

YOUR HOME | OUR VISION



H O L B E A C H M E A D O W S







LOCK
3 BEDROOM PLOT
147



SPARTA
3 BEDROOM PLOTS
112, 113, 114, 115, 116,
117, 118, 119, 208, 209,
210, 211, 212, 213



DEE
2 BEDROOM PLOTS
86, 87, 88, 89, 90, 91, 92, 93
94, 95, 162, 163, 164, 165
166, 167, 169, 170, 171, 172
173, 174, 178, 179, 184, 185,
186, 187, 188, 189, 194, 195




RIBBLE
4 BEDROOM PLOT
183



AVON
3 BEDROOM PLOTS
145, 146, 148, 149, 150, 151
152, 153, 154, 155, 156, 157
160, 161, 205, 206



HOLLAND
2 BEDROOM PLOT
190



SEVERN
4 BEDROOM PLOT
207



CORONATION
3 BEDROOM PLOTS
74, 75, 84, 85, 158, 159
168, 175, 176, 181, 182
191, 192, 197



CLYDE
3 BEDROOM PLOTS
120, 121, 122, 123, 124,
125, 126, 127, 128, 129



HUNTINGDON
3 BEDROOM PLOTS
177, 180, 193, 196



Standard Specification



General: 4 Beds

2 Beds

3 Beds

White Sockets & Switches	●	●	●
Polished chrome sockets & switches*	*	*	*
Polished chrome ironmongery to all doors	●	●	●
Outside tap	●	●	●
Landscaped front garden	●	●	●
Turf to rear*	*	*	*
1.8m close boarded fencing	●	●	●
UPVC double glazed windows	●	●	●
Combi 'A' Rated Boiler or system boiler and cylinder dependent on house type	●	●	●
Programmable gas central heating & thermostatic radiator valves	●	●	●
Choice of fitted wardrobes*	*	*	*
Coloured composite front door	●	●	●
Vertical panelled white internal doors	●	●	●
Softwood staircase with handrail	●	●	●
Standard carpet throughout (except wet areas)	●	●	●
UPVC double patio doors	●	●	●
Patio area	●	●	●

Electrical:

Digital TV/Media panel to lounge with Sky wiring	●	●	●
Digital TV point to all bedrooms	●	●	●
BT socket to lounge	●	●	●
Double socket with USB charge point to Master Bedroom	●	●	●
Light and double socket to garage if applicable	●	●	●
Downlights to Kitchen, bathroom & en-suite areas	●	●	●
Electric power point to rear	*	*	●
Electric garage door kit	*	*	●
Solar panels to roof confirmation	Please ask the sales negotiator for confirmation		
Electric car charger confirmation	Please ask the sales negotiator for confirmation		

Bathroom/En-Suite:

Fitted white sanitaryware	●	●	●
Invictus Hard flooring to cloakroom, bathroom and en-suite/s	●	●	●
Glass shower screen over bath*	*	*	*
Thermostatic shower mixer over bath or riser rail*	*	*	*
Extractor fan to WC, bathroom and en-suite	●	●	●
Shaver point to en-suite & bathroom	●	●	●
Heated chrome towel rail to bathroom & en-suite	●	●	●
Splashback wall tiles to WC, bathroom & en-suite	●	●	●
Full height wall tiles around shower & bath cubicle***	●	●	●
Half-tiling to WC, bathroom & en-suite	*	*	●

Kitchen/Utility:

18mm Kitchen units - standard selection	●	●	●
18mm kitchen units – upgrade selections	*	*	●
Matched end panels	●	●	●
Fully integrated domestic appliances (dishwasher, fridge/freezer/oven)	●	●	●
Induction Hob	●	●	●
Upstand & Splashback	●	●	●
Stainless steel 1.5 bowl sink to kitchen	●	●	-
Single stainless steel bowl to utility if applicable	-	-	●
Choice of Kitchen cupboard handles	*	*	*
Invictus hard flooring to Kitchen/utility (if applicable)	●	●	●
Composite sink to kitchen	*	*	●
Glass extractor hood (if applicable)****	-	-	●

Decoration:

White emulsion ceilings	●	●	●
'Almond White' emulsion walls	●	●	●
Satinwood finish to interior woodwork	●	●	●
Pencil edge skirting & architrave	●	●	●

Safety & Security:

Intruder alarm*	*	*	*
Security locks to windows (except fire egress)	●	●	●
Mains fed smoke detector to hall & landing	●	●	●
Mains fed carbon monoxide detector to bedroom**	●	●	●
Dedicated energy efficient fittings	●	●	●
Mains fed doorbell	●	●	●

* Is an upgrade choice.

● Is a standard choice.

- Is not available.

** Only applicable if boiler is located in bedroom.

*** If your home has a separate shower cubicle and bath in the same room you will have half height tiling around the bath

**** Glass Extractor Hoods only applicable to homes with kitchen islands where the hood is located over said island.

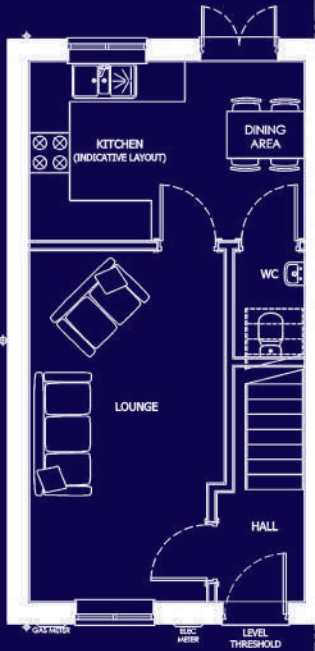
PLEASE NOTE: Availability of upgrades and standard choices are subject to build stage at point of reservation. Plot CGI image is not intended to be a true representation of the Holbeach Meadows Development. This specification is in relation to 2, 3 & 4 bedroom plots only. Please speak to our sales team for more information.



A Management Company at 'The Paddocks' and 'Holbeach Meadows' has been set up to oversee the day to day upkeep and maintenance of the Estate landscaping including any open spaces. The charge for the year commencing April 2024 to be £239.24 for Paddocks phase 2 and £222.10 For Holbeach Meadows and will be reviewed on an annual basis. Please ask the sales negotiator for more information.

THE DEE

GROUND FLOOR

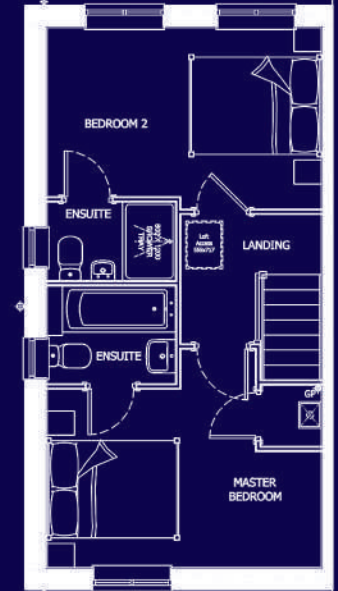


LOUNGE	5.27 x 2.92	17'4 x 9' 7
KITCHEN	4.12 x 2.69	13'6 x 8'10
WC	1.61 x 1.05	5' 5 x 3' 5

Individual properties may vary from the information shown here. All sizes are approximate and should not be used to measure for furnishings.



FIRST FLOOR



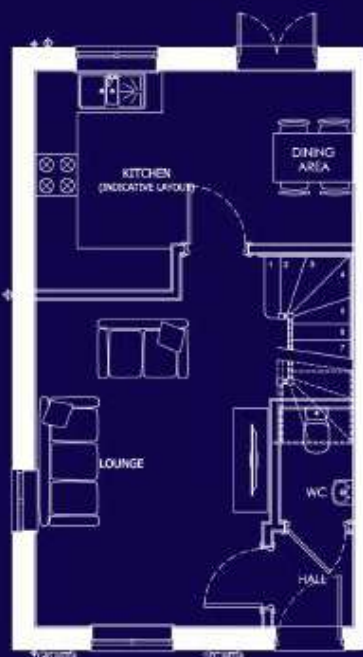
BED 1	4.12 x 2.68	13'6 x 8'10
EN-SUITE 1	1.93 x 1.47	6' 4 x 4'10
BED 2	4.12 x 2.73	13'6 x 8'11
EN-SUITE 2	1.93 x 1.18	6' 4 x 3'10

A two bedroom home, perfect for first-time buyers, downsizers and investors.

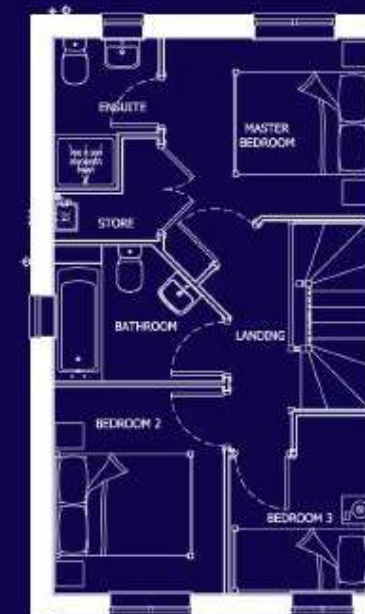


THE CLYDE

GROUND FLOOR



FIRST FLOOR



A three bedroom home, perfect for families and first-time buyers.

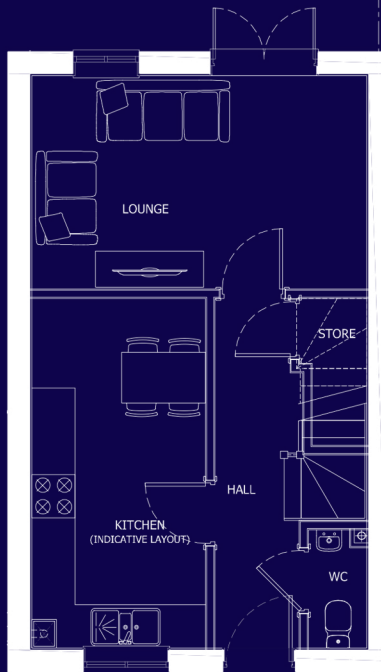
LOUNGE	4.70 x 3.27	15'5 x 10'9
KITCHEN	4.56 x 2.49	15'0 x 8'2
WC	1.63 x 1.05	5'4 x 3'5

BED 1	2.99 x 2.55	9'10 x 8'5
EN-SUITE	2.16 x 1.51	7'1 x 4'11
BED 2	2.98 x 2.45	9'9 x 8'0
BED 3	2.56 x 2.05	8'5 x 6'9
BATH	2.45 x 1.95	8'0 x 6'5



THE HUNTINGDON

GROUND FLOOR



FIRST FLOOR



LOUNGE	4.65 x 2.96	15'3" x 9'9"
KITCHEN	4.86 x 2.41	15'11" x 7'11"
WC	1.64 x 0.81	5'5" x 2'8"

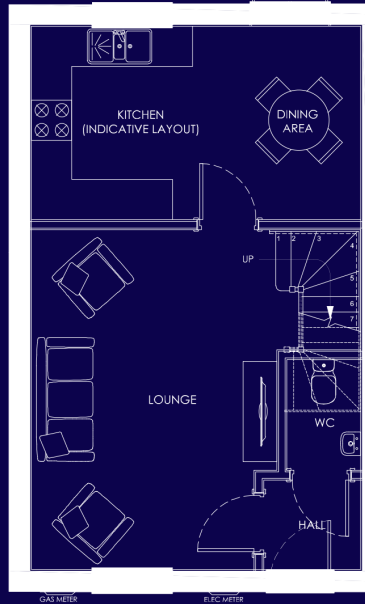
A three bedroom home, perfect for families and first-time buyers.

BED 1	2.96 x 2.84	9'9" x 9'4"
EN-SUITE	1.74 x 1.69	5'8" x 5'7"
BED 2	2.69 x 2.49	8'10" x 8'2"
BED 3	3.01 x 2.08	9'11" x 6'10"
BATH	2.14 x 1.80	7'0" x 5'11"

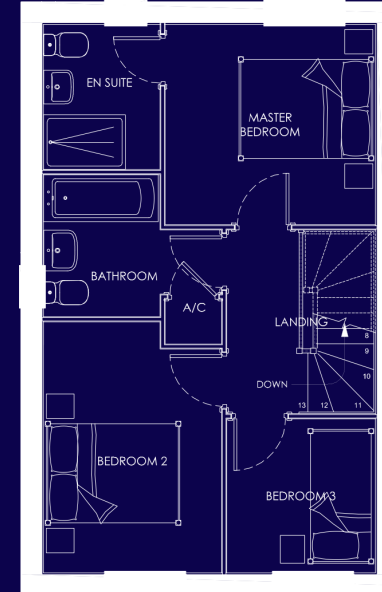


THE SPARTA

GROUND FLOOR



FIRST FLOOR



LOUNGE	5.12 x 3.66	16'10 x 12'0
KIT/DIN	4.91 x 2.89	16'1 x 9'6
WC	1.65 x 1.10	5'5 x 3'7

A three bedroom home, perfect for families and first-time buyers.

BED 1	3.11 x 2.96	10'3 x 9'9
ENSUITE	2.15 x 1.72	6'9 x 6'6
BED 2	3.35 x 4.57	11' x 15'
ENSUITE	1.98 x 1.95	6'6 x 6'5
BED 3	3.45 x 4.67	11'4 x 15'
BED 4	2.76 x 3.98	9'1 x 13'1
BED 5	4.01 x 3.12	13'2 x 10'3



Please refer to your site map for plot numbers for this housetype. These dimensions are correct to within 50mm/2" but should not be used as a basis for the purchase of furnishings. Individual properties may vary from illustrations shown.

THE AVON

GROUND FLOOR



FIRST FLOOR



LOUNGE	4.30 x 3.80	14'1 x 12'6
KITCHEN	3.80 x 2.76	12'6 x 9'1
DINING	2.61 x 2.55	8'7 x 8'4
WC	1.9 x 0.9	6'2 x 2'1

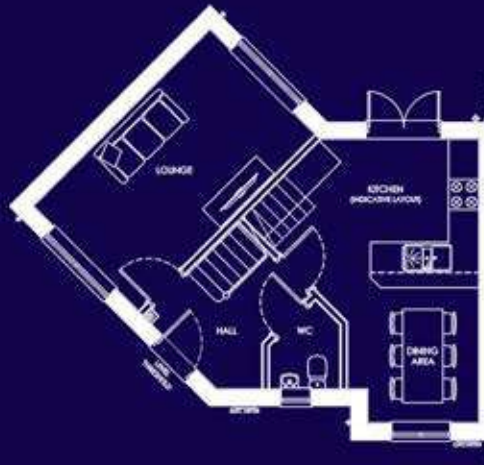
A three bedroom home, perfect for families and first-time buyers.

BED 1	3.17 x 3.85	10'5 x 12'9
EN-SUITE	2.01 x 1.68	6'7 x 5'6
BED 2	3.05 x 2.61	10' x 8'7
BED 3	2.76 x 2.11	9'1 x 6'11
BATH	2.76 x 1.78	9'1 x 5'10



THE CORONATION

GROUND FLOOR



LOUNGE	4.96 x 2.95	16'3 x 9'8
KITCHEN	5.64 x 3.13	18'6 x 10'3
WC	1.76 x 1.40	5'9 x 4'7



FIRST FLOOR



BED 1	4.41 x 3.60	14'6 x 11'10
EN-SUITE	2.20 x 1.82	7'3 x 6'0
BED 2	3.02 x 2.71	9'11 x 8'11
BED 3	2.17 x 1.96	7'1 x 6'5
BATH	1.96 x 1.89	6'5 x 6'3

A three bedroom home, perfect for families and first-time buyers.

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THE LOCK

GROUND FLOOR



FIRST FLOOR



A three bedroom home, perfect for families and first-time buyers.

LOUNGE	5.64 x 3.25	18'6 x 10'8
KITCHEN	5.64 x 3.25	18'6 x 10'8
UTILITY	1.99 x 1.81	6'6 x 5'11
WC	1.70 x 1.05	5'7 x 3'5

BED 1	3.55 x 2.79	11'8 x 9'2
EN-SUITE	1.99 x 1.76	6'6 x 5'9
BED 2	3.36 x 3.32	11'0 x 10'11
BED 3	2.76 x 2.61	9'1 x 8'7
BATH	2.20 x 2.16	7'3 x 7'1



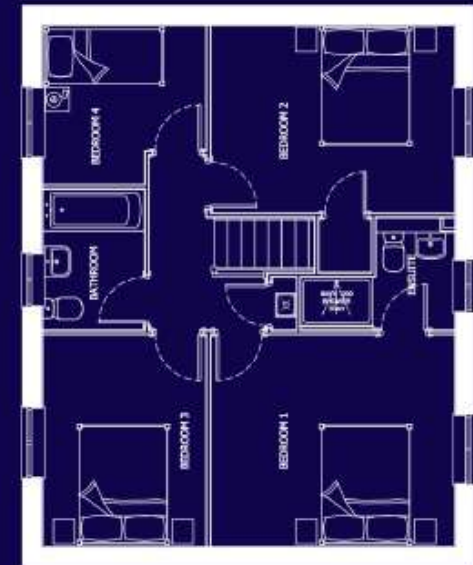
Please refer to your site map for plot numbers for this housetype. These dimensions are correct to within 50mm/2" but should not be used as a basis for the purchase of furnishings. Individual properties may vary from illustrations shown.

THE RIBBLE

GROUND FLOOR



FIRST FLOOR



LOUNGE	6.87 x 3.45	22'7" x 11'4"
KITCHEN	6.87 x 3.05	22'7" x 10'0"
UTILITY	1.87 x 1.76	6'2" x 5'9"
WC	1.87 x 0.90	6'2" x 2'11"

A four bedroom home, perfect for families and professionals.

BED 1	4.07 x 3.52	13'4" x 11'7"
EN-SUITE	2.54 x 1.87	8'5" x 6'2"
BED 2	4.07 x 3.12	13'4" x 10'3"
BED 3	3.52 x 2.73	11'7" x 8'11"
BED 4	2.73 x 2.65	8'11" x 8'8"
BATH	2.34 x 1.70	7'8" x 5'7"



Please refer to your site map for plot numbers for this housetype. These dimensions are correct to within 50mm/2" but should not be used as a basis for the purchase of furnishings. Individual properties may vary from illustrations shown. This information is for guidance only and does not form part of a contract.

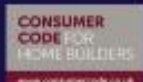
Holbeach is a bustling and attractive market town, situated in the South Holland District of South Lincolnshire.

Presently, Holbeach is thriving and boasts many amenities for locals and visitors to enjoy. These include restaurants, takeaways, schools, pubs and much more! If you ever need to travel a little further, Holbeach lies just 8 miles from Spalding - which boasts a shopping outlet, busy high-street, more supermarkets - and has great transport links via bus and train. Alternatively, if you are thinking of commuting, Holbeach is just 17 miles from Boston, 20 miles from Kings Lynn and 23 Miles from Peterborough.

Our aim is to build an established community consisting of 900 two - four bedroom homes to suit all, adding to Holbeach's already grand exterior. This six-zoned extension to Holbeach town will provide homes that are suitable for families, investors and first-time buyers alike!



Holbeach Meadows, Hall Gate, Holbeach, Spalding, Lincs, PE12 7HZ



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