



Woodland
Croft
H E S S L E

2, 3 & 4 bedroom homes
ideally situated in Hessle, East Yorkshire



Welcome to Woodland Croft,
traditionally styled family homes
in East Yorkshire created by Linden Homes.





Woodland Croft is a wonderful collection of 140 new homes in a highly sought after area of East Yorkshire. Hessle, nestled close to the banks of the River Humber on the outskirts of Hull, is the location for Linden Homes' desirable, exciting new development.

A stunning selection of carefully designed two, three and four-bedroom homes in a range of styles to suit all lifestyle requirements and tastes will make up the development off Swanland Road and Boothferry Road.

Residents will benefit from the best of both worlds – a fantastic new build home in a bustling location as well as an existing woodlands walk on the edge of the development.

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 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.

Continuing to build on the Linden Homes reputation both locally and regionally, Woodland Croft will offer a lifestyle to suit the pace of our residents' working and family life.

Hessle is renowned for its excellent schools and colleges, and is home to Hessle High School, which has Specialist Science College status.

The position of Hessle town means that this is the perfect location for those working in Hull – just five miles along the A1105 Boothferry Road by car or bus. It is also less than a mile from the Humber Bridge. Hessle has the convenience of the railway station with quick access to Leeds.

Its close proximity to the motorway network means you are never far away from other major centres like Beverley, York and Leeds.

But don't just take our word for it – come and see for yourself just what is available.



There is much more to Hessle
than first meets the eye.





Perfectly positioned to enjoy the numerous benefits the town and its surroundings have to offer – there is much more to Hesse than first meets the eye. With the hub of the town known as ‘The Square’, it boasts a wealth of shops and amenities – as well as a refurbished bus station, which runs regular services into the centre of Hull.

Major focal points in the town include the English Heritage designated Grade I listed Hesse All Saints Church and Hesse Town Hall.

Well served educationally by a number of primary and secondary schools, these include Hesse High School – which has some interesting history. The Upper School site is centred around a building donated to the Education Authority by Titanic survivor Algernon Barkworth.

In more modern times the town has been a centre for shipbuilding, and many of the local attractions in the Hesse, Humber and Hull areas are dedicated to, or recognise, its important history.

However, for those who enjoy a gentler pace – and are fans of the great outdoors, the very popular Humber Bridge Country Park is a 48-acre wood with open meadows and wildlife.

Perfectly positioned on the outskirts of Hesse, the park is 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.

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

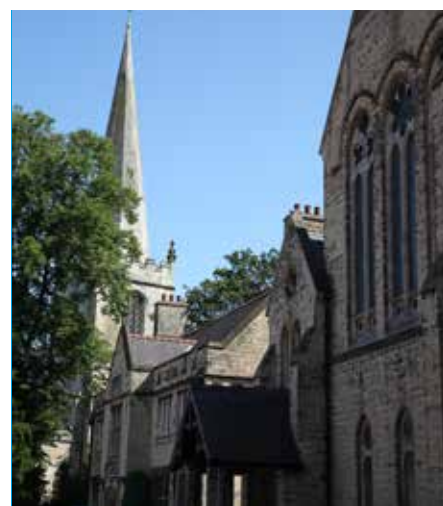
For something even more leisurely, Hesse Golf Club provides a superb course, offering hospitality days and social events.

Venture a little further afield into Hull itself, and there is the opportunity to delve into the history of this vibrant city, thanks to a wealth of modern day attractions charting the past. One of the most popular attractions is The Deep – which has put Hull in the major league of visitor destinations in the UK.

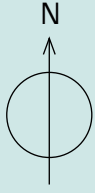
This iconic building, which boasts one of Europe’s deepest tanks containing a stunning collection of sharks and other exotic species and the deepest viewing tunnel in the world, was designed by world class architects Sir Terry Farrell and partners and towers over 30 metres high above the River Humber.

Vintage and open top bus tours over the Humber Bridge are a must in the summer months – with buses leaving every hour, calling at the northern Humber Bridge exhibition area, Hesse Foreshore and then over the bridge to Barton On Humber. You may also be lucky enough to take a ride on the 1949 bus which was used in the hit Yorkshire-based TV series, Heartbeat.

And if vintage vehicles are of interest, the Street Life Museum in Hull charts the 200-year history of transport in Hull. Moving back a little closer to home, and steeped in local history, is Wilberforce House - the birthplace of William Wilberforce, famous campaigner against the slave trade. Admission to Wilberforce House is free and the museum tells the story of the trans-Atlantic slave trade and its abolition, as well as dealing with contemporary slavery. Galleries also offer a fascinating glimpse into West African culture.



Woodland Croft Layout



- **The Welton** 2 bedroom
Homes 86-94, 132, 133
 - **The Marston** 3 bedroom
Homes 9, 10, 34, 35, 74-79, 134, 135
 - **The Somersby** 3 bedroom
Homes 2, 3, 7, 8, 57, 59-61, 66, 84, 85, 105, 113, 125, 131
 - **The Skelton** 3 bedroom
Homes 37-41
 - **The Everingham** 3 bedroom
Homes 12, 120, 130, 137
 - **The Bentley** 3 bedroom
Homes 13-16, 80-83, 95, 96
 - **The Burnby** 4 bedroom
Homes 4, 58, 138
 - **The Newbury** 4 bedroom
Homes 1, 6, 72, 73, 114, 128, 136
 - **The Allerthorpe** 4 bedroom
Homes 68, 115, 116, 124, 129
 - **The Hunsley** 4 bedroom
Homes 5, 11, 67, 121, 139
 - **The Ripplingham** 4 bedroom
Homes 36, 117, 119, 122, 123
 - **The Linton** 4 bedroom
Homes 126, 127
 - **The Burton** 4 bedroom
Homes 118, 140
- * Affordable housing



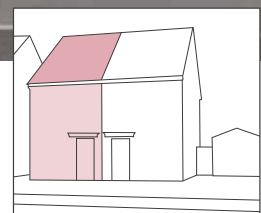
Woodland Croft 3D layout



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The Welton

2 bedroom house - 645 sq ft



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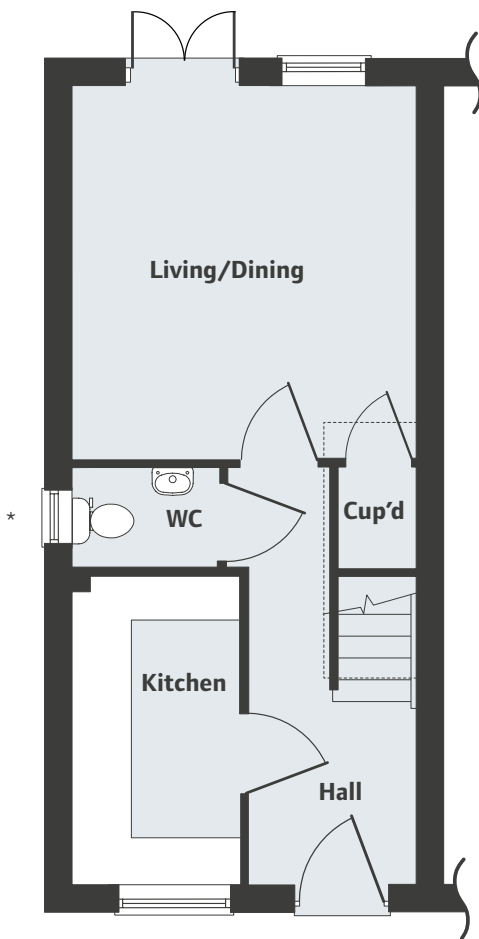
GROUND FLOOR

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

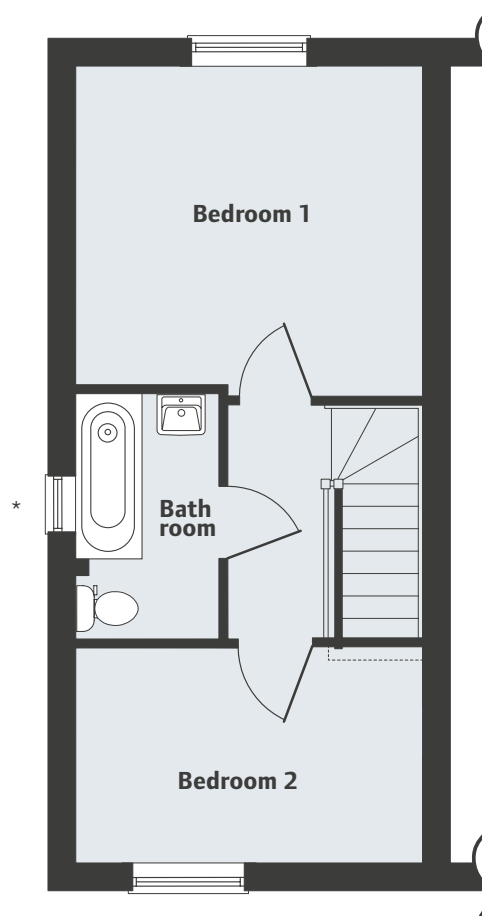
FIRST FLOOR

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



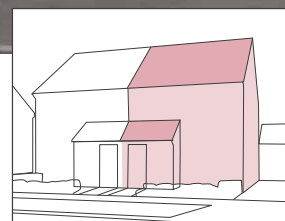
FIRST FLOOR



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

The Marston

3 bedroom house - 843 sq ft



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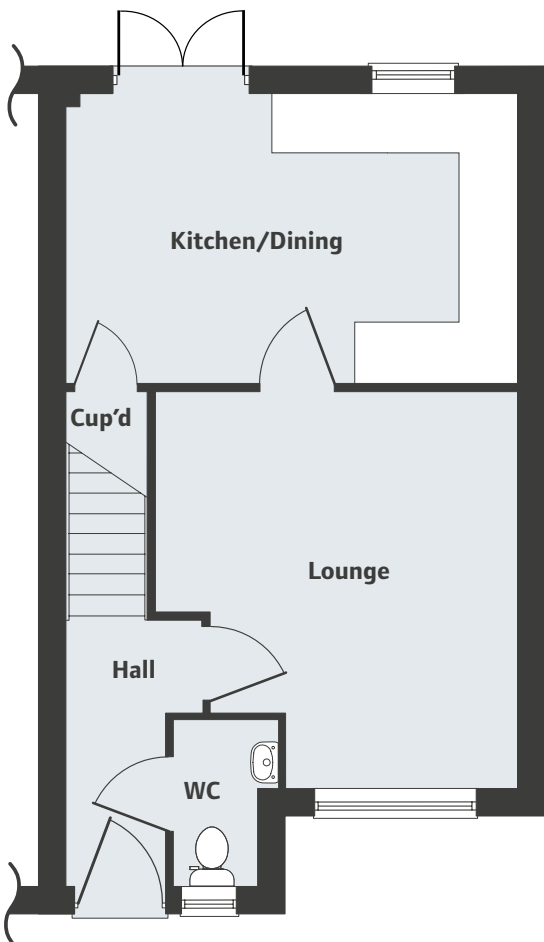
GROUND FLOOR

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

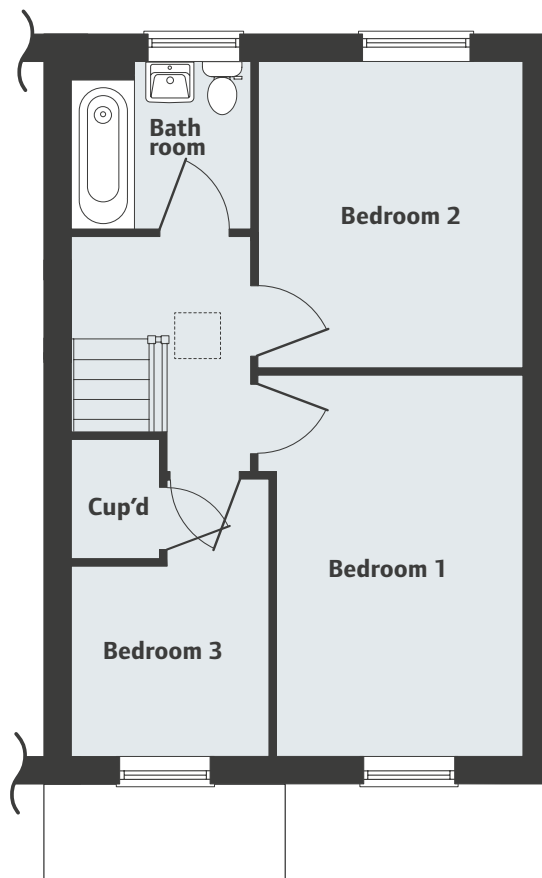
FIRST FLOOR

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 Max 9'11" x 7'1" Max
Bathroom
1975 x 1887mm 6'5" x 6'2"

GROUND FLOOR



FIRST FLOOR



The Somersby

3 bedroom house - 962 sq ft



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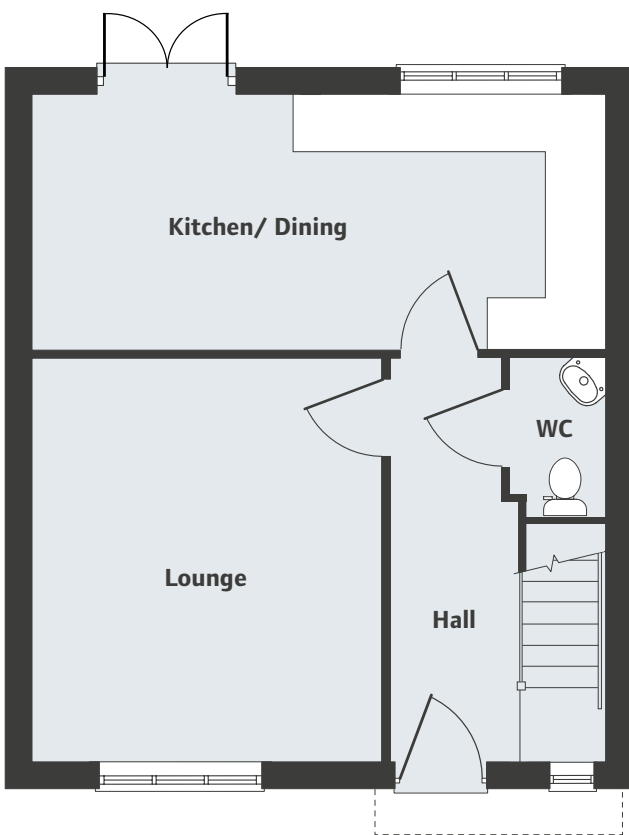
GROUND FLOOR

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

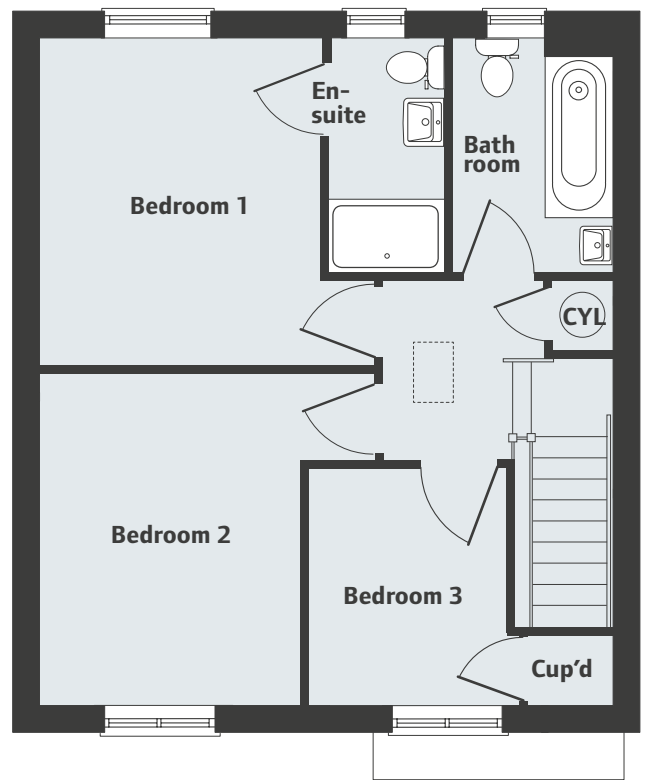
FIRST FLOOR

Bedroom 1	
3528 x 3107mm Max	11'7" x 10'2" Max
Ensuite	
2512 x 1207mm	8'3" x 3'11"
Bedroom 2	
3589 x 2820mm Max	11'9" x 9'3" Max
Bedroom 3	
2583 x 2300mm Max	8'5" x 7'6" Max
Bathroom	
2512 x 1697mm	8'3" x 5'6"

GROUND FLOOR



FIRST FLOOR



The Skelton

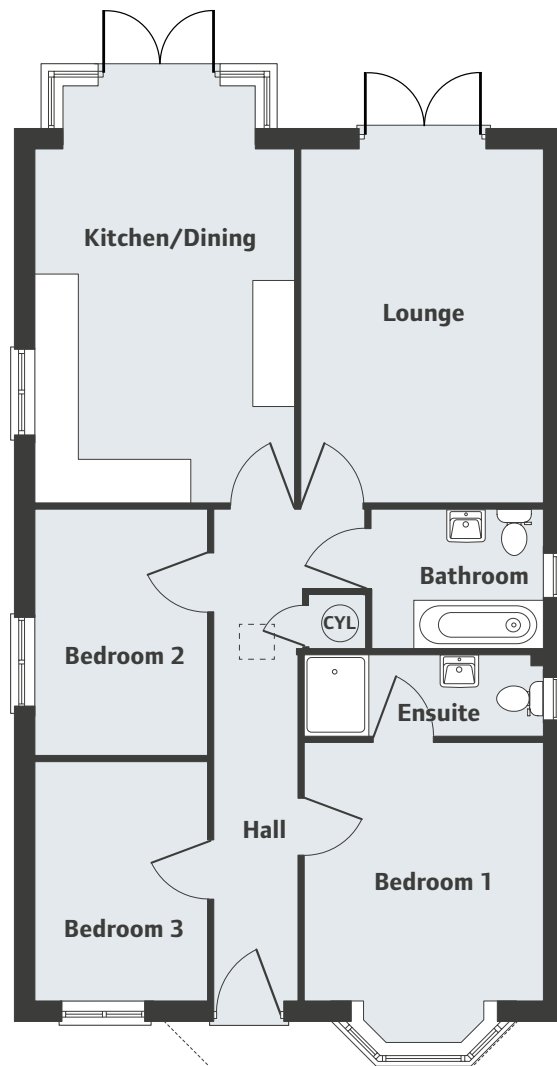
3 bedroom bungalow - 964 sq ft



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GROUND FLOOR

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



The Everingham

3 bedroom house - 1012 sq ft



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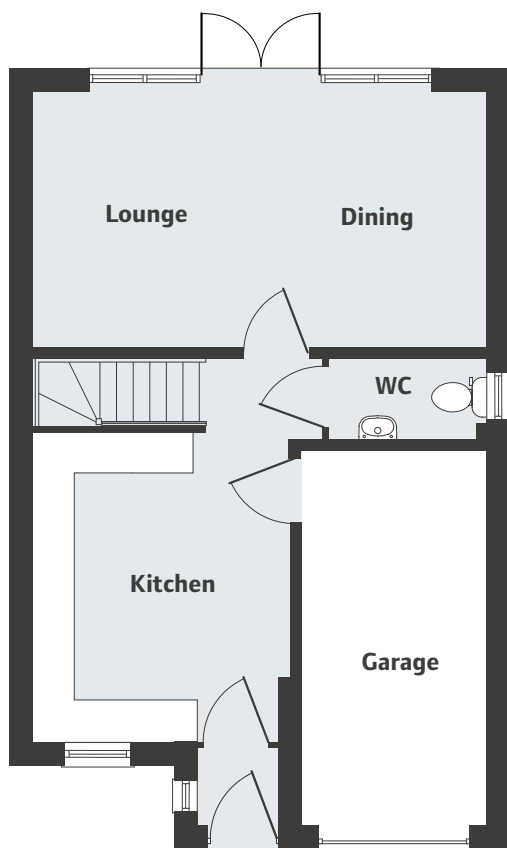
GROUND FLOOR

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

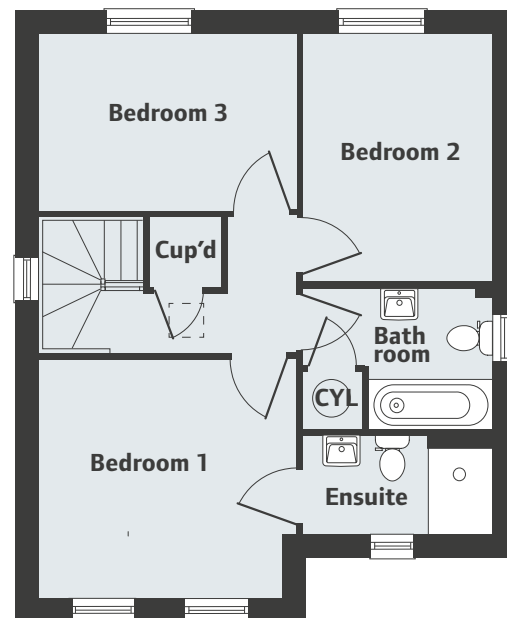
FIRST FLOOR

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

GROUND FLOOR

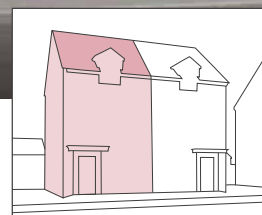


FIRST FLOOR



The Bentley

3 bedroom house - 1158 sq ft



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GROUND FLOOR

Kitchen/Family room
6932 x 4400mm 22'8" x 14'5"

FIRST FLOOR

Lounge
4400 x 2745mm 14'5" x 9'0"
Bathroom
2413 x 1925mm 7'11" x 6'3"
Bedroom 3
4400 x 2806mm Max 14'5" x 9'2" Max

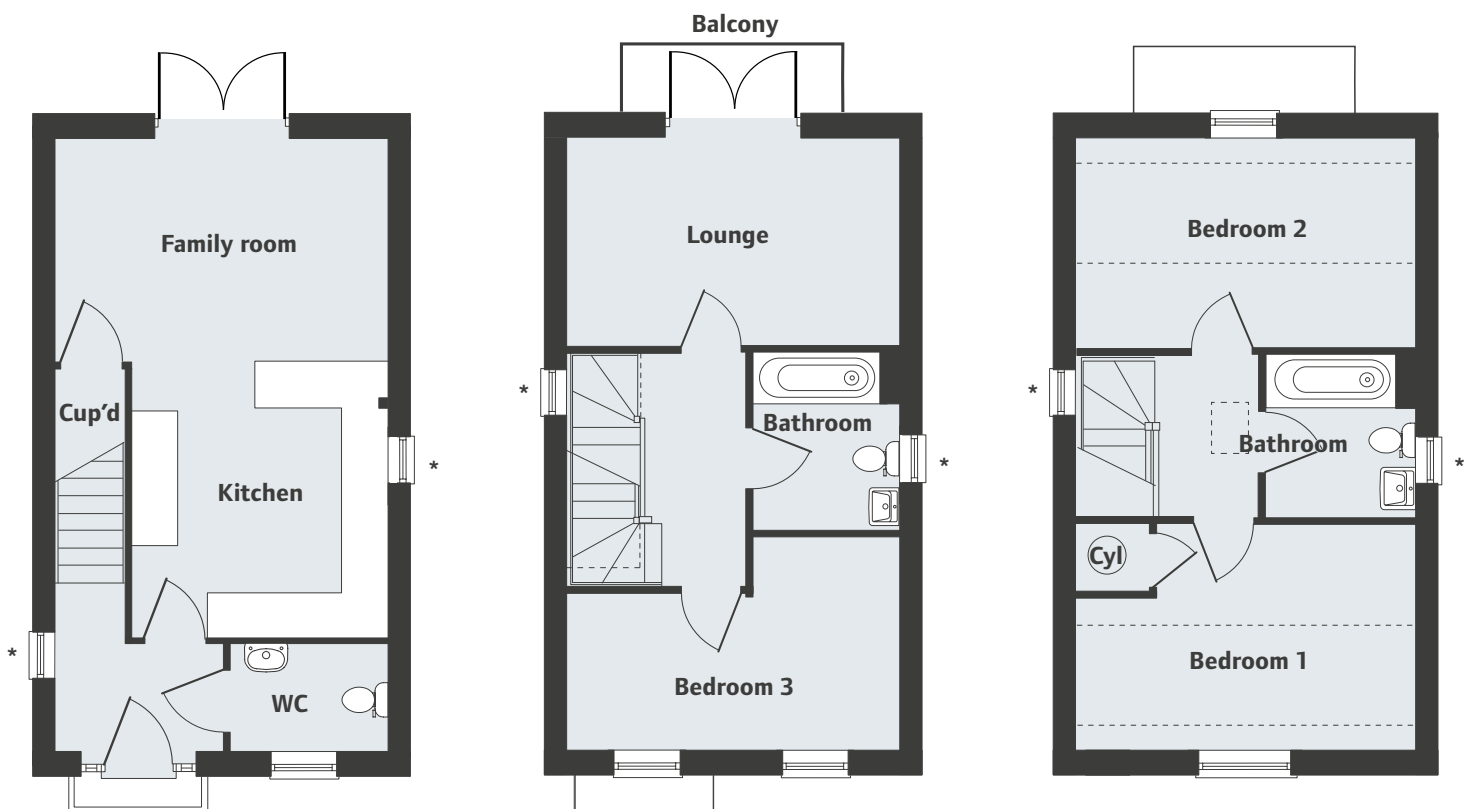
SECOND FLOOR

Bedroom 1
4400 x 3053mm Max 14'5" x 10'0" Max
Bedroom 2
4400 x 2760mm 14'5" x 9'0"
Bathroom
2180 x 1925mm 7'1" x 6'3"

GROUND FLOOR

FIRST FLOOR

SECOND FLOOR



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

The Burnby

4 bedroom house - 1176 sq ft



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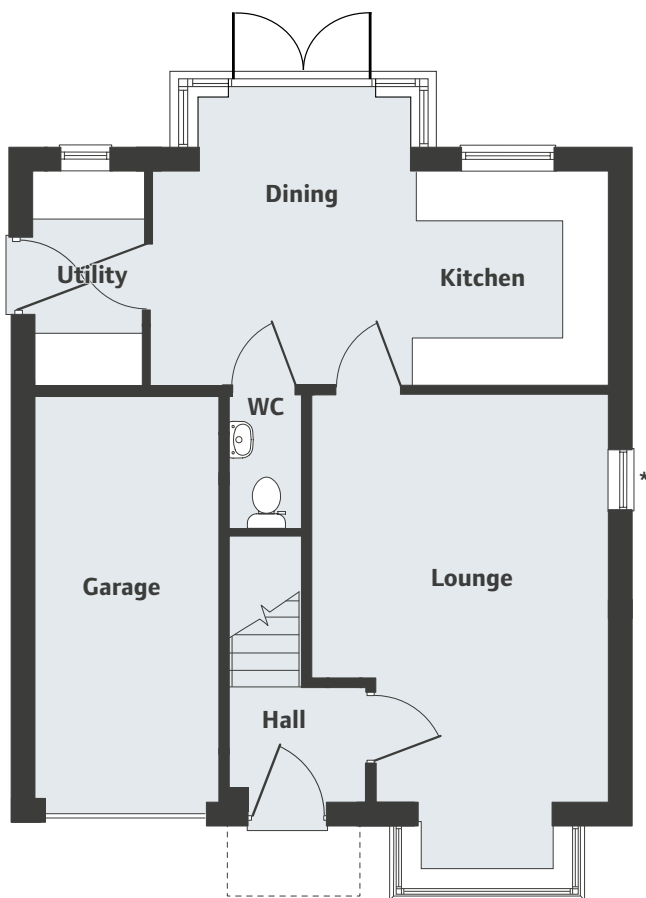
GROUND FLOOR

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

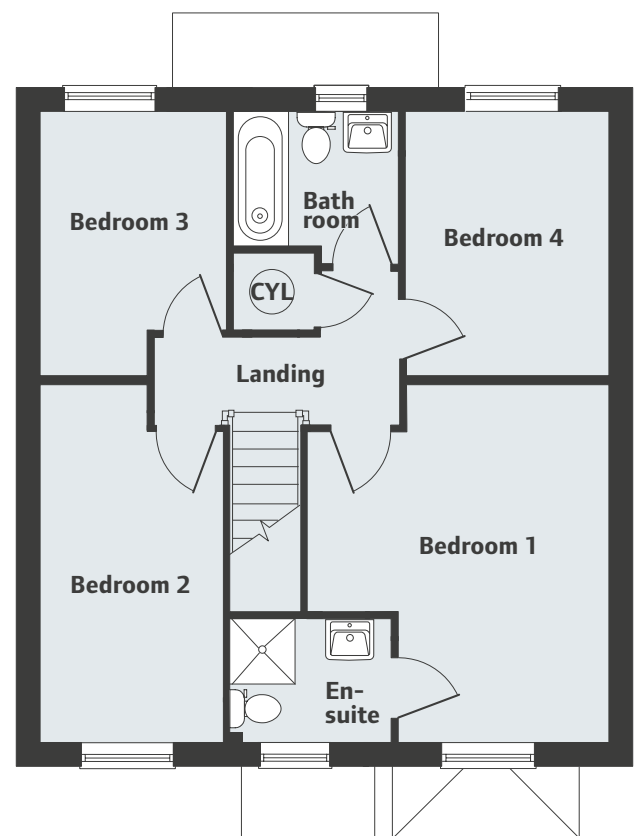
FIRST FLOOR

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 Max	15'0" x 7'10" Max
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

GROUND FLOOR



FIRST FLOOR



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

The Newbury

4 bedroom house - 1266 sq ft



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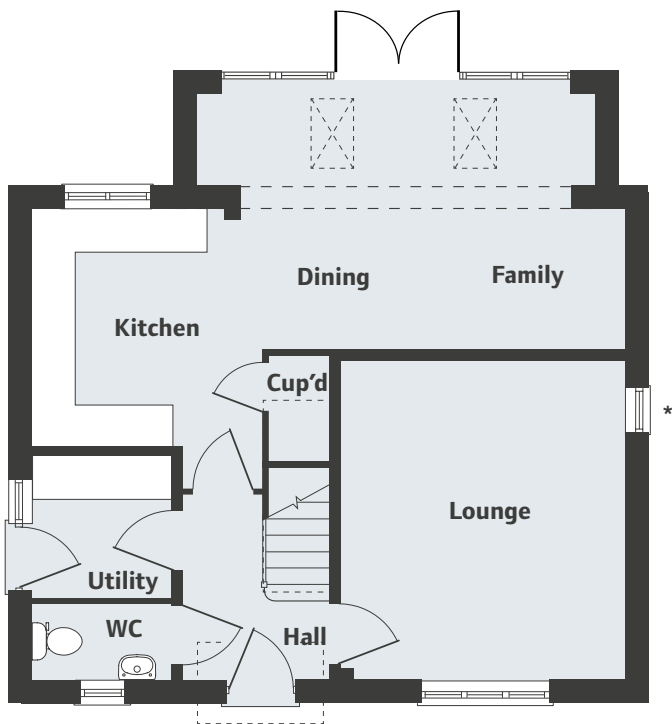
GROUND FLOOR

Kitchen	3550 x 3200mm	11'8" x 10'6"
Family/Dining	5050 x 3550mm	16'7" x 11'8"
Lounge	4450 x 3950mm	14' 7" x 12'11"
Utility	1950 x 1950mm	6' 4" x 6'4"

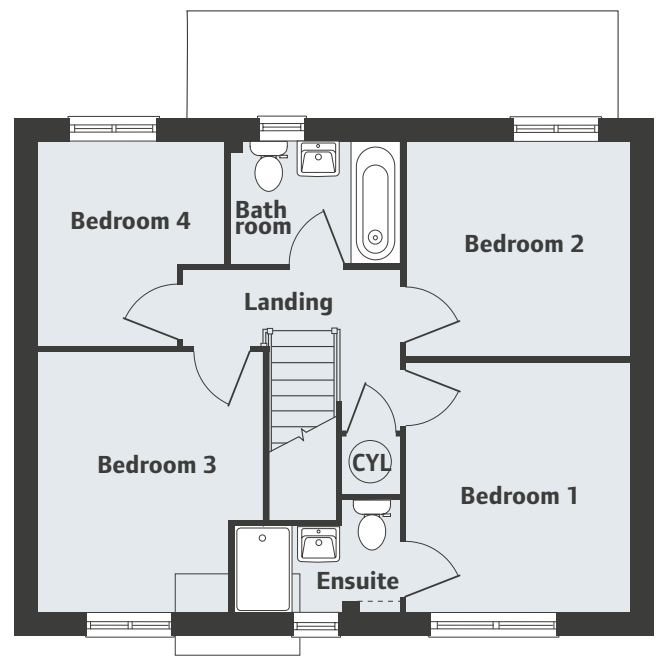
FIRST FLOOR

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

GROUND FLOOR



FIRST FLOOR



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

The Allerthorpe

4 bedroom house - 1360 sq ft



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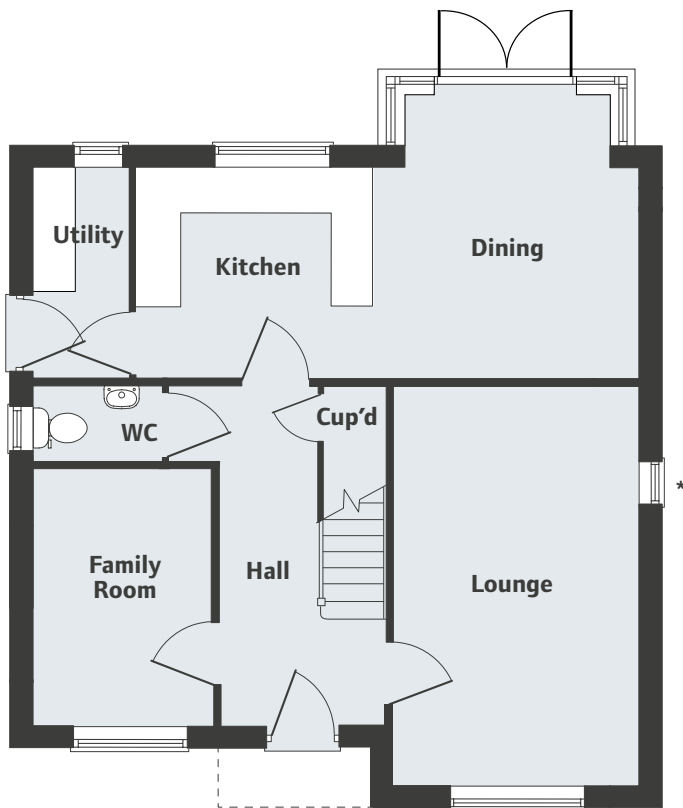
GROUND FLOOR

Kitchen/Dining	21'5" x 9'0"
Utility	9'0" x 4'7"
Lounge	17'2" x 10'8"
Family Room	10'11" x 8'4"

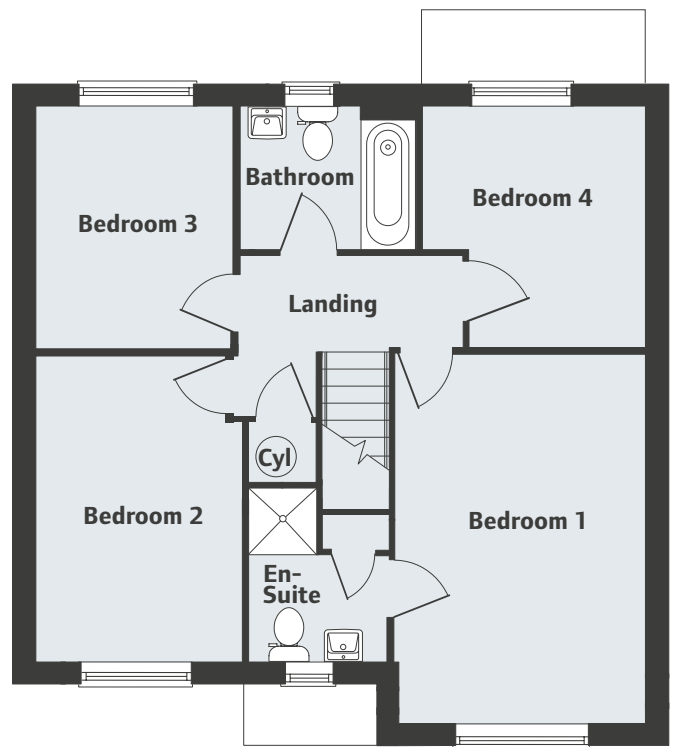
FIRST FLOOR

Bedroom 1	15'9" x 10'10"
Ensuite	7'5" x 6'0"
Bedroom 2	13'4" x 8'10"
Bedroom 3	10'4" x 8'5"
Bedroom 4	10'7" x 9'9" Max
Bathroom	7'5" x 6'2"

GROUND FLOOR



FIRST FLOOR



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

The Hunsley

4 bedroom house - 1436 sq ft



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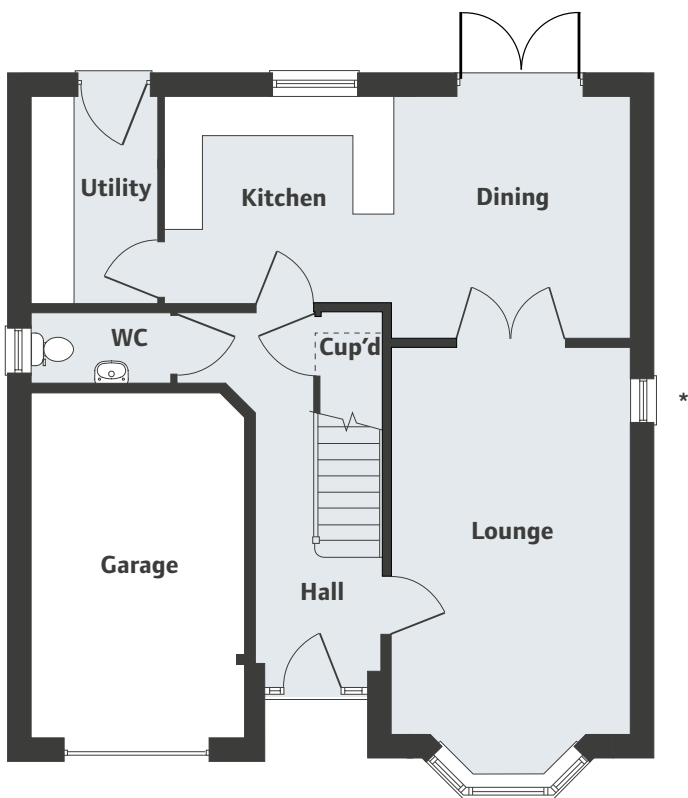
GROUND FLOOR

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"

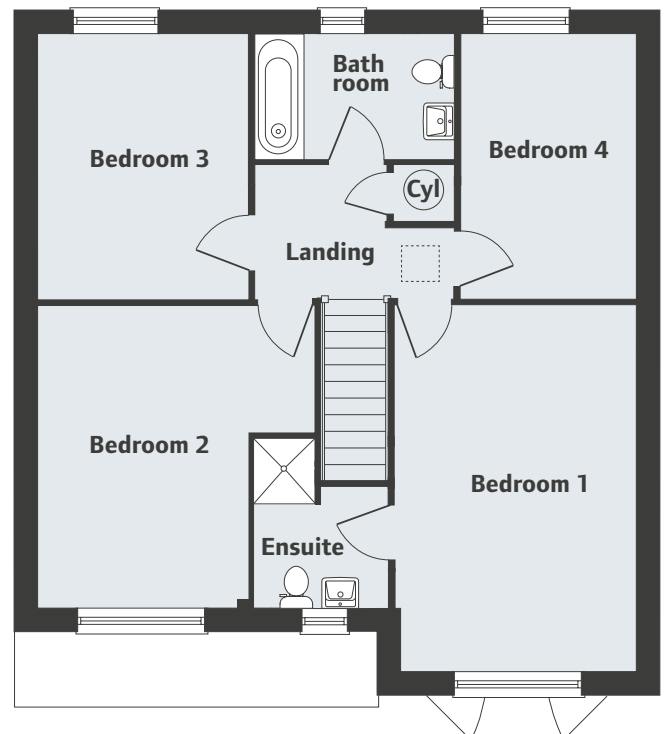
FIRST FLOOR

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



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

The Riplingham

4 bedroom house - 1603 sq ft



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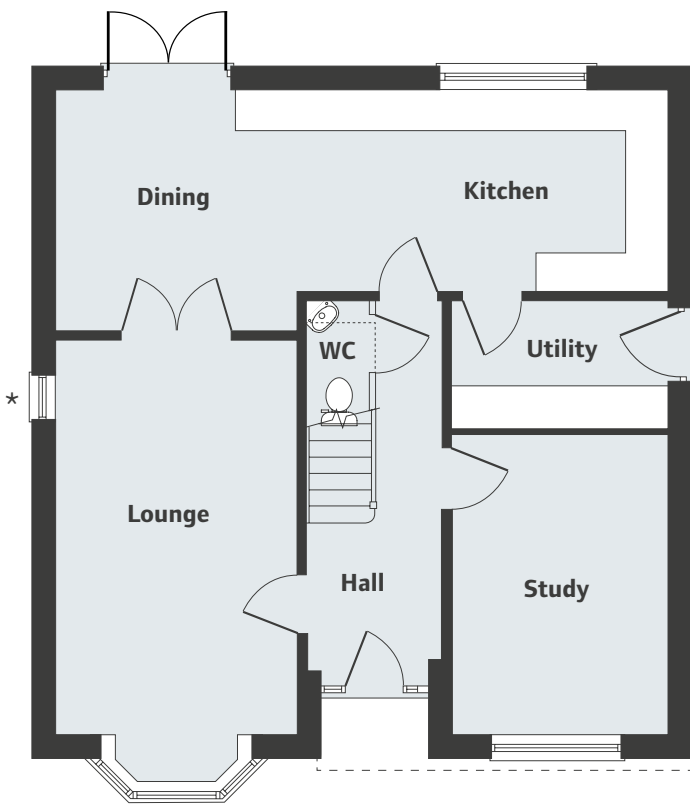
GROUND FLOOR

Kitchen/Dining	8500 x 3450mm Max	27'10" x 11'3" Max
Lounge	6100 x 3350mm Max	20'0" x 11'0" Max
Study	4190 x 3000mm	13'9" x 9'10"
Utility	3000 x 1745mm	9'10" x 5'8"

FIRST FLOOR

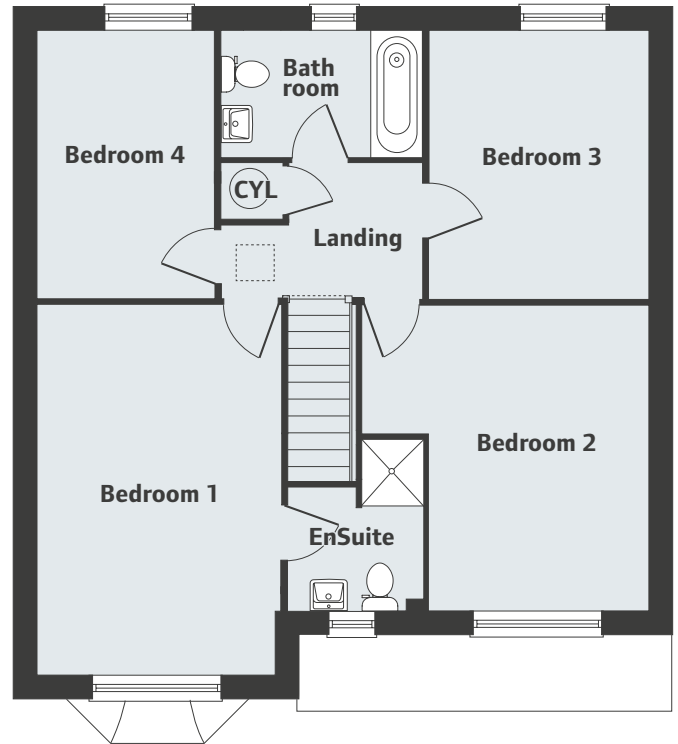
Bedroom 1	5150 x 3410mm	16'10" x 11'2"
Ensuite	2373 x 1860mm	7'9" x 6'1"
Bedroom 2	4252 x 3972mm Max	13'11" x 13'0" Max
Bedroom 3	3856 x 3042mm	12'7" x 9'11"
Bedroom 4	3856 x 2467mm	12'7" x 8'1"
Bathroom	2795 x 1710mm	9'2" x 5'7"

GROUND FLOOR



*Window to specific plots only.

FIRST FLOOR



The Linton

4 bedroom house - 1646 sq ft



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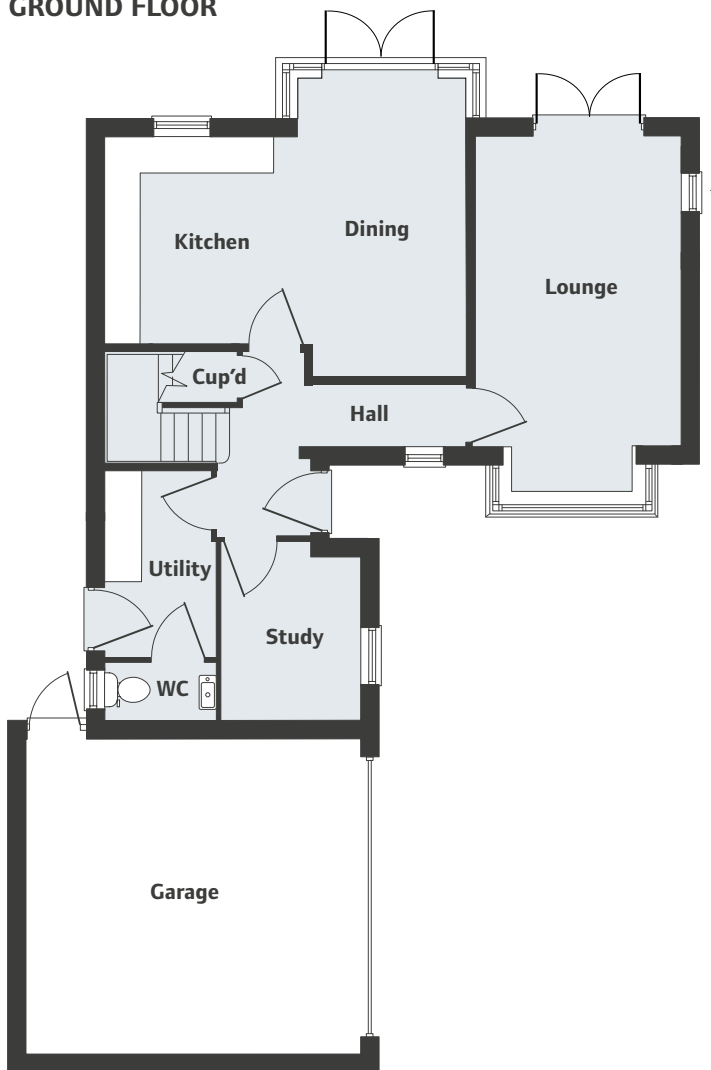
GROUND FLOOR

Lounge	5765 x 3315mm	18'11" x 10'10" Max
Kitchen/Dining	5815 x 4845mm	19'1" x 15'9" Max
Utility	3010 x 1785mm	9'10" x 5'10"
Study	2860 x 2210mm	9'4" x 7'3" Max

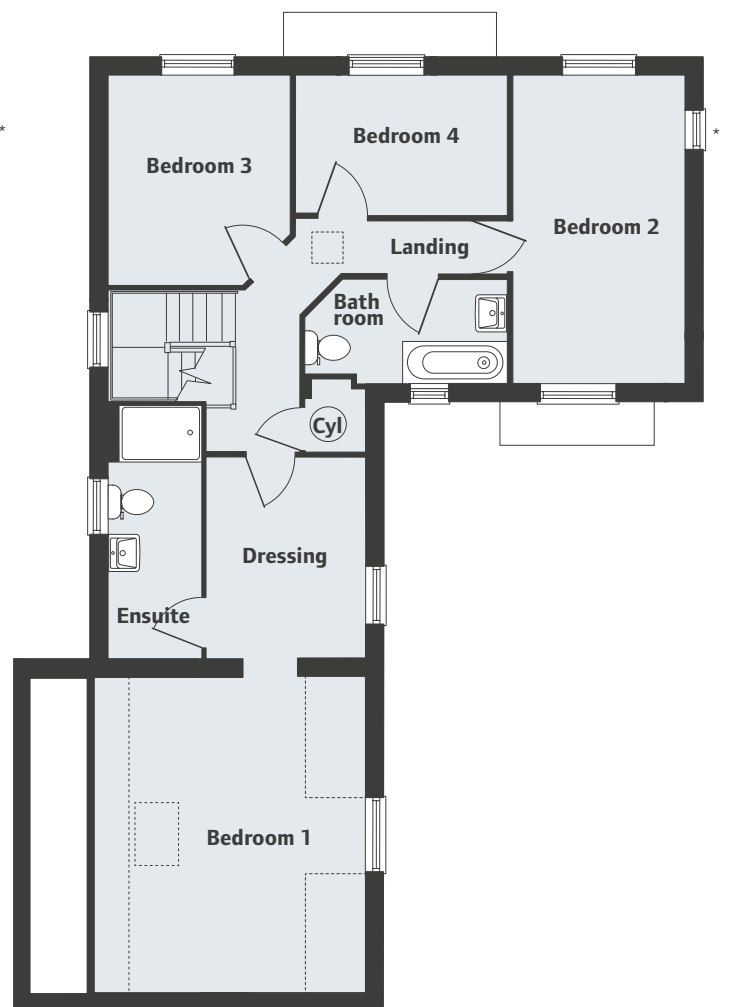
FIRST FLOOR

Bedroom 1	5055 x 4325mm	16'7" x 14'2"	Bedroom 3	3377 x 2897mm	11'1" x 9'6"
En Suite	4065 x 1600mm	13'4" x 5'2"	Bedroom 4	3460 x 2237mm	11'4" x 7'4"
Dressing Room	3230 x 2400mm	10'7" x 7'10"	Bathroom	3300 x 1698mm	10'10" x 5'6" Max
Bedroom 2	4980 x 2740mm	16'4" x 8'11"			

GROUND FLOOR



FIRST FLOOR



*Windows to selected plots only. Please ask your sales executive for details.

The Burton

4 bedroom house - 1660 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.

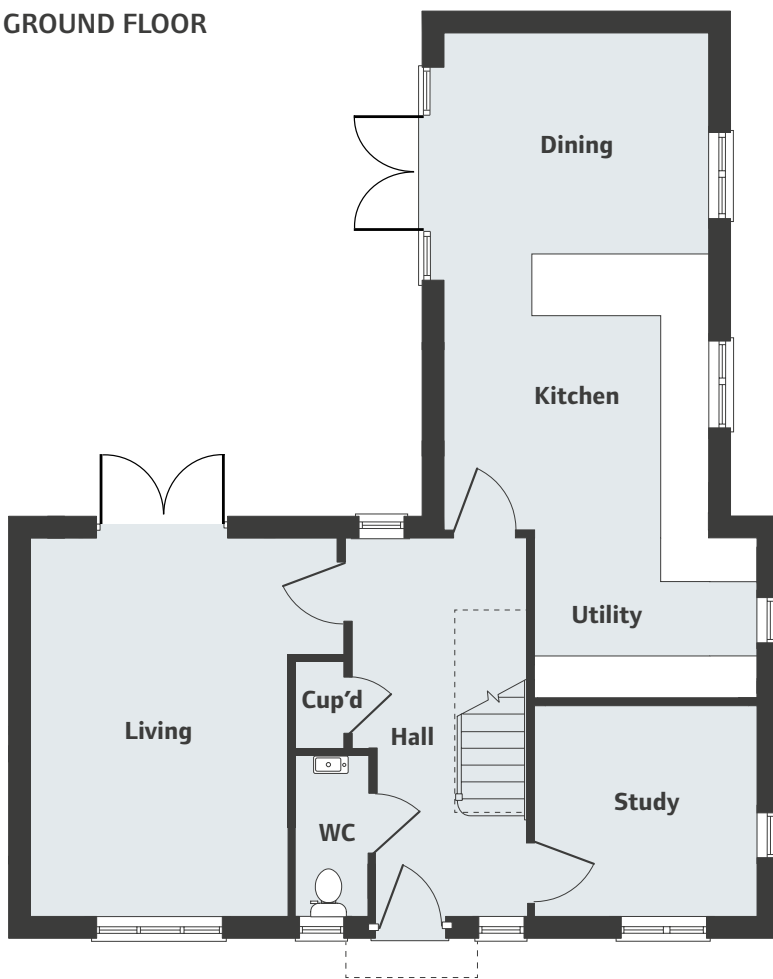
GROUND FLOOR

Lounge	
5200 x 4321mm Max	17'0" x 14'2" Max
Kitchen/Dining	
6825 x 3616mm	22'4" x 11'10"
Study	
3042 x 2732mm	9'11" x 8'11"
Utility	
3032 x 2360mm	9'11" x 7'8"

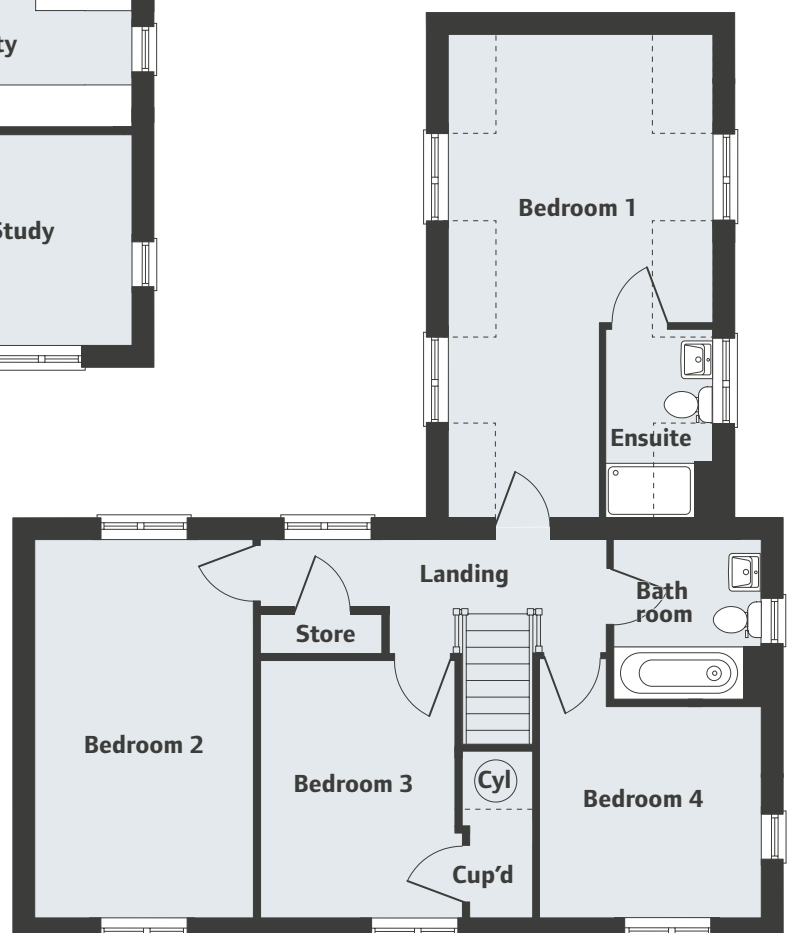
FIRST FLOOR

Bedroom 1	
6625 x 3616mm Max	21'8" x 11'10" Max
Ensuite	
2558 x 1600mm	8'4" x 5'2"
Bedroom 2	
5191 x 3009mm	17'0" x 9'10"
Bedroom 3	
3535 x 2670mm	11'7" x 8'9"
Bedroom 4	
3075 x 2885mm	10'1" x 9'5"
Bathroom	
2207 x 2029mm	7'2" x 6'7"

GROUND FLOOR



FIRST FLOOR



Specification



	2 bedroom homes	3 bedroom homes	4 & 5 bedroom homes
Kitchen			
Fitted kitchen with laminate worktop and upstand	•	•	•
Single oven	•	•	
Double Oven			•
Chimney hood			•
Integrated pull open hood	•	•	
4 burner gas hob	•	•	•
Stainless steel splashback to hob	•	•	•
Integrated fridge freezer			•
Removeable unit for dishwasher with plumbing and electrical supply	•	•	•
Space for washer and or dryer with plumbing and electrical supply	•	•	•
1 1/2 stainless steel sink with monobloc mixer tap			•
Single stainless steel sink with monobloc mixer tap	•	•	
Track lighting to kitchen	•	•	•
Bathroom, Ensuite & Cloakroom			
Contemporary white sanitaryware and chrome fittings	•	•	•
Electrical			
TV & BT point, refer to Sales Executive	•	•	•
Pendant fittings to other rooms including low energy fittings	•	•	•
White plastic switchplates and sockets	•	•	•
Smoke alarm and Carbon monoxide alarm	•	•	•
Other			
Walls in Almond White matt emulsion	•	•	•
Ceilings - flush smooth in white emulsion	•	•	•
Internal woodwork in gloss white	•	•	•
White vertical panel doors with chrome ironmongery	•	•	•
Softwood white painted staircase with light Oak handrails	•	•	•
Gas fired boiler	•	•	•
External door with multipoint locking system and door bell	•	•	•
Low energy external light to front door	•	•	•
Garages			
Lighting and power supply if within curtilage		•	•
NHBC			
10 year NHBC warranty	•	•	•

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

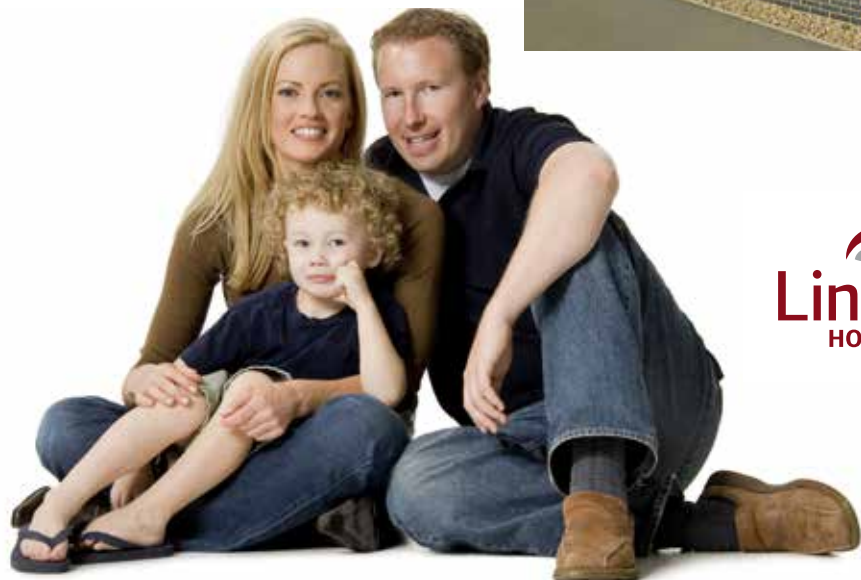
Galliford Try is the name behind Linden Homes, and is one of the UK's leading construction and housebuilding companies, responsible for high profile projects such as the All England Lawn Tennis Club roof at Wimbledon, the 2012 Olympic village and the new Forth Road Bridge in Scotland.

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.

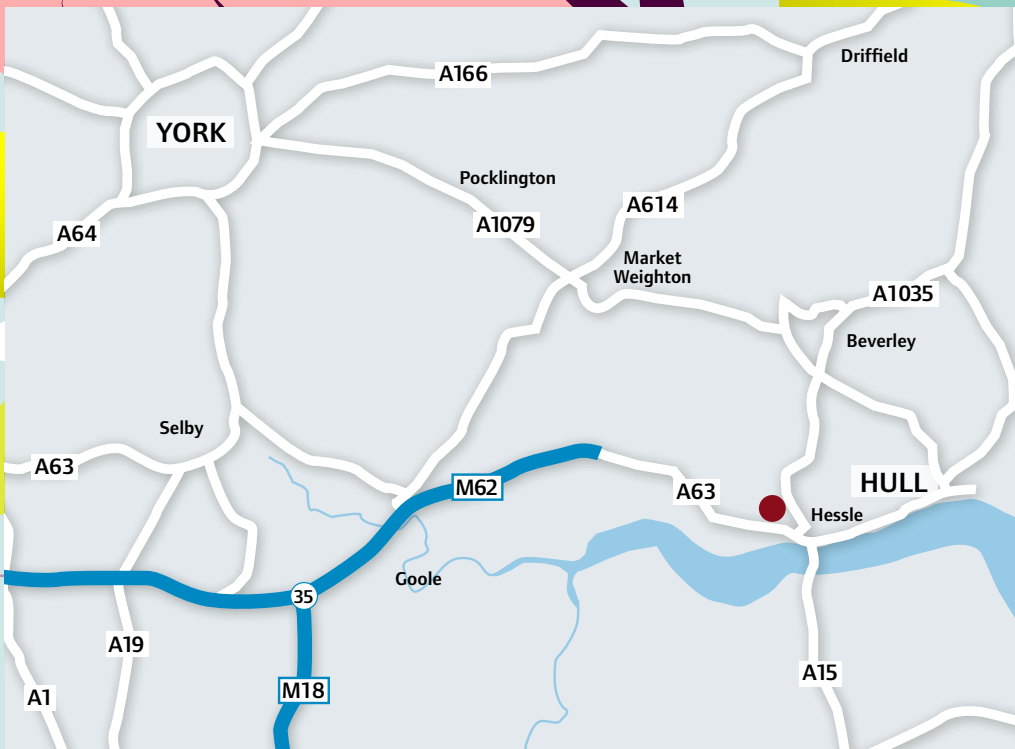
For more information visit nhmh.co.uk or call 01206 715 415

Photographs show typical Linden homes, which may include optional upgrades or extras available at additional cost. Please ask your Sales Executive for details.




Linden
HOMES

Woodland Croft, Boothferry Road, Hessle, East Yorkshire HU13 ONH



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Please ask your Sales Executive for specific details. WCS_3-05-2017© Linden Homes 2017

01482 272075
lindenhomes.co.uk

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