



# THE FOLLY

— HORNSEA —

WARD  
**HOMES**  
YORKSHIRE

# Ward Homes Yorkshire invites you to discover **The Folly, Hornsea.**

This is a rare opportunity to purchase one of 60 new energy-efficient homes, each benefitting from the breath-taking natural beauty of the coast, while indulging in the comfort and convenience of modern living.

With its unparalleled location, exquisitely designed properties, and high-quality craftsmanship throughout, The Folly is poised to redefine the meaning of luxury coastal living.

## *First* **Impressions**

Located off Atwick Road in Hornsea, within close proximity to the town centre and its local amenities, the development offers a range of 8 property types including 2, 3, and 4 bedroom homes – all with distinguishing features and individual benefits.

Designed to resemble a horseshoe, the layout of the site allows for plenty of privacy and open space, and a large proportion of the houses benefit from south, southeast, and southwest-facing gardens. The orientations are not only perfect to benefit the solar panels fitted on each property, but also for the whole family to enjoy outdoor living as much as possible.

Internally, all the properties cater for a modern lifestyle, and you will find that high-quality materials and beautiful craftsmanship are obvious features throughout every room.





# THE FOLLY

HORNSEA



- **Wassand - Plots 1, 7, 19, 53**  
4 Bed Detached  
Double Garage
- **Elwell - Plots 4, 6, 11, 15, 24, 31, 54, 55**  
3 Bed Detached  
Single Garage
- **Fielding - Plots 2, 8, 13, 14, 57, 58**  
4 Bed Detached  
Internal Garage
- **Tindall - Plots 5, 18, 51, 52**  
3 Bed Detached  
Single Garage
- **Elmhirst - Plots 16-17, 25-28, 59-60**  
3 Bed Semi-detached  
Side Drive
- **Asquith - Plots 3, 12, 20, 21, 29, 30, 56**  
4 Bed Detached  
Single Garage
- **Hockney - Plots 9-10, 22-23, 32-33**  
3 Bed Semi-detached  
Side Drive
- **Mellor - Plots 34-38, 43-50**  
2 Bed Terraced  
Front Parking



Wassand

Tindall



Fielding

Hockney



Asquith

Elmhirst



Elwell

Mellor

# 5 reasons to love your new build home

Our no-compromise promises highlight what you can expect from us and what we will always strive to achieve.

## Exceeding Expectations

We will always try to over deliver.

## The Best Every Time

We refuse to settle for anything less.

## A Lasting Partnership

We're on your side and consider you in every decision we make.

## Integrity throughout

We stay true to our word.

## Quality Service and Care

We will always provide a knowledgeable, respectful, and friendly service.



**Ward Homes Yorkshire**

Village Farm, Main Street, Seaton, HU11 5RA  
01964 534560 | hello@wardhomesyorkshire.co.uk

## Why buy new?

Here are 5 reasons why buying a new home is a great decision:

### Better energy efficiency

Fitted with the latest energy-efficient insulation, heating systems and UPVC windows, living in one of our brand-new homes could keep you warmer, and save you over £3,000\* a year in energy costs compared to an older property.

### Built just for you

You can be safe in the knowledge that you will be the very first person to turn on the lights, walk on the floors, use the kitchen, and take a shower in your very own new home.

### No stressful renovations

We take care of all the hard work to build you a quality crafted home, so all you need to do is move in with your belongings once your keys are ready to collect. No costly renovations or hours spent sourcing tradespeople to fix existing issues.

### Reduce your carbon footprint

Reduced energy consumption and the use of renewable energy sources, such as solar panels, means that new homes emit only a third of the carbon that an older property does.

### High spec & modern quality

Buying a well-built new home means that you are getting the best and most innovative quality materials, fixtures, and fittings. From your beautiful brand-new kitchen to your modern electrical appliances and ventilation systems, you can be sure that everything is in perfect working order.

\*According to the latest 'Watt a Save' report published by the HBF



# Why live in Hornsea

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We believe its really important to the love the area you live in. As one of the most sought-after coastal towns in the North of England, Hornsea has a stunning coastline with a long sandy beach that stretches for miles. It is a great place for a walk, run, or to simply relax and enjoy the scenery.

A quiet and peaceful town with a strong sense of community, Hornsea is an ideal place to escape the hustle and bustle of city life and enjoy a slower pace of life. It is also a great place for outdoor enthusiasts, with opportunities for hiking, cycling, fishing, and water sports. The town has a number of parks and nature reserves, including Hornsea Mere, which is the largest freshwater lake in Yorkshire.

Despite its petite size, Hornsea has a good range of local amenities, including shops, restaurants, cafes, and pubs. It is also in close proximity to a number of highly-rated nurseries, primary schools, and secondary schools.



# Surrounding Areas

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**Hornsea is located on the A1035 road, which connects it to nearby towns and cities such as Hull and Beverley. The A165 road also runs through Hornsea and provides access to Bridlington and Scarborough. It is also within easy reach of the North York Moors and the Yorkshire Dales.**

There are regular bus services to Hull, Beverley, and Bridlington from Hornsea operated by East Yorkshire Motor Services.

The nearest airport to Hornsea is Humberside Airport, which is approximately 25 miles away. The airport has flights to destinations in the UK and Europe.



# Location and access

The Victoria Pub.....	1 minute
Hornsea Community Primary School.....	3 minutes
Hornsea Community Nursery School.....	3 minutes
East Riding Leisure.....	5 minutes
Hornsea School & College.....	2 minutes
Sea Front.....	4 minutes
Hornsea Mere.....	5 minutes
Honeysuckle Farm.....	4 minutes
Tesco Superstore.....	4 minutes
Hull.....	40 minutes





# History of The Folly

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**The Folly development was named after Bettison's Folly - a tower located in Hornsea, and also locally known as 'The Forgotten Folly'.**

The tower was built in the late 19th century by William Bettison - a Hull-based brewer - who had it constructed as a folly, which is a decorative structure that has no practical purpose. The tower is made of red brick and has three floors, with a spiral staircase leading to the top. It is approximately 100 feet tall and is topped with a decorative turret.

Bettison's Folly fell into disrepair in the 20th century, and by the 1980s, it was considered unsafe. The tower was then purchased by the Hornsea Town Council, who restored it and have since re-opened it to the public as a tourist attraction.

Today, visitors can climb to the top of Bettison's Folly and enjoy panoramic views of Hornsea, the coast and the surrounding countryside. The tower has become a popular landmark in the area and is a testament to the eccentricity of its original builder.

In 2011, Huffington Post included Bettison's Folly in their un-ordered list of the "Top 10 Pieces of Folly Architecture."





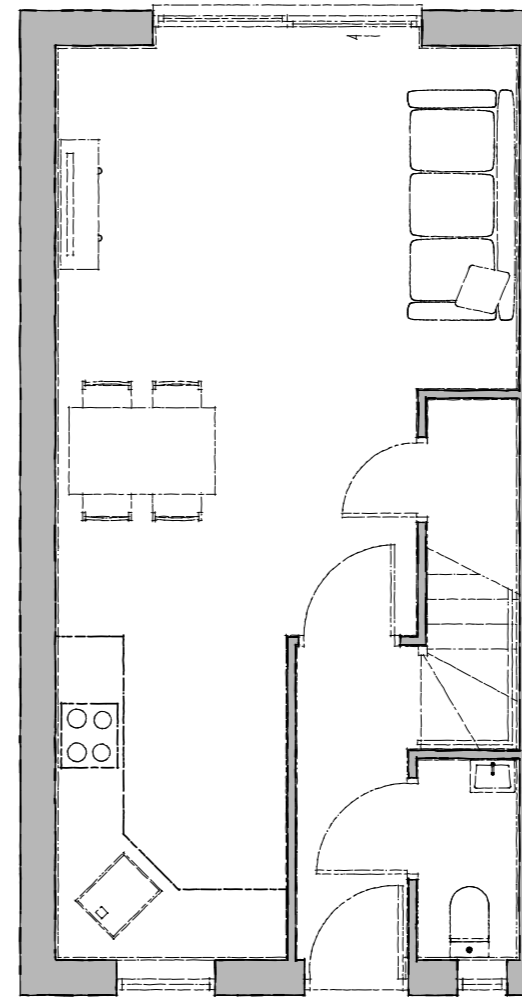
**Plots 34-38, 43-50**  
(See pages 4 & 5)

*Mellor*

The Mellor is an attractive two-bedroom terraced house, designed for modern living.

Inside, you'll find a layout that intelligently maximises all available space. The well-appointed ground floor consists of a modern kitchen with ample dining space, lounge with contemporary sliding doors, and a convenient ground floor WC.

Upstairs you'll find two well-coordinated and generously-sized double bedrooms and a family bathroom.



**Ground Floor**

**Kitchen/Day Room**

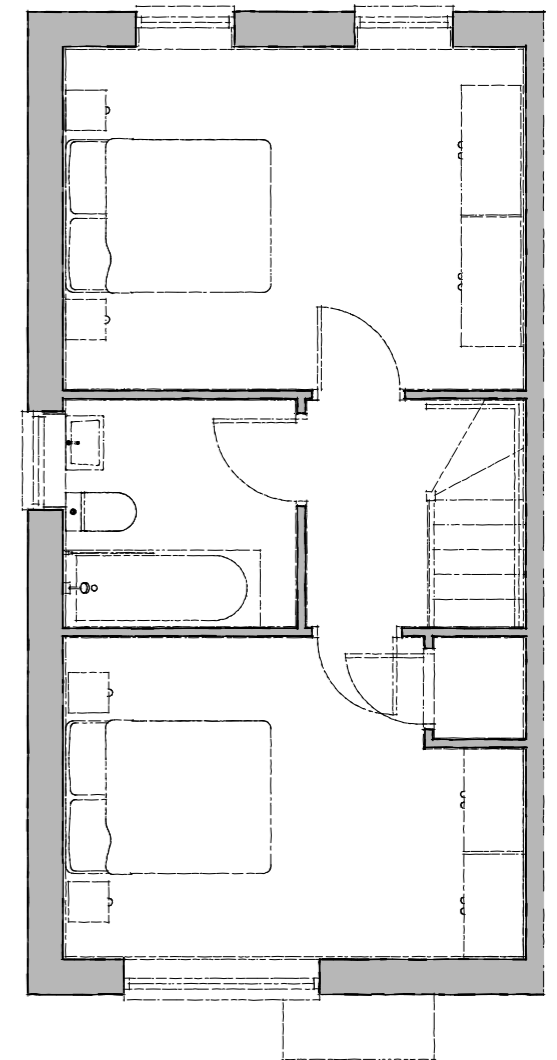
5200mm x 3300mm 17' 0" x 10' 9"

**Lounge**

4200mm x 3125mm 13' 9" x 10' 3"

**WC**

1800mm x 850mm 5' 10" x 2' 9"



**First Floor**

**Bedroom 1**

4200mm x 3100mm 13' 9" x 10' 2"

**Bedroom 2**

4200mm x 2900mm 13' 9" x 9' 6"

**Bathroom**

2100mm x 2050mm 6' 10" x 6' 8"



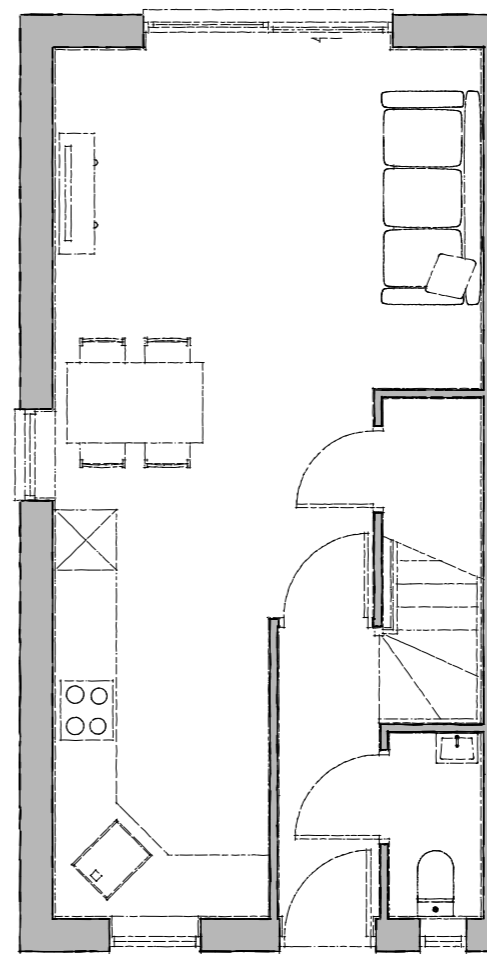
**Plots 16-17, 25-28, 59-60**  
(See pages 4 & 5)

*Elmhirst*

With all the characteristics and hallmarks of the Mellor property, The Elmhirst is a more generous three-bedroom house.

Inside, you'll find a well-appointed ground floor consisting of kitchen with ample dining space, lounge with contemporary sliding doors, and a convenient ground floor WC located off the hallway entrance.

Upstairs you'll find three generous bedrooms, and a family bathroom - resulting in a very neat and compact property.



**Ground Floor**

**Kitchen/Day Room**

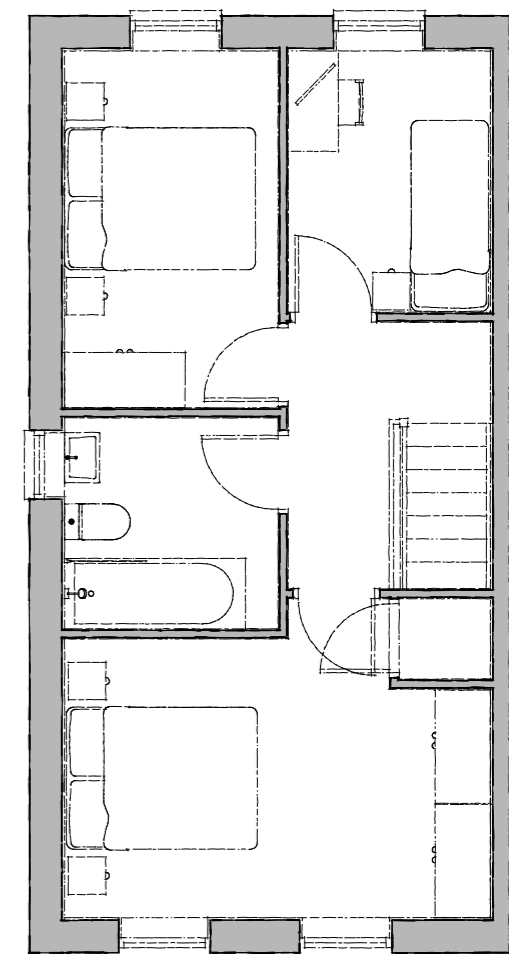
5200mm x 3100mm 17' 0" x 10' 2"

**Lounge**

4200mm x 3350mm 13' 9" x 10' 11"

**WC**

850mm x 1800mm 2' 9" x 5' 10"



**First Floor**

**Bedroom 1**

4200mm x 2750mm 13' 9" x 9' 0"

**Bedroom 2**

3500mm x 2100mm 11' 5" x 6' 10"

**Bedroom 3**

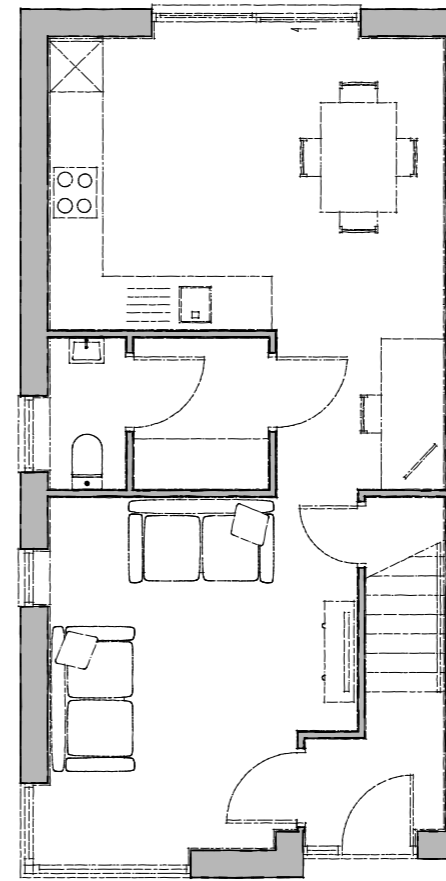
2550mm x 2000mm 8' 4" x 6' 6"

**Bathroom**

2100mm x 2050mm 6' 10" x 6' 8"



**Plots 9-10, 22-23, 32-33**  
(See pages 4 & 5)



**Ground Floor**

**Kitchen/Day Room**

4650mm x 3450mm 15' 3" x 11' 3"

**Utility**

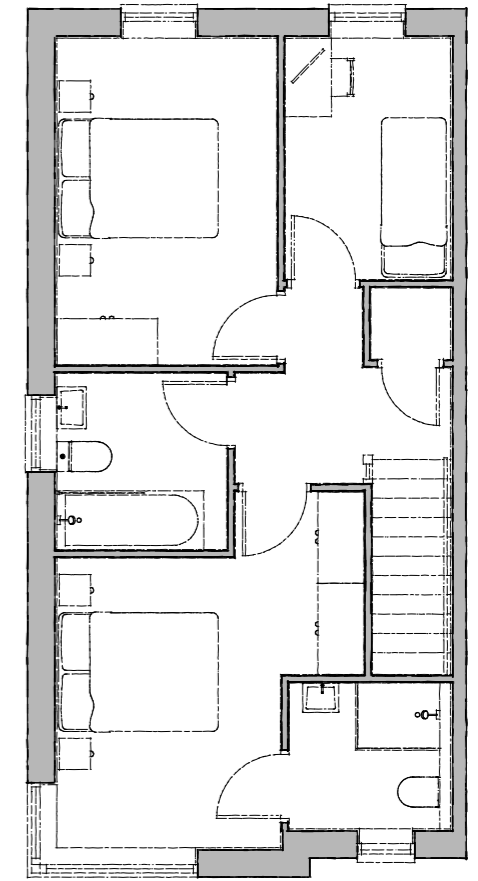
1750mm x 1625mm 5' 8" x 5' 3"

**Lounge**

4125mm x 3625mm 13' 6" x 11' 10"

**WC**

850mm x 1750mm 2' 9" x 5' 8"



**First Floor**

**Bedroom 1**

3400mm x 2650mm 11' 1" x 8' 8"

**Ensuite**

1800mm x 1750mm 5' 10" x 5' 8"

**Bedroom 2**

3850mm x 2600mm 12' 7" x 8' 6"

**Bedroom 3**

2850mm x 1950mm 9' 4" x 6' 4"

**Bathroom**

2050mm x 2000mm 6' 8" x 6' 6"

*Hockney*

The Hockney is a characterful three-bedroom semi-detached house with distinctive features and an economical use of space.

Equipped for modern living, the downstairs provides a free-flowing open plan layout, which runs from the living room into the kitchen area with sliding doors, and a centralised utility and cloakroom attached.

The first floor consists of a master bedroom with an en-suite, a further two bedrooms and a family bathroom leading off the landing.



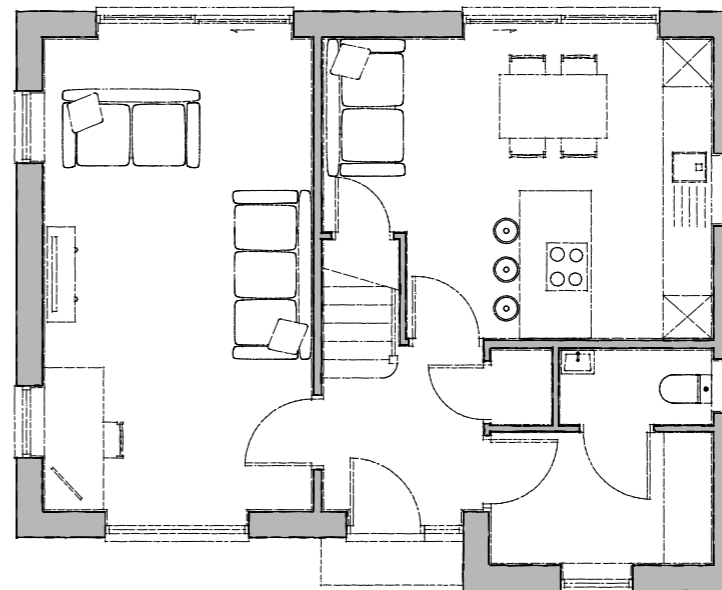
**Plots 5, 18, 51-52**  
(See pages 4 & 5)

*Tindall*

The Tindall is a three-bedroom house with an abundance of personality and kerb appeal.

A carefully designed ground floor provides a welcoming entrance hall and larger-than-average kitchen/diner with sliding doors. Off the hall is a dual-aspect lounge and linked utility with cloakroom.

The first floor boasts a sweeping landing with a central window and a master bedroom with en-suite with feature windows. There are two additional bedrooms and a large bathroom making this an impeccably spacious family home.



## Ground Floor

### Kitchen/Day Room

4850mm x 3750mm 15' 10" x 12' 3"

### Utility

2725mm x 1600mm 8' 11" x 5' 2"

### Lounge

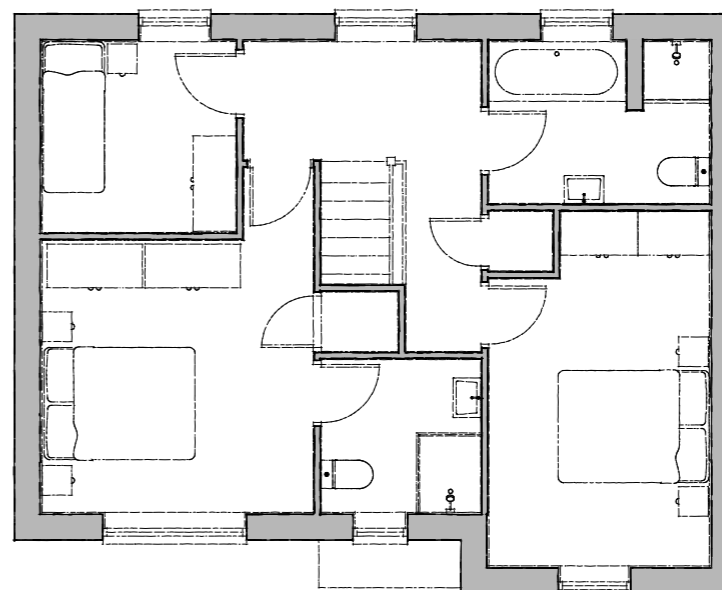
5900mm x 3325mm 19' 4" x 10' 10"

### WC

1875mm x 900mm 6' 1" x 2' 11"

### Garage

6000mm x 3000mm 19' 8" x 9' 10"



## First Floor

### Bedroom 1

3400mm x 3400mm 11' 11" x 11' 11"

### Ensuite

1975mm x 1900mm 6' 5" x 6' 2"

### Bedroom 2

3600mm x 2750mm 11' 9" x 9' 0"

### Bedroom 3

2400mm x 2375mm 7' 10" x 7' 9"

### Bathroom

2750mm x 2000mm 9' 0" x 6' 6"



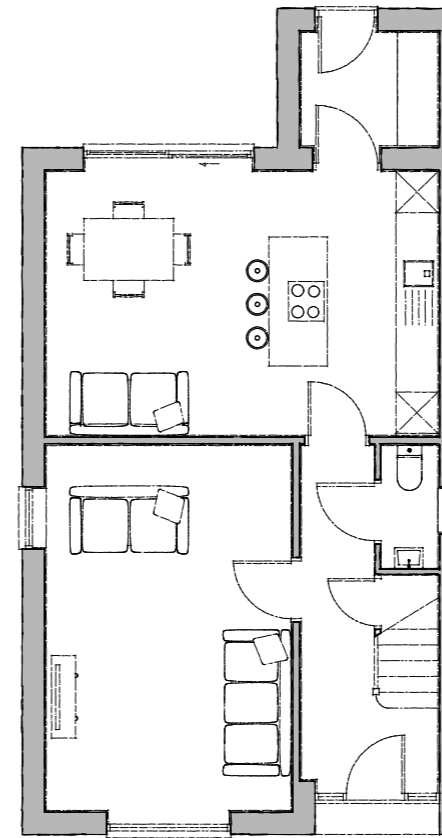
**Plots 4, 6, 11, 15, 24, 31, 54-55**  
 (See pages 4 & 5)

*Elwell*

The Elwell is an elegant three-bedroom house which stands out for its clean architectural lines.

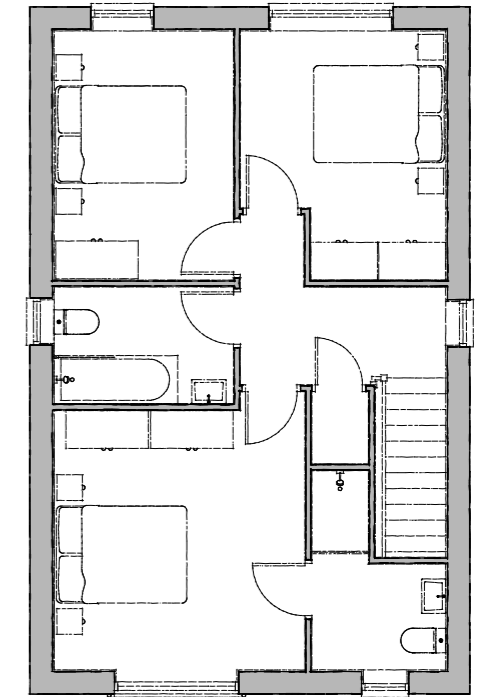
The well-designed ground floor enjoys an open plan kitchen and day room with sliding doors, as well as a linked utility room, while a spacious living room and cloakroom connect from the hall.

The first floor has a carefully crafted master bedroom and the en-suite features a glazed balcony providing admirable views. Two further bedrooms and a family bathroom complete the outstanding combination of design and functionality.



**Ground Floor**

- Kitchen/Day Room**  
5650mm x 3800mm 18' 6" x 12' 5"
- Utility**  
1950mm x 1600mm 6' 4" x 5' 2"
- Lounge**  
5250mm x 3450mm 17' 2" x 11' 3"
- WC**  
1750mm x 850mm 5' 8" x 2' 9"
- Garage**  
6000mm x 3000mm 19' 8" x 9' 10"

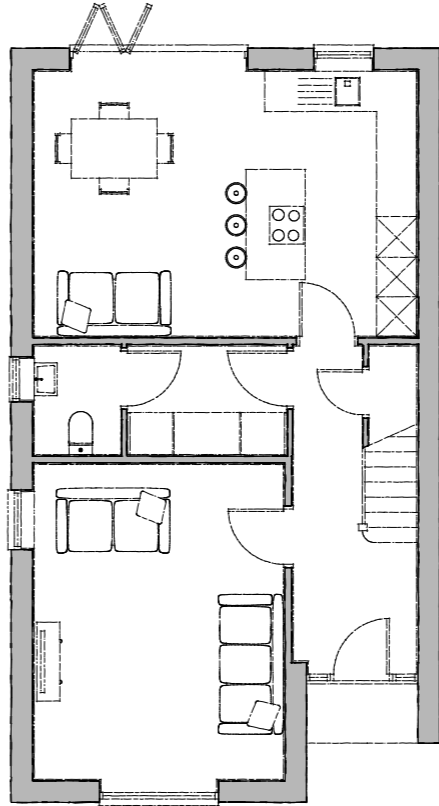


**First Floor**

- Bedroom 1**  
3700mm x 3700mm 12' 1" x 12' 1"
- Ensuite**  
1850mm x 1500mm 6' 0" x 4' 11"
- Bedroom 2**  
3600mm x 2950mm 11' 9" x 9' 8"
- Bedroom 3**  
3575mm x 2575mm 11' 8" x 8' 5"
- Bathroom**  
2550mm x 1650mm 8' 4" x 5' 4"

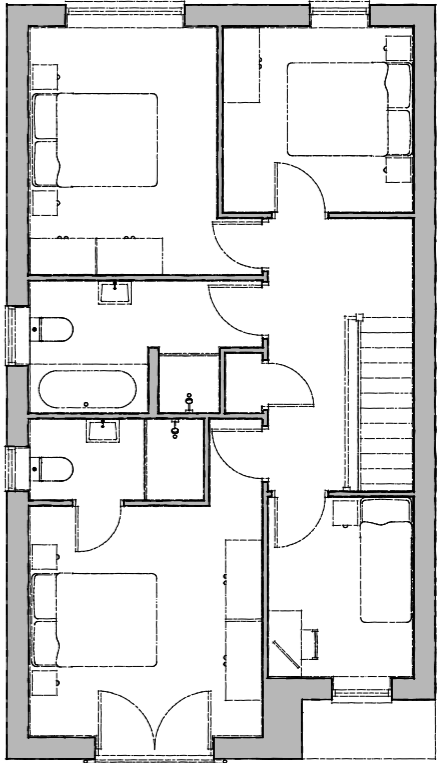


**Plots 3, 12, 20-21, 29-30, 56**  
 (See pages 4 & 5)



**Ground Floor**

- Kitchen/Day Room**  
5775mm x 4000mm 18' 11" x 13' 1"
- Utility**  
2400mm x 1600mm 7' 10" x 5' 2"
- Lounge**  
4750mm x 3750mm 15' 7" x 12' 3"
- WC**  
1600mm x 1300mm 5' 2" x 4' 3"
- Garage**  
6000mm x 3000mm 19' 8" x 9' 10"



**First Floor**

- Bedroom 1**  
3500mm x 3450mm 11' 5" x 11' 3"
- Ensuite**  
2600mm x 1150mm 8' 6" x 3' 9"
- Bedroom 2**  
3700mm x 2800mm 12' 1" x 9' 2"
- Bedroom 3**  
2850mm x 2750mm 9' 4" x 9' 0"
- Bedroom 4**  
2700mm x 2150mm 8' 10" x 7' 0"
- Bathroom**  
3500mm x 1950mm 11' 5" x 6' 4"

The Asquith is an immaculately designed and well-proportioned four-bedroom house.

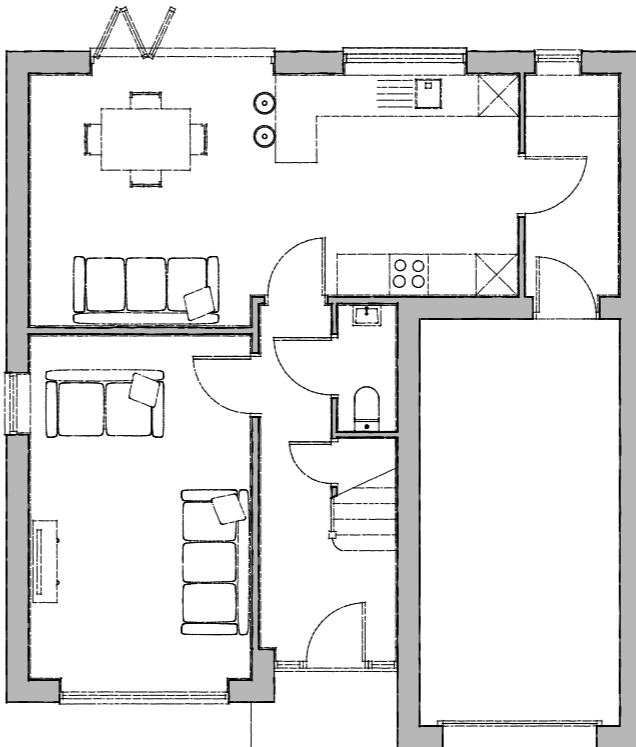
Encompassed within the ground floor is a modern, open-plan kitchen and day room with bi-folding doors leading out to the garden. Centrally off the hallway is an impressive lounge, spacious utility, and cloakroom.

The first floor is generous in size with a master bedroom and ensuite featuring French doors and a glazed balcony. There are three more additional, ample-sized bedrooms, and a family bathroom radiating in modern elegance.

*Asquith*

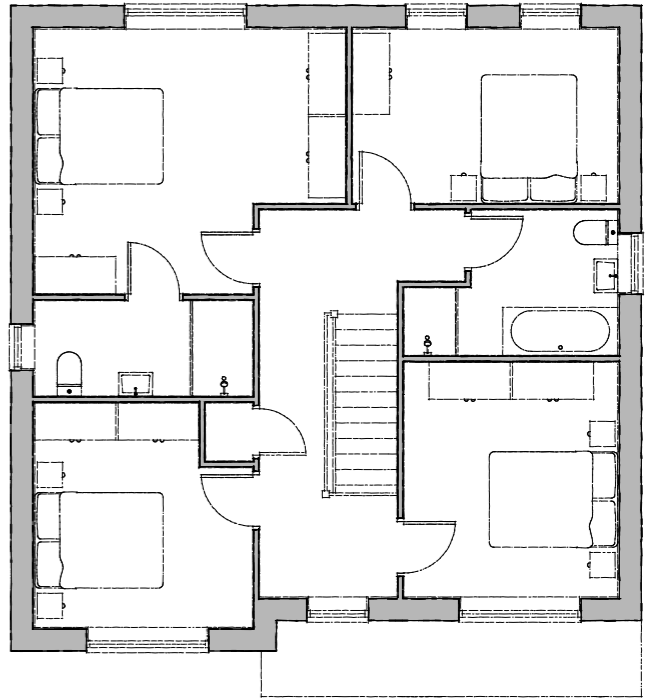


**Plots 2, 8, 13-14, 57-58**  
(See pages 4 & 5)



**Ground Floor**

- Kitchen/Day Room**  
7100mm x 3625mm 23' 4" x 13' 11"
- Utility**  
3200mm x 1300mm 11' 11" x 4' 3"
- Lounge**  
4950mm x 3200mm 16' 2" x 10' 2"
- WC**  
1800mm x 850mm 5' 10" x 2' 9"
- Garage**  
6000mm x 2950mm 19' 8" x 9' 8"



**First Floor**

- Bedroom 1**  
4550mm x 3850mm 14' 11" x 12' 7"
- Ensuite**  
3200mm x 1350mm 10' 5" x 4' 0"
- Bedroom 2**  
3400mm x 3100mm 11' 0" x 10' 2"
- Bedroom 3**  
3250mm x 3150mm 10' 7" x 10' 4"
- Bedroom 4**  
3850mm x 2500mm 12' 7" x 8' 2"
- Bathroom**  
2100mm x 2100mm 6' 10" x 6' 10"

The Fielding is an impressive and sophisticated four-bedroom house with prominent features.

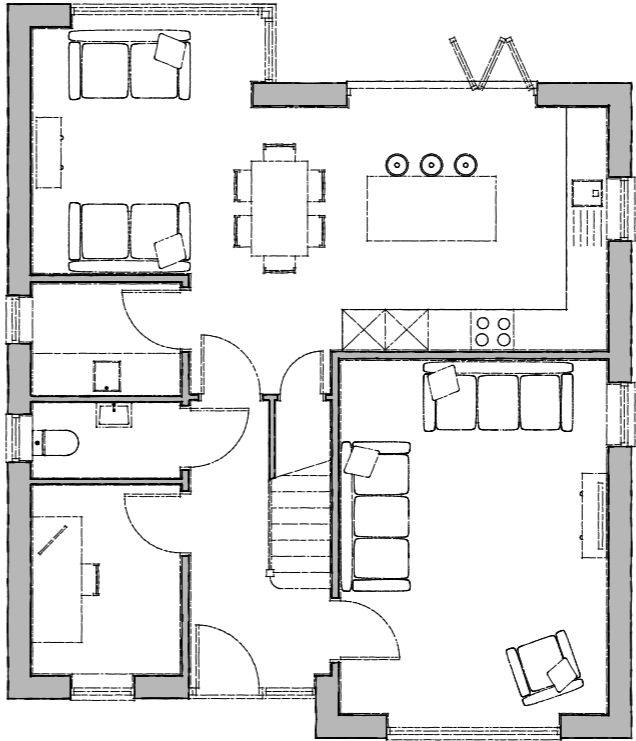
Downstairs, the open-plan kitchen/day room span the entire length of the property with bi-folding doors leading out into the garden. Through a linked passage is a practical utility and internal single garage, and from the central hallway is a separate front-aspect living room and cloakroom.

The first floor incorporates an impressive master bedroom and en-suite with dressing area, and accessed from the gallery landing are three further double bedrooms and a separate family bathroom.

*Fielding*

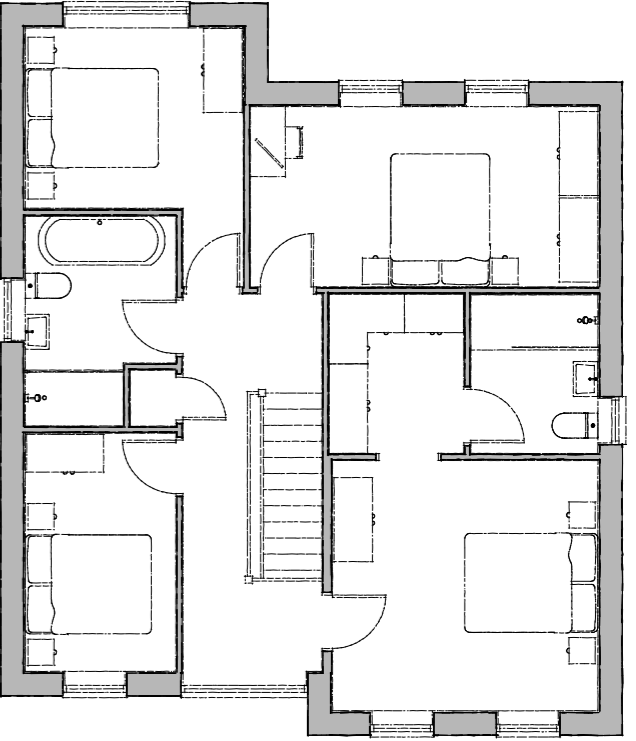


**Plots 1, 7, 19, 53**  
(See pages 4 & 5)



**Ground Floor**

- Kitchen/Day Room**  
8100mm x 3400mm 26' 6" x 11' 11"
- Utility**  
2050mm x 1500mm 6' 8" x 4' 11"
- Lounge**  
5000mm x 3750mm 16' 4" x 12' 3"
- Study**  
2650mm x 2050mm 8' 8" x 6' 8"
- WC**  
2050mm x 1050mm 6' 8" x 3' 5"
- Garage**  
6000mm x 5550mm 19' 8" x 18' 2"



**First Floor**

- Bedroom 1**  
3750mm x 3525mm 12' 3" x 11' 6"
- Dressing Room**  
2200mm X 1900mm 7' 2" x 6' 2"
- Ensuite**  
2200mm x 1750mm 7' 2" x 5' 8"
- Bedroom 2**  
4900mm x 2525mm 16' 0" x 8' 3"
- Bedroom 3**  
3100mm x 2525mm 10' 2" x 8' 3"
- Bedroom 4**  
3350mm x 2100mm 10' 11" x 6' 10"
- Bathroom**  
2950mm x 2100mm 9' 8" x 6' 10"

The Wassand is a luxurious and aspirational four-bedroom house with unmistakable charm.

Space and light are a hallmark feature of this property, as featured in the generous open-plan kitchen/day room with bi-folding doors leading out to the garden. Other design-led features of the property include a curtain walling entrance and a central hallway leading to a substantial living room and study. It also benefits from a linked cloakroom, utility room, and double garage.

The first floor boasts a master bedroom and stunning en-suite with dressing room, and a further three bedrooms share a centrally featured landing with a separate family bathroom which includes both shower and separate bathtub.

*Wassand*



# Housing Specifications

**Ward Homes Yorkshire prides itself on the high-quality specification included in its homes and The Folly properties will be no different.**

Our homes are finished to an exceptionally high standard, with contemporary living in mind. When buying a Ward Homes Yorkshire property, you can be assured that only the highest specification and products are used to finish the home. The quality and craftsmanship of our builds speaks for itself.



\*Whilst specifications are correct at time of going to press, Ward Homes Yorkshire Limited reserves the right to alter designs, specifications, equipment and fittings where necessary. These specifications are only a general guide. Images shown are for illustrative purposes only.

## KITCHEN

- Porcelanosa Projects range
- Soft close doors in a combination of 4 matt colours and 4 wood
- Contemporary chrome handle
- Slimline laminate worktop complete with upstand and splashback
- Solid worktop (upgrade)
- Reginox granite sink & contemporary tap
- Quooker Tap (upgrade)
- AEG built-in single electric oven
- AEG built-in combi oven (upgrade)
- AEG induction hob
- CDA curved glass wall mounted extractor (Mellor, Elmhirst, Hockney, Fielding)
- CDA curved glass Island extractor (Tindall, Elwell, Asquith)
- CDA Integrated extractor (Wassand)
- Beko integrated fridge freezer 70/30 (excluding Mellor)
- Beko integrated 60cm dishwasher (excluding Mellor)
- uPVC sliding patio doors in Agate Grey
- Aluminium bi-fold doors in Agate Grey (Asquith, Fielding, Wassand)
- Ceramic floor tiles from Porcelanosa (upgrade)

## UTILITY

- Porcelanosa Projects range to match kitchen
- Base units where space allows
- Wall units (upgrade except Wassand)
- Slimline laminate worktop complete with upstand and splashback
- Space for washing machine and dryer with necessary plumbing

## BATHROOM & ENSUITE

- Layout of sanitaryware as sales plan
- Roca Debba square close coupled pan with soft closing seat
- Roca Debba square basin and semi pedestal
- Roca Debba wall hung vanity in gloss white (Asquith)
- Roca Tenet wall hung vanity in nordic ash (Fielding, Wassand Ensuite)
- Mono basin mixer
- Deck mounted bath filler
- Single ended bath with hinged glass shower screen (Mellor, Elmhirst, Hockney, Elwell)
- Bar shower mixer over bath

- Double ended bath (Tindall, Asquith, Fielding, Wassand)
- Reinforced bath panel
- Twin outlet bar shower mixer in ensuite
- Aqualisa Lumi electric shower (separate)
- Low profile shower tray and glass shower door
- Towel rail in grey sparkle
- Ceramic wall tiles from Porcelanosa (white grout & trims)
- Half tiled to all walls, full height in shower
- Full height tiling (upgrade)
- Ceramic floor tiles from Porcelanosa (upgrade)

## CLOAKROOM

- Layout of sanitaryware as sales plan
- Roca Debba square close coupled pan with soft closing seat
- Cloakroom vanity unit in light grey
- Mini mono basin mixer
- Henrad pre-finished white contemporary radiator
- Towel rail in grey sparkle (Wassand)
- Tiled splashback above basin

## ELECTRICAL

- White slimline PVC electrical accessories throughout
- Metal slimline electrical accessories (upgrade)
- Lounge fitted with TV, satellite, and telephone point
- Network point in lounge
- Satin chrome downlights to kitchen/ bathroom/ensuite with GU10 LED lamps
- Low energy pendant light fittings throughout
- Digital TV aerial located in the roof space with loft light
- Satellite dish mounted externally
- Garage light and switch
- Garage double socket
- Contemporary external lights to front and rear
- Spotlight to porches
- Car charging points on drive
- Smart meters
- Fibre broadband

## STAIRS

- Timber stairs with square newel posts and matching caps
- Painted stop chamfered balustrades

## HEATING

- Full central heating to comply with new Building Regulations
- Ideal Standard Logic combi boiler (2yr. guarantee)
- Zoned heating and digital thermostats
- Henrad pre-finished white contemporary radiator throughout
- Thermostatic radiator valves
- Towel rail in grey sparkle

## INTERNAL FINISHES

- Neutral emulsion to walls
- Smooth ceilings in white emulsion
- Staircase and handrail painted in neutral eggshell
- Woodwork in neutral eggshell throughout
- One panel moulded oak doors
- Clear varnish to doors
- Contemporary square architraves
- Contemporary square skirting
- Polished chrome lever door handle
- No floor coverings (discount through partnership)
- Bespoke fitted bedroom furniture (upgrade)

## SECURITY

- Mains-operated alarm with keypad (upgrade)
- Bells-only external box (upgrade)
- Mains-operated carbon monoxide, smoke and heat detectors

## LANDSCAPING

- Turfed front gardens
- Landscaping and trees where shown

## BOUNDARY FENCING

- 1.8m feather edge fencing between boundaries
- Timber gate with barrel bolt and Suffolk latch

## PATHS/PATIOS

- Driveways in grey block setts
- Saxon natural paving slabs to paths and patio

## OTHER EXTERNAL FEATURES

- Double Glazing throughout
- Composite front door in Anthracite Grey
- Aluminium door (Wassand)
- Aluminium Curtain walling (Elwell, Wassand)
- uPVC double glazed casement windows and doors in Agate Grey
- External tap to garden
- Ascot steel up & over garage door in Agate Grey
- White half round plastic gutters and matching fall pipes
- Glazed Balcony (Elwell, Asquith)

## CONSTRUCTION

- Traditionally constructed brick and block outer walls, cavity filled with insulation
- Screed floors to ground floors, timber floors to first floor
- Exterior treatments are complementing red and buff facing brick
- White external cladding where specified
- Concrete roof tiles and matching cloaked verges
- All mains' services are connected including water, electric, gas, telecoms and drainage

## RENEWABLES

- EPC Rating A on all properties
- Solar panels and Invertor as standard
- Approximate kW shown
- Wassand 3.00kW
- Fielding 2.25kW
- Asquith 2.25kW
- Elwell 2.25kW
- Tindall 2.25kW
- Hockney 2.00kW
- Elmhirst 1.85kW
- Mellor 1.85kW

## WARRANTY

- 10 year NHBC warranty

## TENURE

- Freehold

# FAQs

We know that moving house can be overwhelming, and that there is a lot to consider both financially and logistically. Therefore, we have put together a list of the most commonly asked questions, which we hope might help you on the journey towards your new home.

## How can I arrange to view a property?

Viewing one of our show homes is by appointment only. Call the Sales Team to book an appointment on 01482 631133 or email [hello@wardhomesyorkshire.co.uk](mailto:hello@wardhomesyorkshire.co.uk)

## How do I reserve a plot?

Reserving is simple. Once you've found your dream plot, pop into our sales office to complete some paperwork and pay a fully refundable deposit\*. Once that's done, we'll keep you informed of the build progress and will let you know in advance any key dates you need to be working towards (for example, when to have a mortgage in place).

\*any costs incurred (such as legal fees) at time of refund will be deducted.

## Can I customise my new home?

Buyers reserving at an early stage of development will have the opportunity to make certain choices within their new home, such as kitchen and bathroom tiles, or any upgrades.

## Do I need to have sold my house before reserving?

No - when you reserve your home, we'll work back from our anticipated completion date to advise when it's best to sell your existing home and secure the funds. We know house buying can be daunting, so we'll be with you to help and assist every step of the way. We can also put you in touch with our preferred estate agent should you need help selling your home.

## Do all the properties come with a new home warranty?

All homes come with a 10-year NHBC warranty and 2-year builders' warranty.

## Is there affordable housing on site?

There may be a percentage of affordable housing on site, and we may also be able to offer the First Homes Scheme on certain developments. Please speak with our sales advisors for more details.

## Are the properties freehold or leasehold?

The properties are all freehold.

# Why Choose Ward Homes Yorkshire

We are a team of award-winning independent house builders, dedicated to uncompromising design and the best quality craftsmanship.

Since 2016, we have been committed to offering homebuyers a choice of unique house styles in small developments located in prime locations throughout Yorkshire.

We are experts in high-quality house building and are passionate about the finer details, no matter how small they seem - this is evident in every one of our new homes. We have quickly established an enviable reputation for building striking developments that stand out not only for their aesthetics, but for the quality and craftsmanship of their build.

We pride ourselves on seeking out prominent locations and working with homebuyers to create contemporary dream homes with all of the amenities required for modern living.



Protection for new-build home buyers

To get a feel for the style of Ward Homes Yorkshire's properties and to find out more about The Folly, visit:  
[www.wardhomesyorkshire.co.uk](http://www.wardhomesyorkshire.co.uk)



## Pride in our homes

We pride ourselves on the high-quality build and finish of all of our homes. This ethos has been rewarded with two NHBC Pride in the Job quality awards for both our Pastures development in Holme-on-Spalding-Moor in 2020 and our Headstock Meadows development in Preston in 2022.

On both occasions we were one of only 400 developments throughout the UK to be awarded this accolade for quality craftsmanship and attention to detail.



# *Lasting* **Impressions**

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We hope you can imagine yourself settling into one of our new homes at The Folly. Please get in touch for more information and to reserve your dream plot.

*Charles Ward*

Charles Ward  
Managing Director



**THE FOLLY**  
— HORNSEA —

**staniford**  
grays

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WARD  
**HOMES**  
YORKSHIRE

Whilst this brochure is correct at the time of going to press (June 2023), Ward Homes Yorkshire reserves the right to alter house types, location and layout on this site. This brochure is only a general guide. This brochure does not form part of any contract. On room layouts, dimensions should not be relied on for carpet sizes, appliance spaces or items of decoration, fittings or furniture. Any images used are of a similar property but features, including windows and elevations, may vary from time to time.