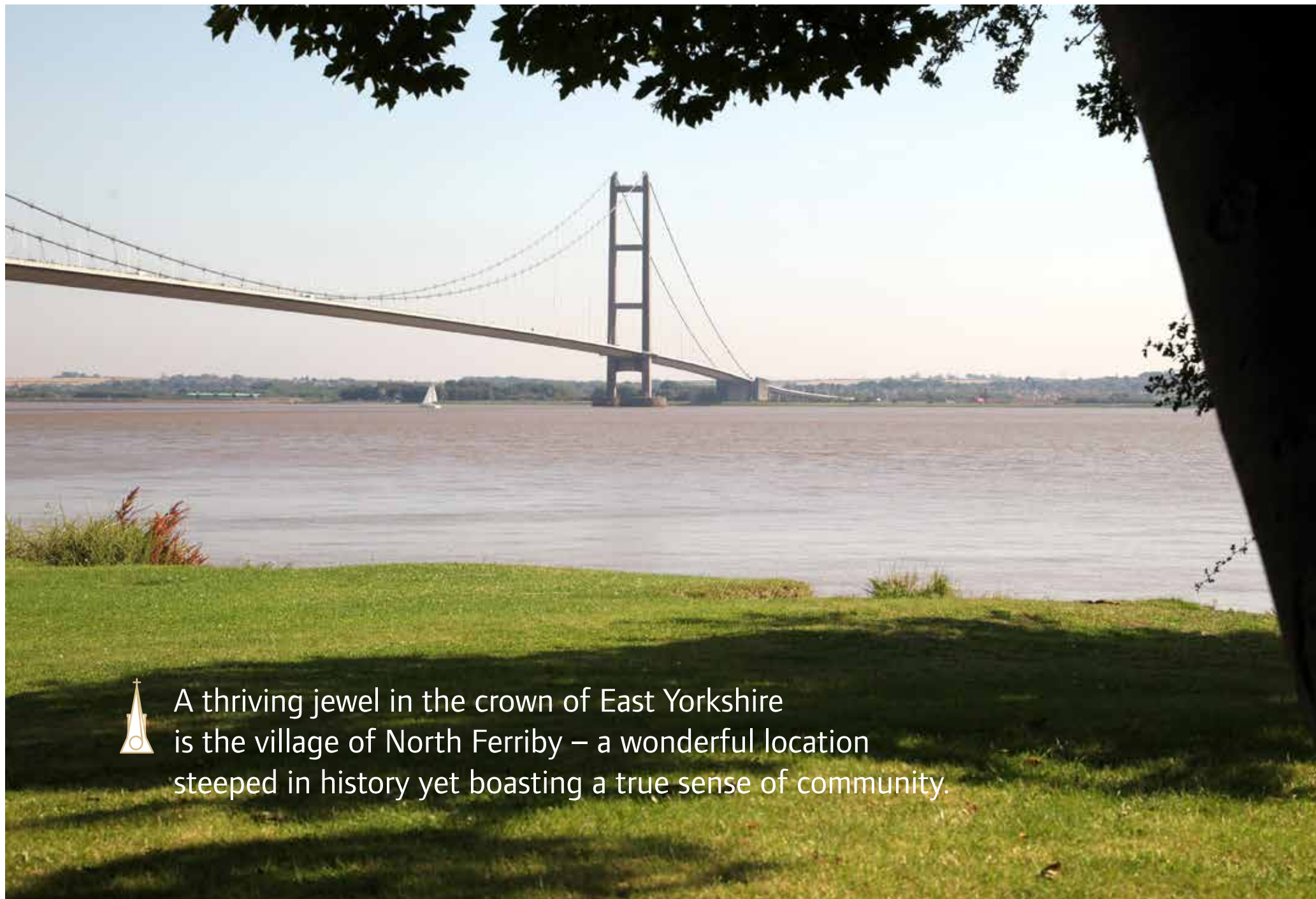


Spire View is a collection of traditionally inspired family homes ideally situated in highly regarded North Ferriby. Consisting of only eighteen homes, this is an opportunity to experience the perfect blend of traditional architectural styling with the benefits of a brand new home.

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.





A thriving jewel in the crown of East Yorkshire is the village of North Ferriby – a wonderful location steeped in history yet boasting a true sense of community.

Just nine miles from the centre of Hull,
historic North Ferriby nestles between the last slopes
of the Yorkshire Wolds and the wide reaches of the Humber.



With a population of around 4,000, the village, with its attractive church and distinctive spire, is master of its own affairs. North Ferriby boasts the ever popular Duke Of Cumberland pub, the highly rated Medici Italian restaurant, fish and chip shop, newsagent, designer children's clothes shop, chemist, estate agents, post office, village hall, parish hall, hairdressers and Co-Op convenience store at the heart of daily life.

From its highest point the village enjoys unrivalled panoramic views over the surrounding farmland, the river to the Humber Bridge and the northern sweep of the Lincolnshire Wolds.

Leisure and recreation opportunities feature highly in North Ferriby, with the village boasting a squash club, a riding for the disabled association (RDA) run by volunteers, a British Legion Social Club and



Further down to the river there are lovely walks along the banks of the Humber, with superb views of the river and the splendid Humber Bridge.

And to indulge in a spot of history, this walk will take you past the site where the famous Ferriby boats were found. In 1931, wooden planks belonging to an ancient boat were discovered by a local man on the shore of the Humber. Two further boats have since been discovered, with experts dating their origin to the Bronze Age. The Ferriby boats are the earliest known boats found in Europe. The Yorkshire Wolds Way National Trail and the Trans Pennine Trail long distance footpaths also pass through the village.

However, if you are choosing to venture out of North Ferriby, the nearby A63 provides a speedy and convenient route to the excellent facilities



provided by Kingston-Upon-Hull (only nine miles away) and also links directly to the M62. The shopping and entertainment meccas of York, Leeds and Sheffield are only around 50 minutes drive away.

The village is served by Ferriby railway station, which is on the main-line from Hull to York, London, Leeds, Sheffield and Manchester.

Kingston upon Hull offers a delightful combination of old and new. Architecture spans the centuries, most notably along the cobbled streets and medieval walls of the historic Old Town, which contrasts with the modern sparkle of the Princes Quay Shopping Centre.

The Hull Marina provides an elegant focal point and is located a short walk from the city's many



commercial and historical attractions. Hull's renaissance is epitomised by The Deep, a multi-million pound landmark attraction which has spurred a revitalisation programme on both banks of the River Hull. The Deep's iconic building is a world-class oceanographic discovery centre which has been dubbed the world's only submarium. This stunning facility allows visitors to walk along the ocean floor in the world's deepest viewing tunnel while Sand Tiger and Leopard Sharks glide overhead!

Continuing to build on the Linden Homes reputation, the Spire View 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.

Spire View Layout

- **The Skelton** 3 bedroom
Homes 11, 12
- **The Burnby** 4 bedroom
Home 8
- **The Windsor** 4 bedroom
Homes 1, 2, 6, 17
- **The Hunsley** 4 bedroom
Homes 3, 7, 9, 10, 18
- **The Brampton** 4 bedroom
Homes 4, 5
- **Affordable Homes** 1 & 2 bedroom
Homes 13-16

Wilson Close

Bowling Green

Tennis Court

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.

Spire View 3d Layout

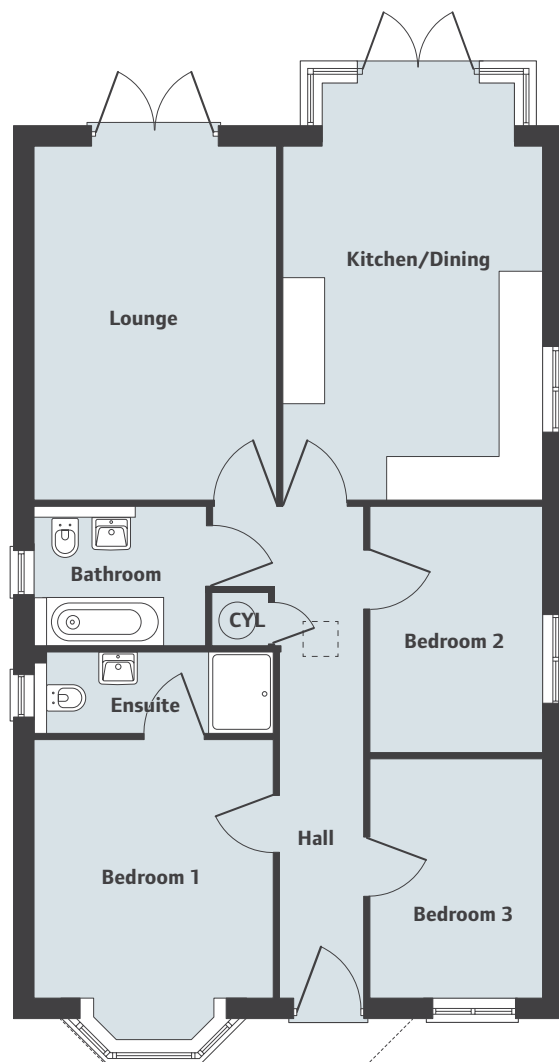


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The Skelton

3 bedroom bungalow - 964sq ft



GROUND FLOOR

Lounge	
4950 x 3405mm	16'3" x 11'2"
Kitchen/Dining	
5850 x 3652mm Max	19'2" x 11'11" Max
Bathroom	
2410 x 1960mm	7'11" x 6'5"
Bedroom 1	
3635 x 3392mm	11'11" x 11'1"
En-suite	
3392 x 1204mm	11'1" x 3'11"
Bedroom 2	
3497 x 2400mm	11'5" x 7'10"
Bedroom 3	
3360 x 2400mm	11'0" x 7'10"

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.

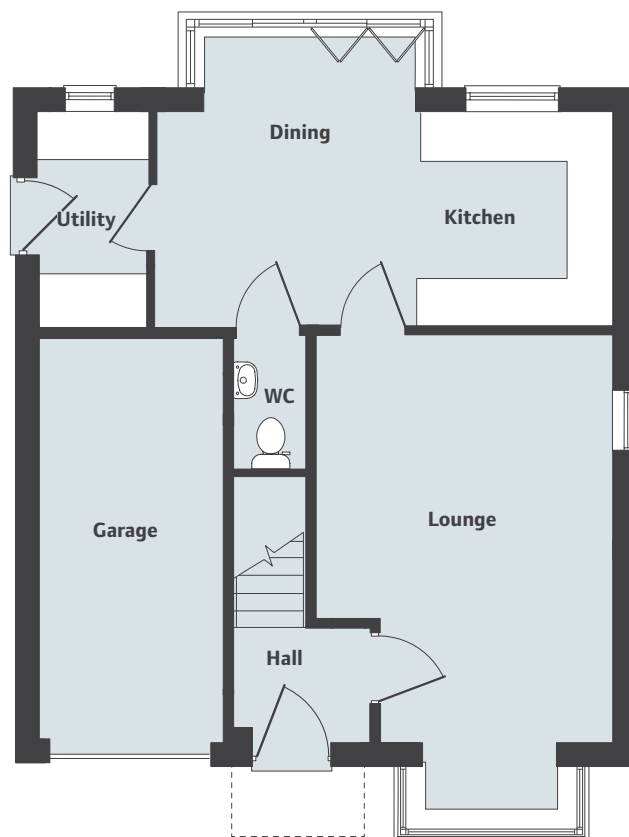




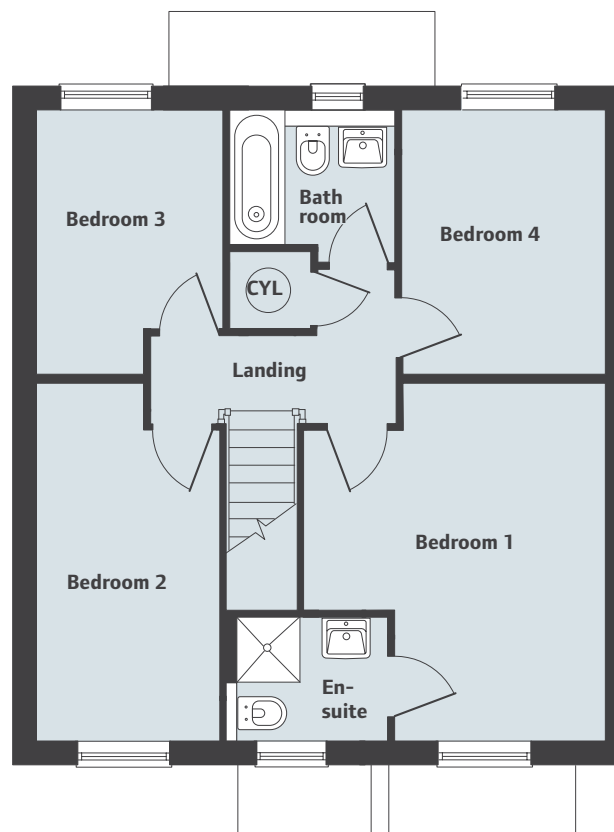
The Burnby

4 bedroom house - 1176 sq ft

GROUND FLOOR



FIRST FLOOR



GROUND FLOOR

Kitchen/Dining	5864 x 2697mm Max	19'2" x 8'10" Max
Utility	2695 x 1390mm	8'10" x 4'6"
Lounge	6080 x 3810mm Max	20'0" x 12'6" Max

FIRST FLOOR

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

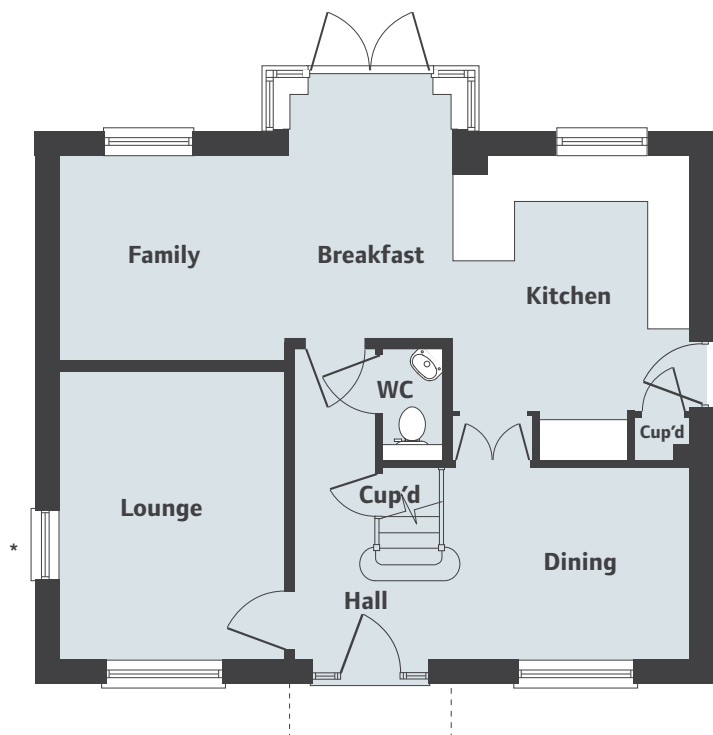




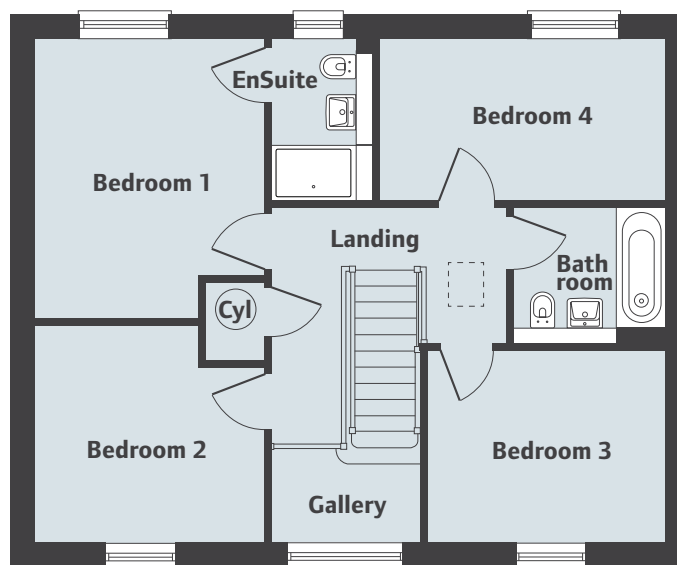
The Windsor

4 bedroom house - 1405 sq ft

GROUND FLOOR



FIRST FLOOR



GROUND FLOOR

Lounge	4100 x 3220mm	13'5" x 10'7"
Kitchen	4340 x 3330mm	14'3" x 10'11"
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	13'0" x 10'9"
Ensuite	2305 x 1425mm	7'6" x 4'8"
Bedroom 2	3270 x 3100mm	10'9" x 10'2"
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"

*Side window is plot specific. Please ask your sales executive for details.

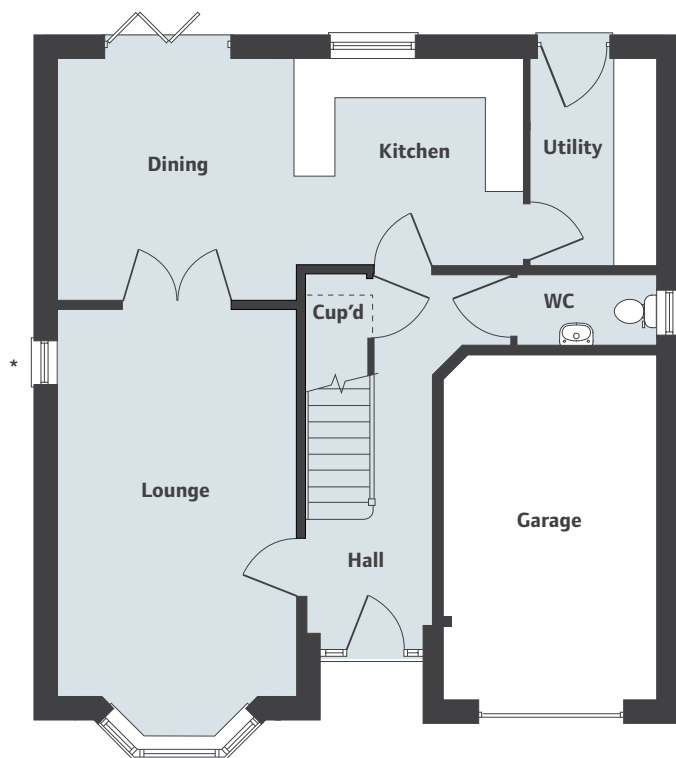




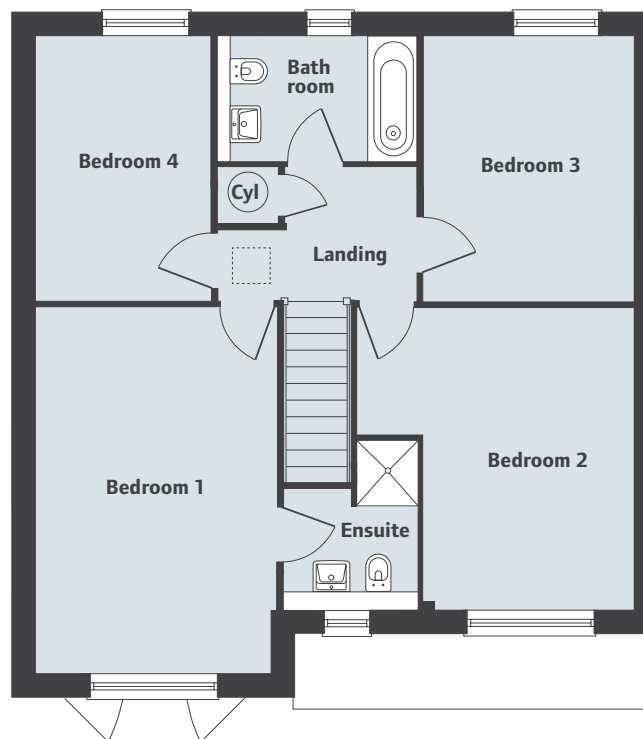
The Hunsley

4 bedroom house - 1436 sq ft

GROUND FLOOR



FIRST FLOOR



*Side window is plot specific. Please ask your sales executive for details.

GROUND FLOOR

Kitchen	
3402 x 2924mm	10'10" x 9'2"
Dining	
3450 x 3350mm	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 Max	6'1" x 5'7" Max
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"

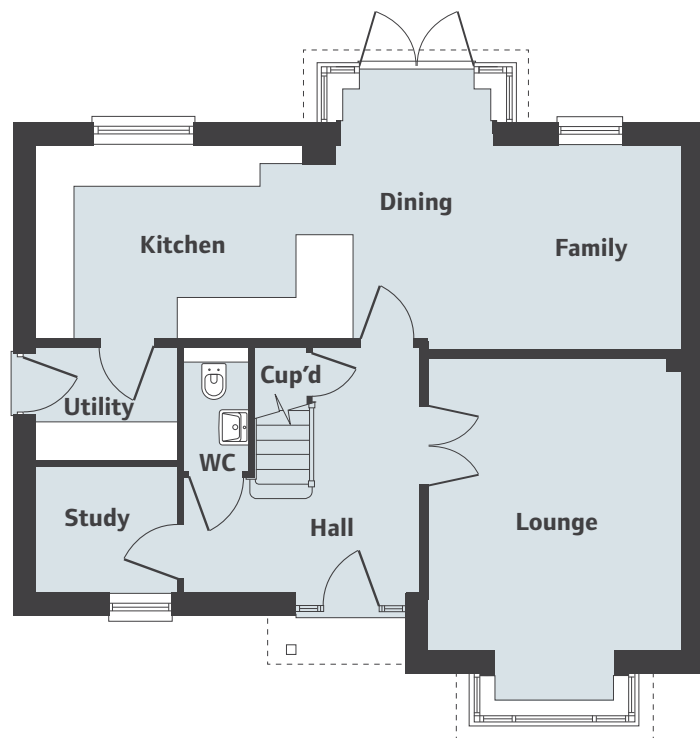




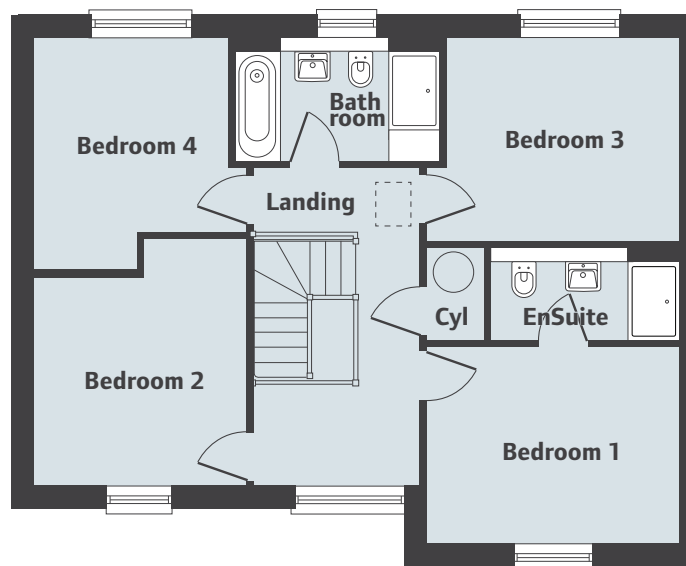
The Brampton

4 bedroom house - 1604 sq ft

GROUND FLOOR



FIRST FLOOR



GROUND FLOOR

Lounge	
4530 x 3900mm	14'10" x 12'10"
Kitchen/Family/Dining Room	
9980 x 2990mm	32'9" x 9'10"
Study	
2190 x 1960mm	7'2" x 6'5"

FIRST FLOOR

Bedroom 1	
3900 x 3060mm	12'10" x 10'0"
Ensuite	
2920 x 1425mm	9'6" x 4'8"
Bedroom 2	
3280 x 3230mm	10'9" x 10'7"
Bedroom 3	
3600 x 3160mm	11'10" x 10'4"
Bedroom 4	
3610 x 3000mm	11'10" x 9'10"
Bathroom	
3176 x 1925mm	10'5" x 6'3"





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. Please check with your Sales Executive
- 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
- 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*
- 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

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.

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



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.

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.

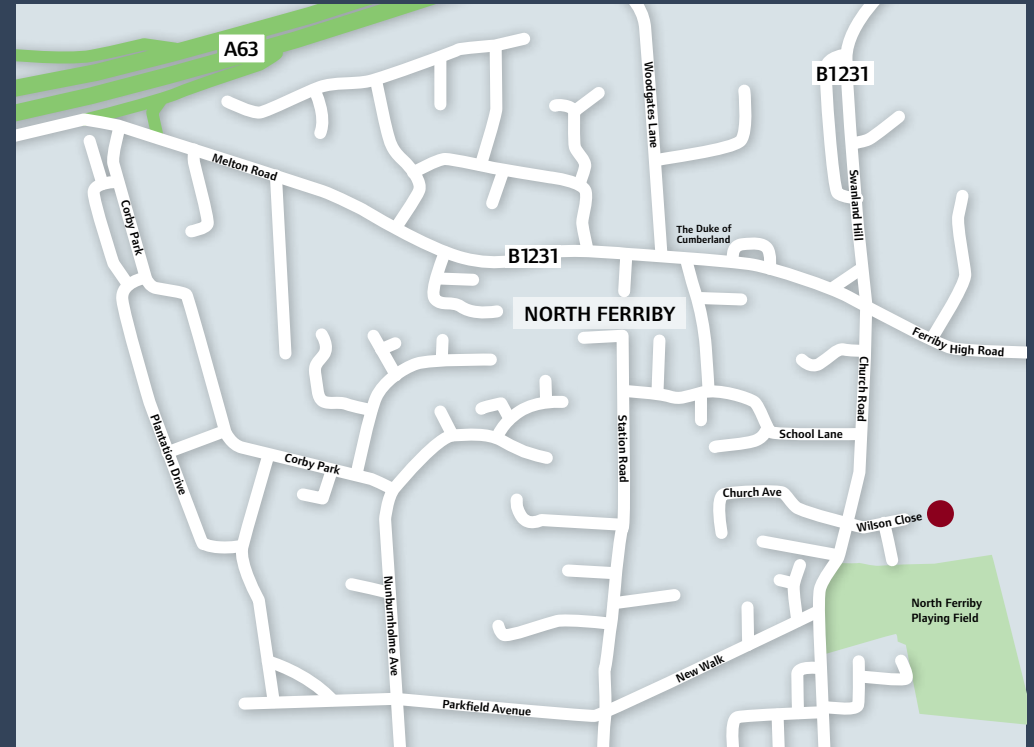
For more information visit nhmh.co.uk or call 01206 715 415



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Spire View, North Ferriby, East Yorkshire, HU14 3BW



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