



Welcome to Trinity Fields

AVANT
homes

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Make your next step a reality

Looking for an amazing new home in Nottinghamshire? Then look no further. Trinity Fields offers a range of 2, 3 & 4 bedroom homes in Retford – all designed with style, comfort, and practicality in mind.

Each home features classic Bi-fold doors, designer kitchens with integrated appliances, fashionable tiling, spacious rooms, and off-street parking. Whether you're taking your first steps on the property ladder, looking for more space for your family, downsizing, or anything else, you'll find a modern home with flexible spaces tailored to your needs.

Known for beautiful countryside and the renowned Sherwood Forest, Retford is a charming market town in Bassetlaw that is the ideal place to live for young professionals and families alike.

Our promise to you

We are committed to delivering a first class customer service. This means we care about what happens before and after you get the keys, ensuring your new home journey is rewarding and enjoyable too.

We are on the New Homes Quality Boards register of registered developers. We fully adhere to the New Homes Quality Code and the New Homes Ombudsman Service.



Who we are.

We build affordable homes across the Midlands, Yorkshire, North West, North East and Scotland, helping our buyers make their dream home a reality.

We have a wide range of house styles available, giving you the optionality to choose the space that's right for you. Whether it's a 1 bedroom bungalow, or a 2 bedroom terrace, a 3 storey townhouse, or a 4 or 5 bedroom detached home, we have something for everyone at an Avant development.





With a design and specification that's perfect for modern living, we think about all you need inside and out. When selecting our locations, Avant consider transport links, amenities, and schools, ensuring our developments are in the perfect areas for solo buyers, couples, and families alike. We create new communities of likeminded people in the best places. The right home for you, right where you want it!

We understand that building excellent homes must be done in a responsible way. That's why we're committed to protecting the planet. We aim, where possible, to minimise and mitigate our impact on the environment. We have in place robust policies to address issues around ecology, resource use and biodiversity, which see us manage environmental impacts throughout our development's lifecycle.

So, if you're looking for your dream home, look no further.

Your buying journey

Here's a step by step guide through the exciting buying process.

Taking the first steps

Find your dream home on one of our 60 developments located in 8 different regions across the UK.

Check your budget

At the start of your home buying journey, find out what you can afford by speaking to one of our recommended new build specialists.

Once you've spoken to a mortgage specialist, you will be able to get a decision in principle which states your affordability. You'll also need to choose a solicitor to represent you throughout the home buying process. We offer a selection of newbuild specialists and legal conveyancers able to help make the legal side of moving as seamless as possible.



Reservation time!

Now you can officially reserve your home at one of our Customer Appointment Centres. Your Sales Advisor will show you detailed drawings of your development, your plot, and much more. You'll need to provide your decision in principle, and your ID, and pay a small reservation fee.

Once reserved your solicitor will go through your draft contract and answer any questions. They'll also carry out searches and checks. Alongside this, your mortgage advisor will apply for your mortgage.

Making your home yours

The best bit has arrived – your options meeting! In this meeting you will choose your options and any upgrades you want. Let your imagination run wild and personalise your new Avant home to your liking.

Take inspiration from our beautifully curated show homes and browse our selection of tiles, cupboard doors and worktop samples.



Exchanging contracts

Once your contract is agreed you'll be asked to sign. This is called exchanging contracts in England and Conclude Missives in Scotland.

This stage is key, as it's when you become committed to buying your Avant home and can countdown to completion day!

Final checks

We follow stringent processes to ensure we build a quality home. Once your home is build complete it will be inspected and a CML will be issued which gives you your 10 year warranty.

Following a pre-completion inspection, it's the moment you've been waiting for... a sneak preview of your home at your Home Demonstration meeting!





Moving day

Finally! Once we're all ready to go, your solicitor will request your mortgage advance and any additional balances, ready to transfer to our solicitors on moving day.

When the funds arrive, the home will be officially yours. You can collect the keys and the deeds will be sent to your solicitor. Then, all that's left to do is move in!



Aftercare

After completion, your Customer Liaison Manager will be in touch to support you with your new home!

They'll be able to provide you with contact details for your Warranty Providers and answer any questions you may have.



Time to enjoy your new home

You'll then settle in, and love life in your beautiful new Avant home.



Why buy new?

If you're looking for a stunning new home you've come to the right place. Here's our top reasons why buying new is best...

Highly energy efficient

Buying a new build home has many benefits when it comes to saving energy – and money. They are built to the very latest energy efficiency standards with research by the Home Builders Federation (HBF) finding that owners of a new build home can save up to a staggering £2,200* a year on their energy bills.

No renovation costs

With a new Avant home there's no hidden history to contend with. You won't uncover that you need a full re-wire or that your boilers on the brink, because everything in your home is... you guessed it... new!

Peace of mind as standard with a 10 year warranty

With a new Avant home, you'll receive a two-year builder warranty, plus a further eight years warranty from the NHBC or Premier Guarantee. In the unlikely event that something goes wrong with your home, your warranty ensures you're protected.

A beautiful blank canvas

One of the most exciting things about buying new is that you're starting from scratch in an immaculate unlived-in interior. Plus, with no one ever having lived in your home before, you're the first to make memories in the space.





Perfectly personalisable**

When buying new, you can choose from our extensive range of stunning options and upgrades allowing you to personalise all rooms of your home and garden.

Buying schemes to help you move

When you buy a new home, you unlock access to lots of helpful buying schemes. From Part Exchange to My Move Made Easy, plus our Key Worker and Military Discount schemes, we have plenty of ways to get you moving that you wouldn't benefit from when buying second-hand.

No upward chain

When you've got your heart set on a home, the last thing you want to contend with is chains and endless delays. When you buy new, there's no upward chain!

Protecting the planet

New homes produce less carbon as they need to use less energy to heat up. Around 84%* of new homes have an EPC rating of A-B, while only 4%* of existing properties achieved the same rating. Good insulation, double glazing and airtight windows all contribute to a reduction carbon emission by 6%*.

*HBF Watt a Save Report, February 2023.

** Dependant on build stage, please ask your Sales Advisor for more details.

***Terms and conditions apply.

Living in Retford

As one of the earliest towns to be granted a charter, the historical town of Retford offers a wonderful balance between countryside living and easy access to vibrant urban atmospheres. Breathe the fresh air of Idle Valley Nature Reserve and Clumber Park, or venture to the nearby Sheffield, Doncaster, or Lincoln for a long list on amenities and things to do.

Commuting by road, for work or fun, is simple with easy access to the A1 and the A57 just 5 miles away. Retford Railway Station boasts easy travel on the Sheffield to Lincoln line, and the East Coast Main Line allows access to London King's Cross in under 90 minutes.



For an exciting day out with the family, Sundown Adventureland is a theme park created especially for children under 10 years old. Popular with locals and tourists, this attraction is filled with everything your kids need for a day of fun-filled adventure. Retford also boasts the award-winning Kings Park featuring tennis courts, bowling green, skate park, play area, and much more.

If shops and amenities are what you're after, then look no further than the centre of Retford, where you will find a high street bustling with convenience stores, clothes shops, restaurants, cafés and much more. Or if you're looking for a day of retail therapy, eateries and entertainment, Meadowhall is 30 minutes away and home to hundreds of high street favourites.

Retford offers a range of Good schools for children of all ages including St Giles Primary, Elizabethan Academy and Retford Oaks Academy. Further education can be found at universities in Sheffield, Nottingham, and Lincoln.



Development plan





- | | | | |
|-----------------------------------------------------------------------------------|-------------------------------------------|-------------------------------------------------------------------------------------|------------------------------------------|
|  | THE BAYFIELD
2 bedroom homes |  | THE NUTBROOK
4 bedroom homes |
|  | THE EVESTONE
3 bedroom homes |  | THE PALMBROOK
4 bedroom homes |
|  | THE FARNSTONE
3 bedroom homes |  | THE RAINBROOK
4 bedroom homes |
|  | THE GREYSTONE
3 bedroom homes |  | THE SKYBROOK
4 bedroom homes |
|  | THE HIVESTONE
3 bedroom homes |  | THE SHOREBROOK
4 bedroom homes |
|  | THE IVYSTONE
3 bedroom homes |  | THE TAMBROOK
4 bedroom homes |
|  | THE LAKEBROOK
4 bedroom homes |  | ss Sub Station |
|  | THE MAYBROOK
4 bedroom homes |  | ps Pump Station |
|  | THE MEADOWBROOK
4 bedroom homes |  | bcp Bin Collection Point |
|  | THE MULBROOK
4 bedroom homes |  | Bin Storage Area |
| | |  | Garage Access |

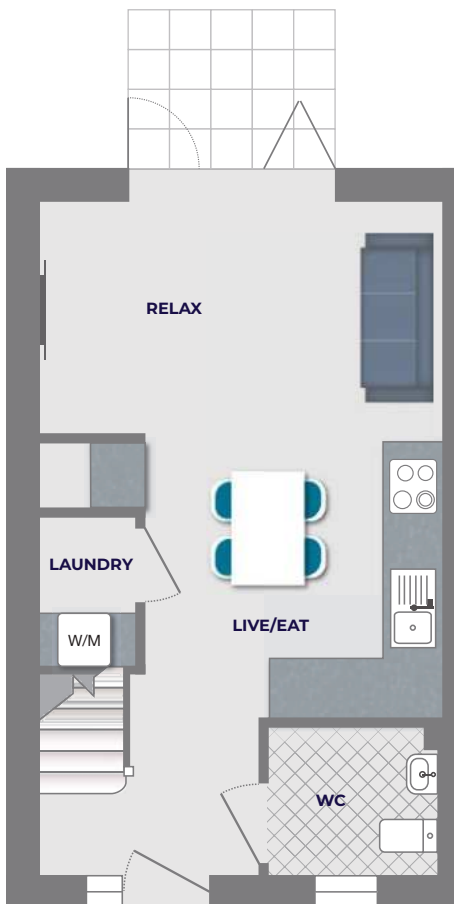
The Bayfield



2 Bedroom

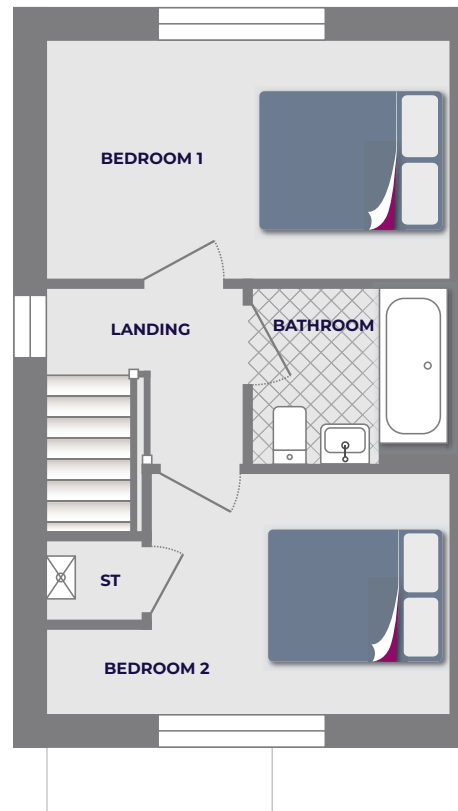


1 Bathroom



Ground Floor

Live/Eat	4.42m* x 3.09m*	14'6"* x 10'2"*
Relax	4.42m x 2.55m	14'6" x 8'4"
Laundry	1.04m x 1.63m	3' 5" x 5' 4"
WC	1.86 m x 1.65m	6'1" x 5'5"



First Floor

Bedroom 1	4.42m* x 2.61m	14'6"* x 8'7"
Bedroom 2	4.42m* x 2.65m	14'6"* x 8'8"
Bathroom	2.17m x 1.70m	7'1" x 5'7"

The Evestone



3 Bedroom

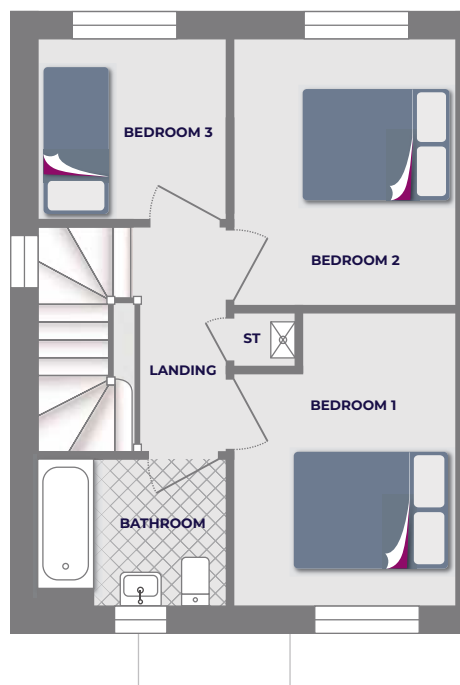


1 Bathroom



Ground Floor

Live/Eat	4.20m** x 5.06m*	13'9"*** x 16'7"*
Relax	5.43m x 2.33m	17'10" x 7'8"
Store	1.14m x 1.63m	3'9" x 5'4"
WC	1.65m x 1.90m	5'5" x 6'3"



First Floor

Bedroom 1	2.89m x 3.83m*	9'6" x 12'7"*
Bedroom 2	2.89m x 3.47m	9'6" x 11'5"
Bedroom 3	2.44m x 2.37m	8'0" x 7'9"
Bathroom	2.39m x 1.89m	7'10" x 6'2"

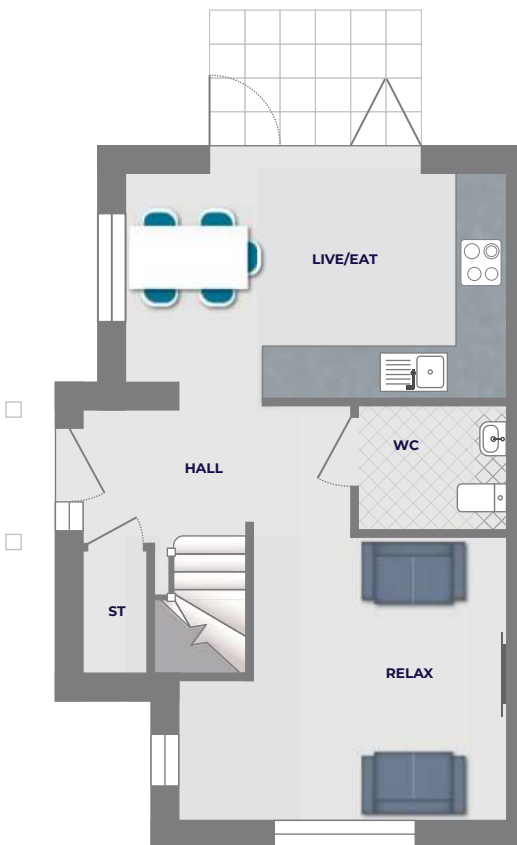
The Farnstone



3 Bedroom

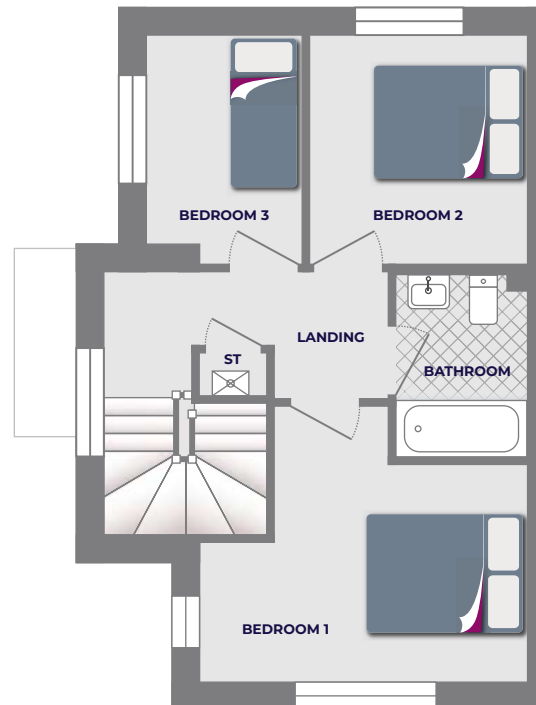


1 Bathroom



Ground Floor

Live/Eat	4.87m x 2.87m*	16'0"*	x 9'5"*
Relax	4.19m* x 3.58m*	13'9"*	x 11'9"*
Laundry	0.83m x 1.54m	2'9"	x 5'1"
WC	1.89m x 1.65m	6'2"	x 5'5"



First Floor

Bedroom 1	4.19m* x 2.79m**	13'9"*	x 9'2"*
Bedroom 2	2.79m x 2.95m	9'2"	x 9'8"
Bedroom 3	1.99m x 2.95m*	6'6"	x 9'8"*
Bathroom	1.70m x 2.37m	5'7"	x 7'9"

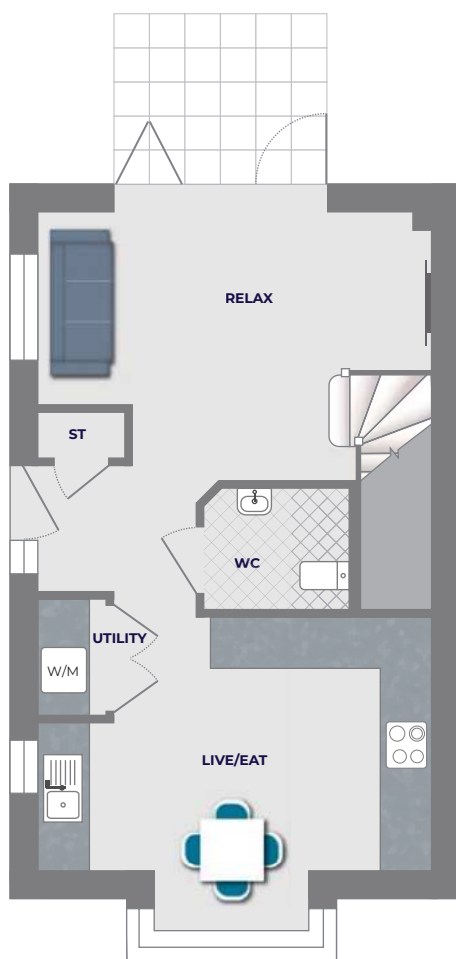
The Greystone



3 Bedroom



2 Bathroom



Ground Floor

Live/Eat	5.02m*x 3.24m	16'6"* x 10'7"
Relax	5.02m x 2.46m**	16'6" x 8'0"***
Utility	0.88m x 1.58m	2'8" x 5'1"
WC	1.85m*x 1.55m*	6'0"* x 5'0"*



First Floor

Bedroom 1	3.50m*x 3.63m*	11'6"* x 11'9"*
Shower	1.43m x 2.24m	4'6" x 7'4"
Bedroom 2	2.57m x 3.02m	8'5" x 9'9"
Bedroom 3	2.57m*x 2.95m*	8'5"* x 9'6"*
Bathroom	2.36m x 1.94m	7'9" x 6'3"

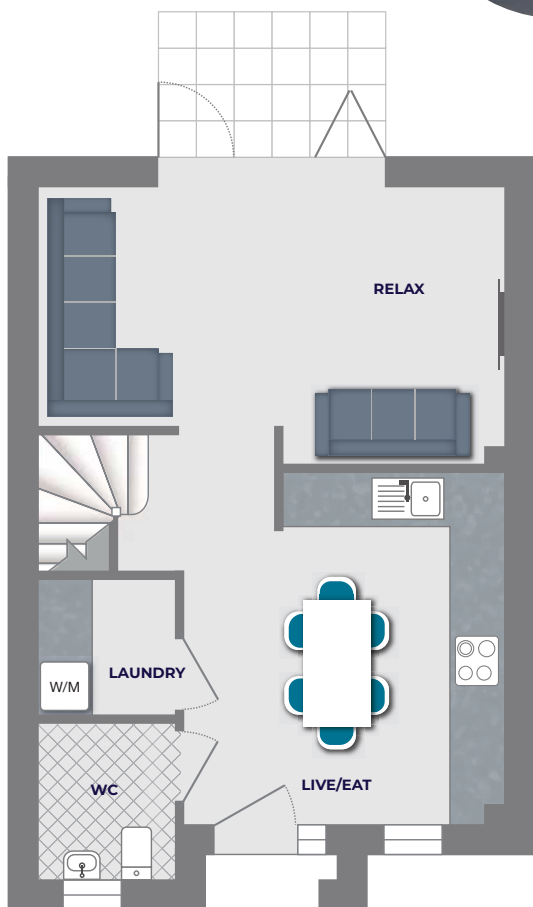
The Hivestone



3 Bedroom

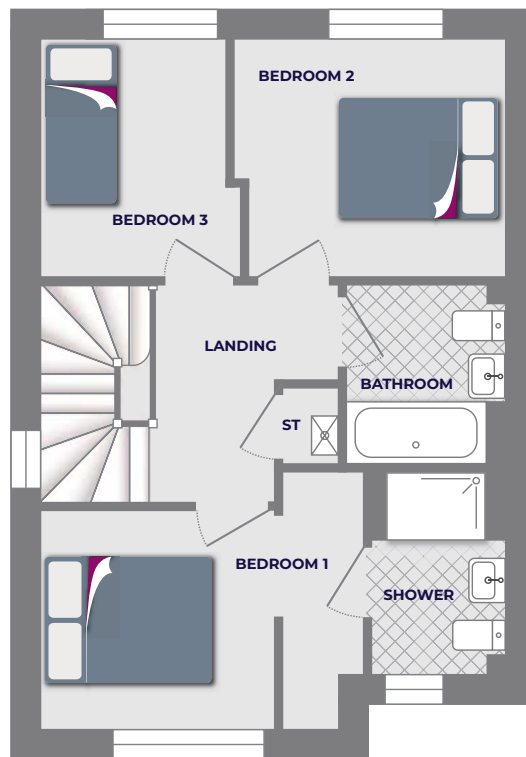


2 Bathroom



Ground Floor

Live/Eat	3.84m x 4.2m*	12'7" x 13'9"*
Relax	5.58m x 3.32m*	18'4" x 10'11"*
Laundry	1.65m x 1.59m	5'5" x 5'3"
WC	1.65m x 1.7m	5'5" x 5'7"



First Floor

Bedroom 1	3.84m* x 2.63m	12'7"* x 8'8"
Shower 1	1.4m x 2.41m	4'7" x 7'11"
Bedroom 2	3.27m* x 2.86m	10'9"* x 9'5"
Bedroom 3	2.22m** x 2.86m	7'3"** x 9'5"
Bathroom	1.7m x 2.15m	5'7" x 7'1"

* Maximum dimension

** Minimum dimension

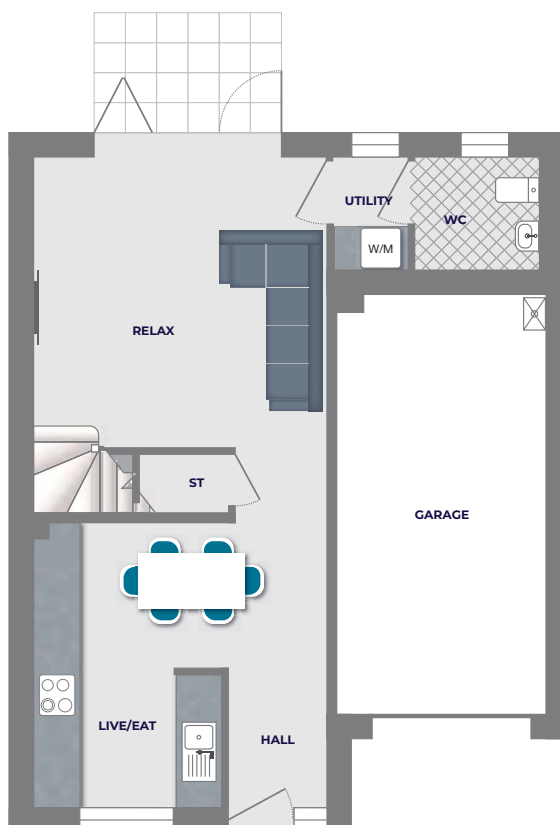
The Ivystone



3 Bedroom

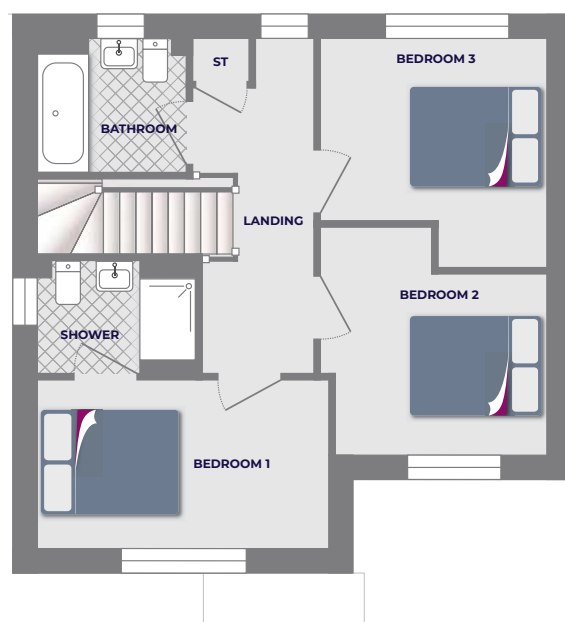


2 Bathroom



Ground Floor

Live/Eat	2.92m** x 4.13m	9'7"*** x 13'6"
Relax	4.28m x 4.17m	14'0" x 13'8"
Utility	1.10m x 1.65m	3'7" x 5'5"
WC	1.81m x 1.65m	5'11" x 5'5"
Garage	3.01m x 6.09m	9'11" x 20'0"



First Floor

Bedroom 1	4.24m x 2.44m	13'11" x 8'0"
Shower 1	2.31m x 1.61m	7'7" x 5'3"
Bedroom 2	3.30m* x 3.30m*	10'10"* x 10'10"*
Bedroom 3	3.31m* x 3.30m	10'10"* x 10'10"
Bathroom	1.98m x 1.93m	6'6" x 6'4"

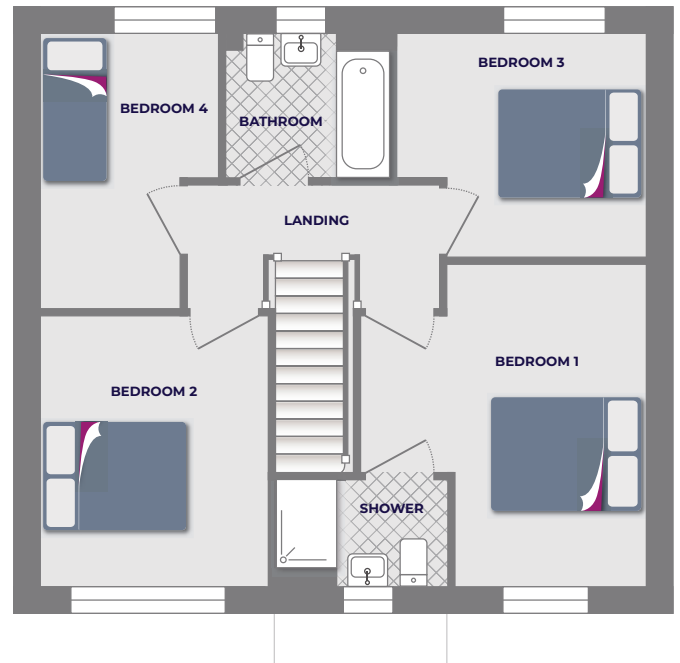
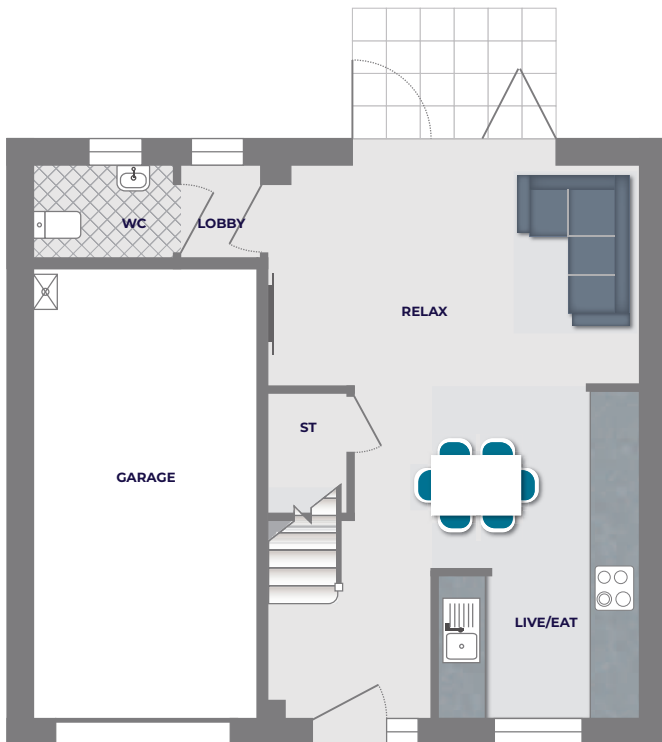
The Lakebrook



4 Bedroom



2 Bathroom



Ground Floor

Live/Eat	3.80m* x 4.35m*	12'6"* x 14'3"*
Relax	4.92m x 2.94m	16'2" x 9'8"
Store	1.07m x 1.58m	3'6" x 5'2"
WC	1.94m x 1.30m	6'4" x 4'3"
Garage	3.00m x 6.00m	9'10" x 19'8"

First Floor

Bedroom 1	3.79m* x 4.29m*	12'5"* x 14'1"*
Shower	2.30m x 1.20m	7'7" x 3'11"
Bedroom 2	3.05m x 3.63m	10'0" x 11'11"
Bedroom 3	3.32m* x 3.67m*	10'11"* x 12'1"*
Bedroom 4	2.38m* x 3.71m*	7'10"* x 12'2"*
Bathroom	2.18m x 1.89m	7'2" x 6'2"

* Maximum dimension
** Minimum dimension

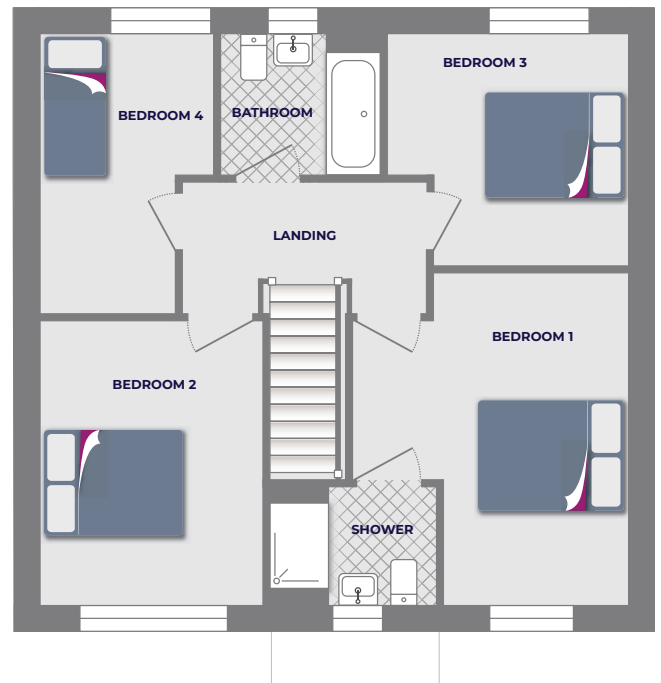
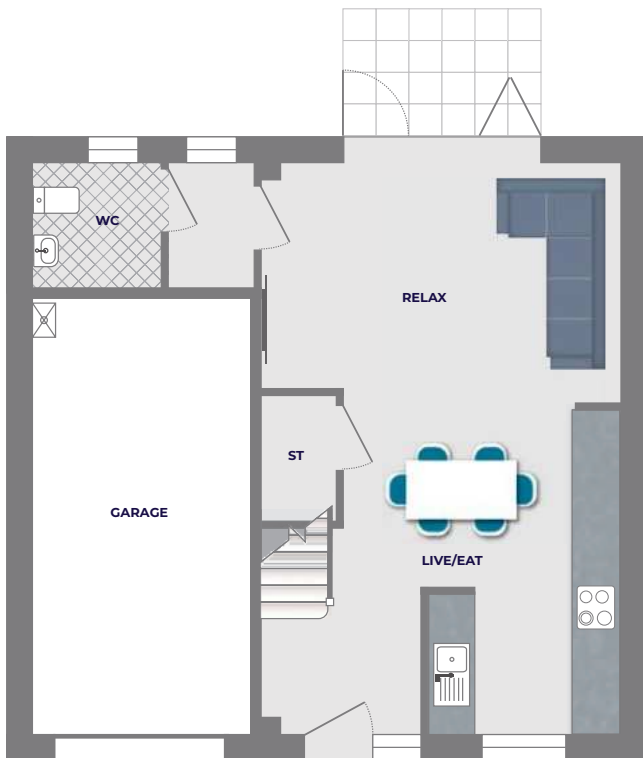
The Maybrook



4 Bedroom



2 Bathroom



Ground Floor

Live/Eat	3.79m* x 4.54m*	12'5"* x 14'11"*
Relax	4.92m x 3.29m	16'2" x 10'10"
Store	1.03m x 1.76m	3'5" x 5'9"
WC	1.89m x 1.69m	6'2" x 5'7"
Garage	3m x 6m	9'10" x 19'8"

First Floor

Bedroom 1	3.78m* x 4.56m	12'5"* x 15'
Shower	2.3m x 1.58m	7'7" x 5'2"
Bedroom 2	3.06m x 3.9m	10'0" x 12'10"
Bedroom 3	3.32m* x 3.18m*	10'11"* x 10'5"*
Bedroom 4	2.38m* x 3.84m*	7'10"* x 12'7"*
Bathroom	2.18m x 1.82m	7'2" x 6'

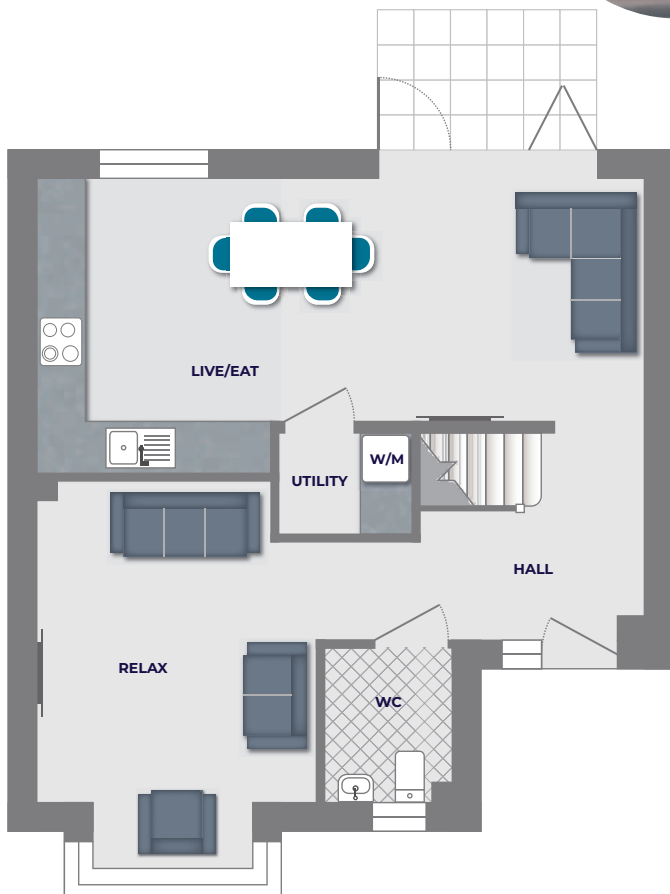
The Meadowbrook



4 Bedroom

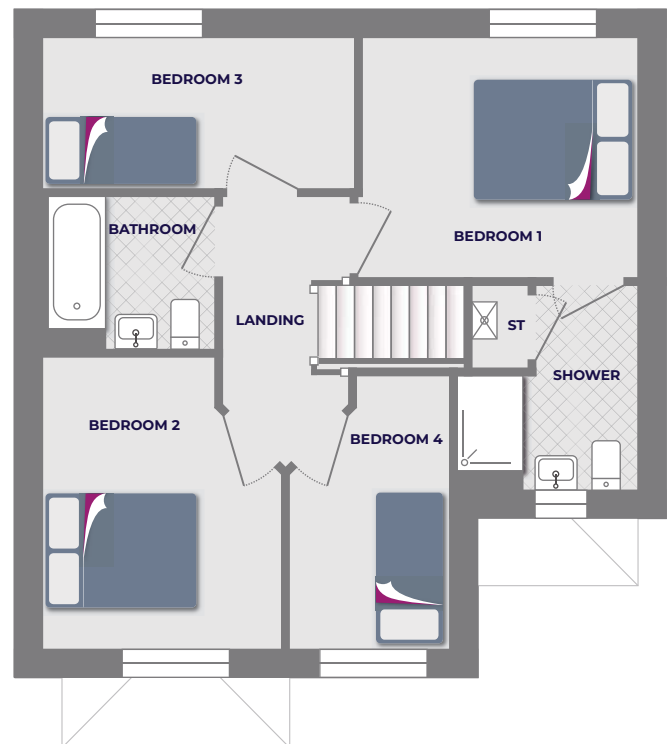


2 Bathroom



Ground Floor

Live/Eat	7.50m x 3.67m*	24'7" x 12'0"*
Relax	3.44m* x 3.12m*	11'4"* x 10'3"*
Utility	1.73m x 1.38m	5'8" x 4'6"
WC	1.65m x 1.88m	5'5" x 6'2"



First Floor

Bedroom 1	3.48m x 3.03m	11'5" x 9'11"
Shower 1	2.27m* x 2.24m*	7'5"* x 7'4"*
Bedroom 2	3.01m* x 3.69m*	9'10"* x 12'1"*
Bedroom 3	3.93m x 1.91m	12'11" x 6'3"
Bedroom 4	2.04m* x 3.45m*	6'8"* x 11'4"*
Bathroom	2.16m x 1.95m	7'1" x 6'5"

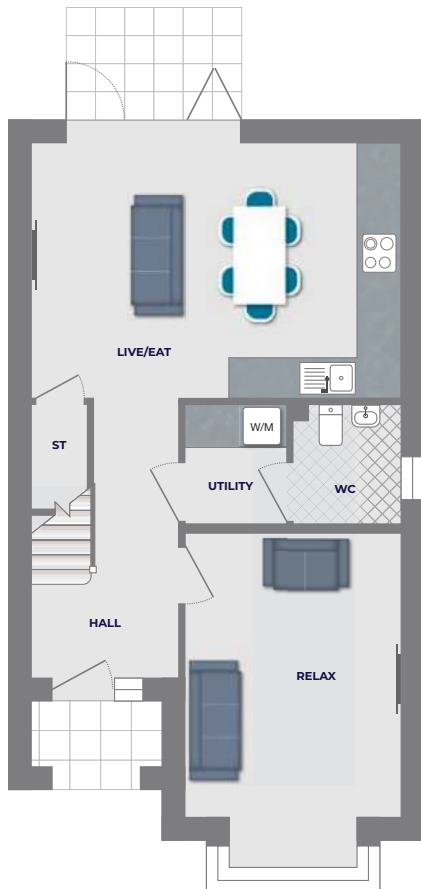
The Mulbrook



4 Bedroom

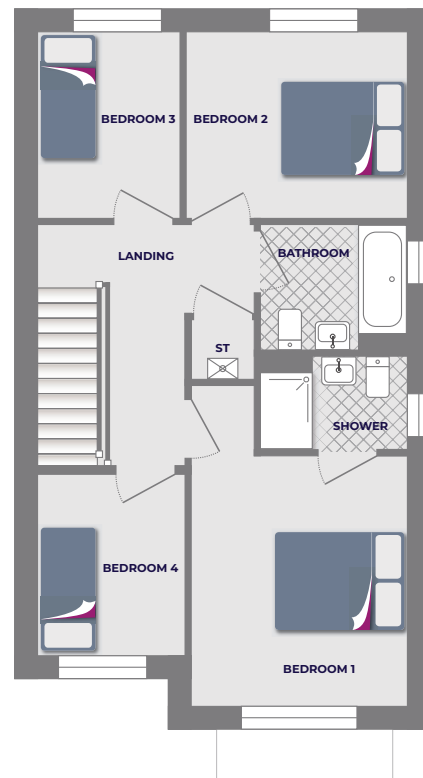


2 Bathroom



Ground Floor

Live/Eat	5.70m x 3.95m	18'8" x 13'0"
Relax	3.34m x 5.13m*	10'11" x 16'10"*
Utility	1.60m x 1.88m	5'3" x 6'2"
WC	1.64m x 1.88m	5'5" x 6'2"



First Floor

Bedroom 1	3.34m x 3.86m**	10'11" x 12'8"***
Shower 1	2.25m x 1.44m	7'5" x 4'9"
Bedroom 2	3.43m x 2.92m	11'3" x 9'7"
Bedroom 3	2.18m x 2.92m	7'2" x 9'7"
Bedroom 4	2.00m x 2.80m	6'7" x 9'2"
Bathroom	2.25m x 1.94m	7'5" x 6'4"

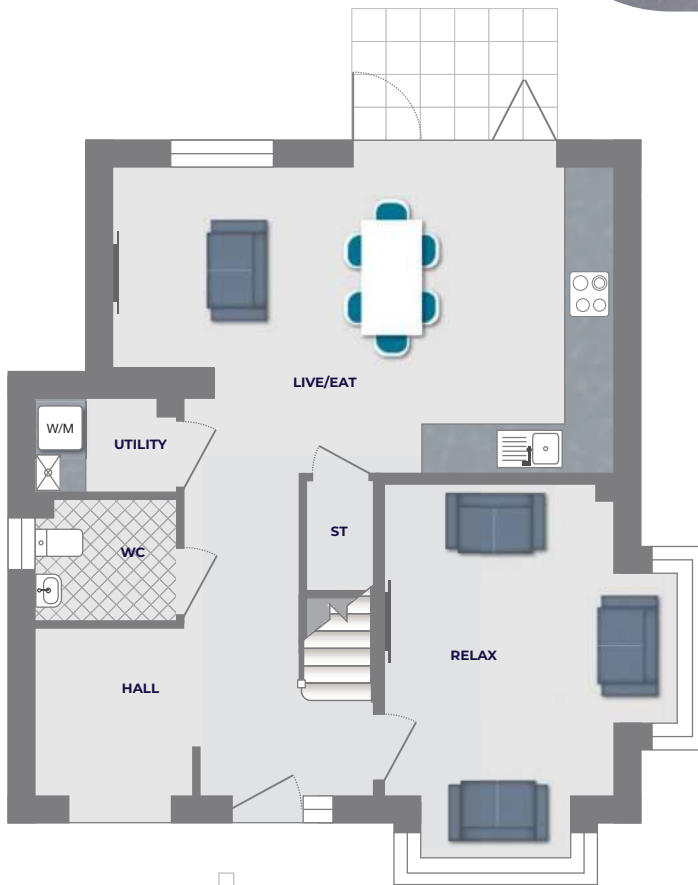
The Nutbrook



4 Bedroom

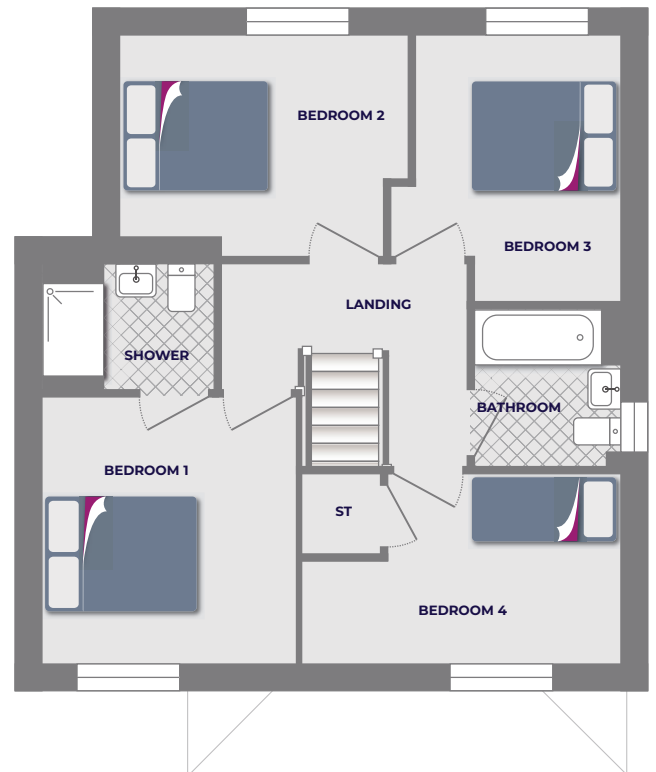


2 Bathroom



Ground Floor

Live/Eat	6.60m* x 4.04m*	21'8"* x 13'3"*
Relax	3.07m x 5.15m	10'1" x 16'11"
Utility	1.85m x 1.37m	6'1" x 4'6"
WC	1.80m x 1.65m	5'11" x 5'5"



First Floor

Bedroom 1	3.33m x 3.52m	10'11" x 11'7"
Shower 1	2.26m x 1.41m	7'5" x 4'7"
Bedroom 2	3.81m* x 2.96m*	12'6"* x 9'8"*
Bedroom 3	2.70m** x 3.49m	8'10"*** x 11'5"
Bedroom 4	4.20m* x 2.50m*	13'9"* x 8'3"*
Bathroom	1.89m x 2.12m	6'2" x 6'11"

* Maximum dimension
** Minimum dimension

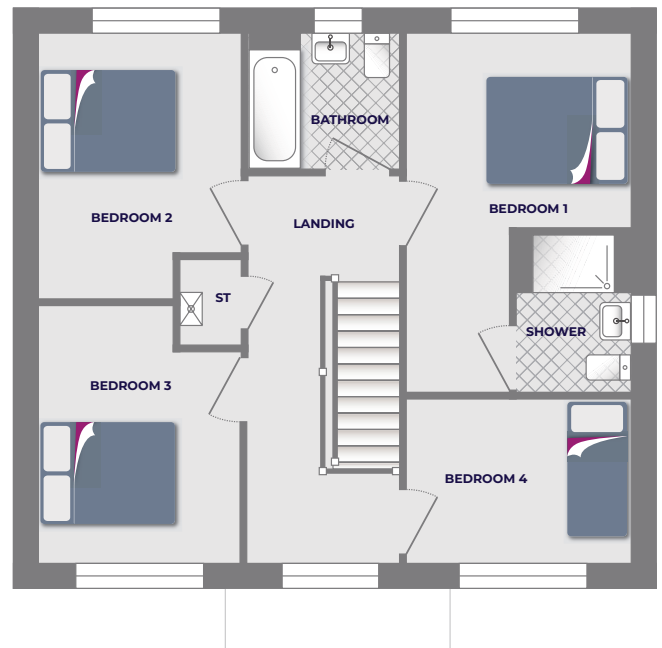
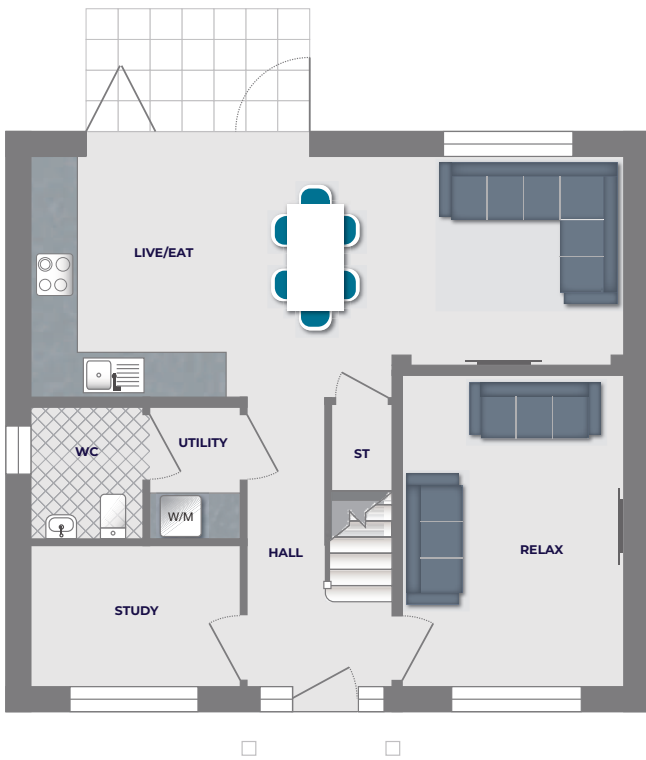
The Palmbrook



4 Bedroom



2 Bathroom



Ground Floor

Live/Eat	8.40m x 3.39m*	27'7" x 11'2"*
Relax	3.15m x 4.38m	10'4" x 14'4"
Study	2.96m x 1.91m	9'9" x 6'3"
Utility	1.27m x 1.95m	4'2" x 6'5"
WC	1.60m x 1.95m	5'3" x 6'5"

First Floor

Bedroom 1	3.21m x 2.74m**	10'6" x 9'0"***
Shower	1.57m x 2.276m	5'2" x 7'5"
Bedroom 2	2.87m*x 3.76m*	9'5"* x 12'4"*
Bedroom 3	2.87m*x 3.65m*	9'5"* x 12'0"*
Bedroom 4	3.21m x 2.31m	10'6" x 7'7"
Bathroom	2.14m x 1.70m	7'0" x 5'7"

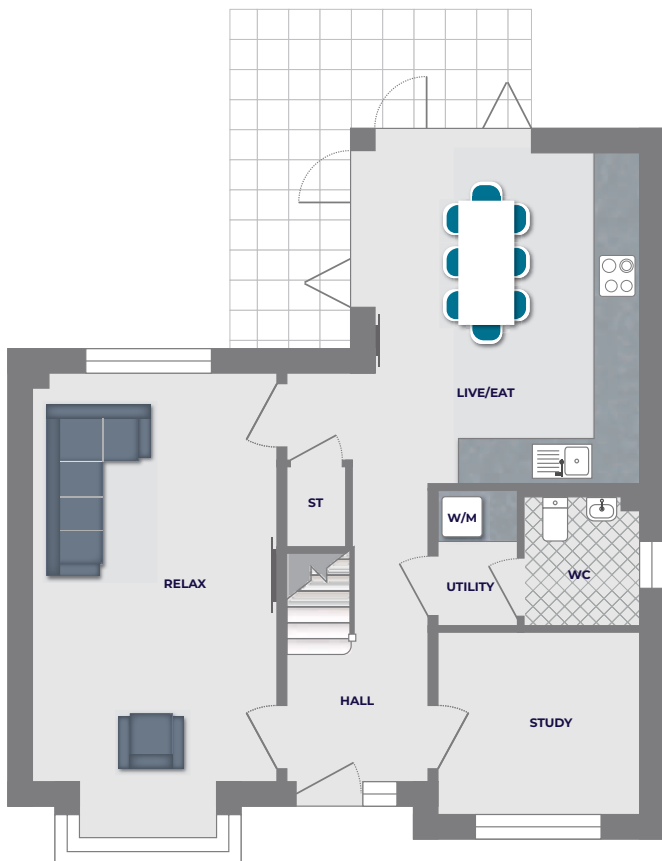
The Rainbrook



4 Bedroom

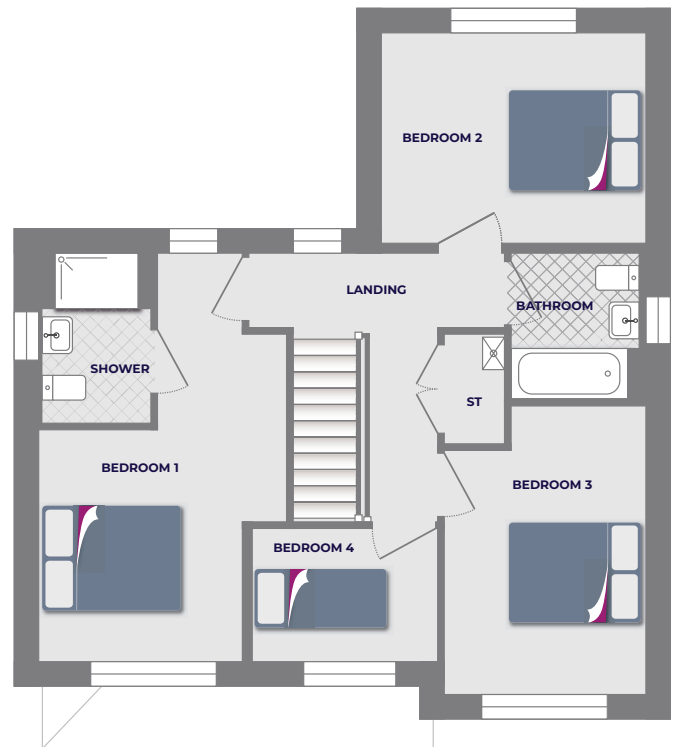


2 Bathroom



Ground Floor

Live/Eat	3.79m* x 4.84m	12'5"* x 15'10"
Relax	3.52m x 6.71m	11'7" x 22'0"
Study	2.89m x 2.62m	9'6" x 8'7"
Utility	1.24m x 1.87m	4'1" x 6'2"
WC	1.65m x 1.87m	5'5" x 6'2"



First Floor

Bedroom 1	3.59m* x 5.92m	11'9"* x 19'5"
Shower	1.58m x 2.48m	5'2" x 8'2"
Bedroom 2	3.79m x 3.02m	12'5" x 9'11"
Bedroom 3	2.90m* x 4.17m	9'6"* x 13'8"
Bedroom 4	2.69m x 1.92m	8'10" x 6'3"
Bathroom	1.89m x 2.12m	6'2" x 6'11"

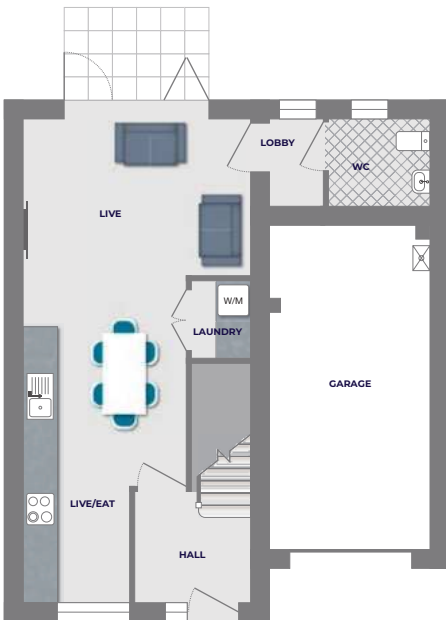
The Shorebrook



4 Bedroom

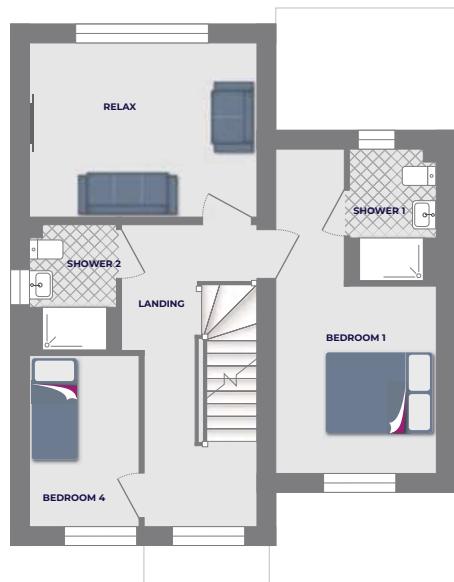


3 Bathroom



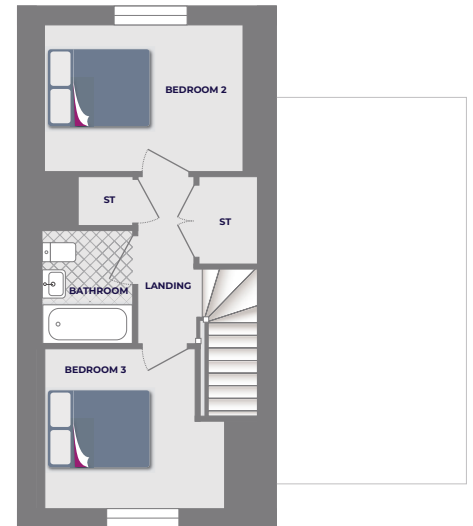
Ground Floor

Live/Eat	3.07m x 6.09m	10'1" x 20'0"
Live	4.24m x 2.95m	13'11" x 9'8"
Laundry	1.08m x 1.45m	3'6" x 4'9"
WC	1.87m x 1.65m	6'2" x 5'5"
Garage	3.05m x 6.09m	10'0" x 20'0"



First Floor

Relax	4.24m x 3.29m	13'11" x 10'9"
Bedroom 1	3.00m x 6.03m	9'10" x 19'10"
Shower 1	1.59m x 2.46m	5'2" x 8'1"
Bedroom 4	2.06m x 3.23m	6'9" x 10'7"
Shower 2	1.59m x 2.36m	5'2" x 7'9"



Second Floor

Bedroom 2	3.68m x 2.76m	12'1" x 9'1"
Bedroom 3	3.35m x 3.00m	11'0" x 9'10"
Bathroom	1.89m x 2.12m	6'2" x 6'11"

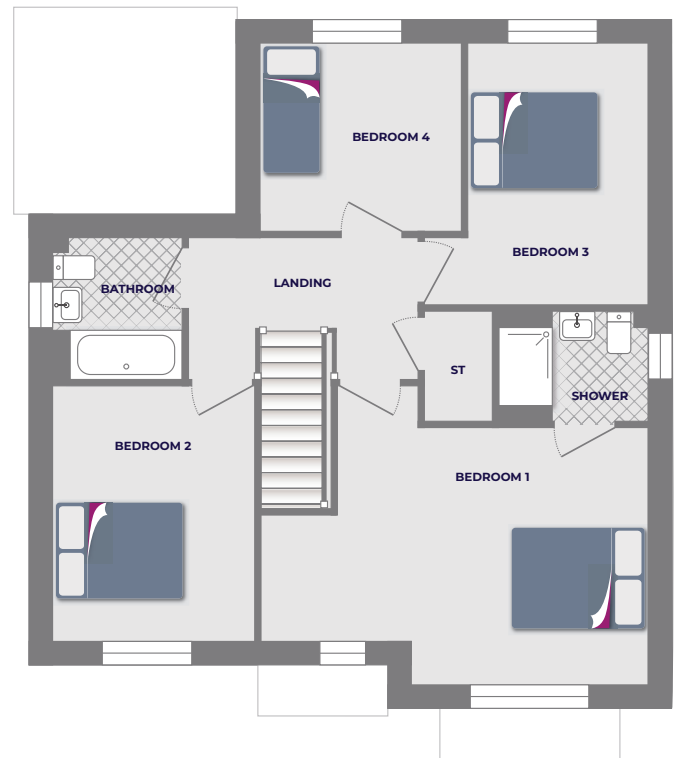
The Skybrook



4 Bedroom



2 Bathroom



Ground Floor

Live/Eat	5.81m x 4.82m	19'1" x 15'10"
Relax	3.56m x 5.44m*	11'8" x 17'10"*
Utility	1.37m x 2.55m	4'6" x 8'4"
WC	1.60m x 2.55m	5'3" x 8'4"
Garage	3.01m x 6.09m	9'11" x 20'0"

First Floor

Bedroom 1	5.81m* x 3.87m*	19'1"* x 12'8"*
Shower 1	2.26m x 1.64m	7'5" x 5'4"
Bedroom 2	3.06m x 3.83m	10'0" x 12'7"
Bedroom 3	2.72m x 3.93m	8'11" x 12'11"
Bedroom 4	3.00m x 2.80m	9'10" x 9'2"
Bathroom	1.96m x 2.12m	6'5" x 6'11"

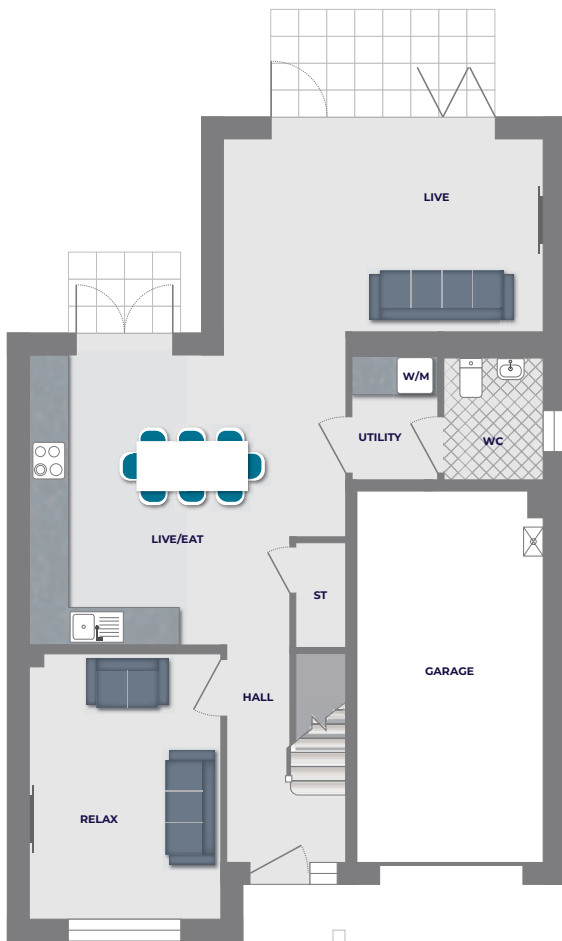
The Tambrook



4 Bedroom

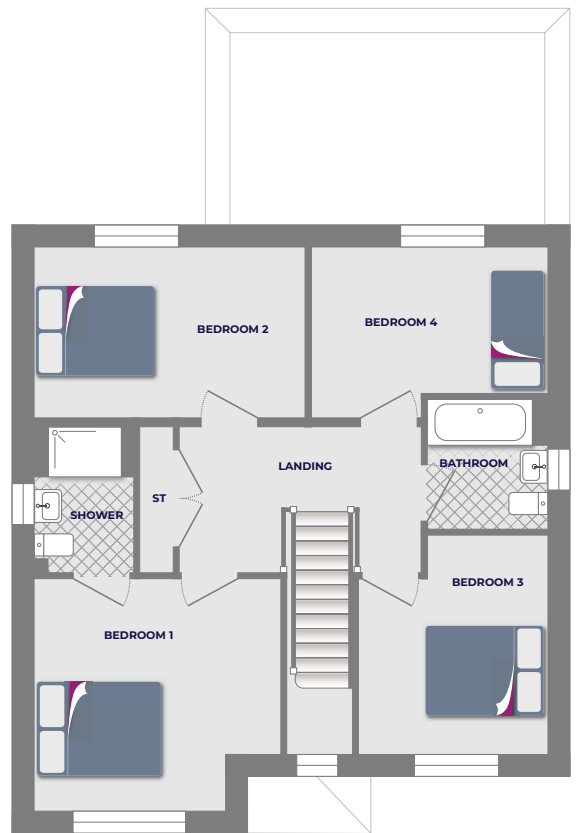


2 Bathroom



Ground Floor

Live/Eat	5.17m* x 4.69m	17'0" x 15'4"
Live	5.14m x 3.11m	16'10" x 10'2"
Relax	3.11m x 4.27m	10'3" x 14'0"
Utility	1.36m x 2.11m	4'6" x 6'11"
WC	1.60m x 2.11m	5'3" x 6'11"
Garage	3.00m x 6.00m	9'10" x 19'8"



First Floor

Bedroom 1	4.02m* x 3.73m*	13'2" x 12'3"
Shower 1	1.63m x 2.37m	5'4" x 7'9"
Bedroom 2	4.41m x 2.78m	14'6" x 9'1"
Bedroom 3	3.05m* x 3.42m*	10'0" x 11'3"
Bedroom 4	3.78m x 2.78m*	12'5" x 9'1"
Bathroom	1.93m x 2.11m	6'4" x 6'11"

Specifications

Internal features

- Stylish white internal doors with chrome finished door handles
- Ceilings and walls finished in white emulsion throughout
- Heat, smoke and Carbon Monoxide detectors
- Gas central heating radiators throughout and grade A energy efficient boiler
- Power sockets and energy efficient lighting as per electrical layout drawings
- Modern profile skirting and architrave

External features

- Bi-fold doors to access rear garden
- Low maintenance black UPVC fascia
- UPVC triple glazed windows with locking system*
- Front composite GRP door with sidelight* and multi-point locking system
- Driveway
- Garage* including power and lights
- Allocated parking*
- Front entrance light
- Rotavated rear gardens
- Turf to front gardens where applicable
- Photovoltaic panels~*
- Electric vehicle charging point

Main bedroom features

- Ensuite shower room^

* Allocated Parking, Garage and Triple glazed windows for these housetypes is Plot Specific.

~ Panel location and amount subject to plot location and orientation

^ Dependent on housetype



Bathroom features

- White contemporary sanitaryware
- Bath with mixer tap
- Full height tiling option to 3 sides of bath and half height tiling behind sink and WC
- Quality designer taps and fittings

Shower room features

- White contemporary sanitaryware
- High quality shower enclosure with white shower tray and a glass door with chrome trim
- Full height tiling option to 3 sides of shower and half height tiling behind sink and sanitaryware
- Quality designer taps and fittings
- Electric shower to second en-suite in selected housetypes

WC features

- Ground floor WC with stylish white sanitaryware
- Single tile splash course above the sink and windowsill where applicable
- Quality designer taps and fittings

Kitchen features

- Fully fitted designer kitchen in a range of colours and styles
- Stainless steel Hotpoint fan oven
- Hotpoint ceramic hob
- Integrated Hotpoint fridge/freezer or undercounter fridge with icebox
- Stainless steel bowl and drainer
- Designer chrome mixer taps
- White finish sockets above worktops

**Ask your Sales
Advisor about
our Options
and Upgrades!**



Electrical provisions

All electrical installations including sockets are provided in accordance with relevant building regulations to a minimum requirement shown below.

You can tailor the placement and number of outlets in your property upon request.

Speak to your Sales Advisor for more details.

Housetype	Hall	Lounge	Kitchen/Dining	Utility	WC	Snug	Bedroom 1	Bedroom 2	Bedroom 3
Appleton	2	6	12 + 4 appliances	4 + 2 appliances	-	4	6	4	4
Askern	2	6	8 + 5 appliances	n/a	-	n/a	6	4	n/a
Baildon	2	6	8 + 5 appliances	n/a	-	n/a	6	4	4
Bilbrough	2	4	10 + 5 appliances	n/a	-	n/a	6	4	4
Cadeby	2	6	8 + 5 appliances	4 + 1 appliance	-	n/a	6	4	4
Cookridge	2	6	10 + 5 appliances	n/a	-	n/a	6	4	4
Coverham	2	6	14 + 4 appliances	4 + 2 appliances	-	n/a	6		4
Dalton	2	6	8 + 5 appliances	4 + 1 appliance	-	n/a	6	4	4
Darley	2	6	12 + 4 appliances	4 + 2 appliances	-	n/a	6	4	4
Denby	2	4	6 + 5 appliances	n/a	-	n/a	6	4	n/a
Eastburn	2	4	6 + 5 appliances	n/a	-	n/a	6	4	4
Fernlee	2	6	8 + 5 appliances	n/a	-	n/a	6	4	4
Horbury	2	6	8 + 4 appliances	4 + 2 appliances	-	4	6	4	4
Howarth	2	4	6 + 5 appliances	n/a	-	n/a	6	4	4
Levisham	2	6	8 + 5 appliances	n/a	-	n/a	6	4	n/a
Leyburn	2	6	8 + 4 appliances	4 + 2 appliances	-	n/a	6	4	4
Maltby	2	6	8 + 5 appliances	n/a	-	n/a	6	4	4
Mowbray	2	4	8 + 4 appliances	n/a	-	n/a	6	n/a	n/a
Netherton	2	6	8 + 5 appliances	n/a	-	n/a	6	4	4
Oakwood	-	6	8 + 5 appliances	n/a	-	n/a	6	4	4
Ripon	2	6	8 + 5 appliances	n/a	-	n/a	6	4	n/a
Saltaire	2	6	8 + 5 appliances	n/a	-	n/a	6	4	4
Thirsk	2	4	6 + 5 appliances	n/a	-	n/a	6	4	n/a
Thornton	2	6	10 + 4 appliances	4 + 2 appliances	-	2	6	4	4
Walburn	-	6	8 + 5 appliances	n/a	-	n/a	6	4	4
Wentbridge	2	6	8 + 5 appliances	n/a	-	n/a	6	4	4

- no electrical sockets in this room
n/a this room is not part of this housetype
wc Downstairs Toilet
FF First Floor
SF Second Floor

Bedroom 4	Bedroom 5	Bathroom	Ensuite 1	Ensuite 2	FF Landing	SF Landing	Live/work	Garage
4	4	-	-	-	2	n/a	n/a	n/a
n/a	n/a	-	n/a	n/a	2	n/a	n/a	n/a
n/a	n/a	-	n/a	n/a	2	n/a	n/a	n/a
4	4	-	-	n/a	2	n/a	n/a	2
n/a	n/a	-	-	n/a	2	n/a	n/a	n/a
4	4	-	-	n/a	2	n/a	n/a	n/a
4	4	-	-	-	2	n/a	n/a	2
4	n/a	-	-	-	2	2	n/a	n/a
4	4	-	-	n/a	2	n/a	n/a	2
n/a	n/a	-	n/a	n/a	2	n/a	n/a	n/a
n/a	n/a	-	n/a	n/a	2	2	n/a	n/a
n/a	n/a	-	-	n/a	2	n/a	n/a	n/a
4	n/a	-	-	n/a	2	n/a	n/a	n/a
n/a	n/a	-	n/a	n/a	2	2	n/a	n/a
n/a	n/a	-	n/a	n/a	-	n/a	n/a	n/a
n/a	n/a	-	-	n/a	2	n/a	n/a	n/a
n/a	n/a	-	-	n/a	2	n/a	n/a	n/a
n/a	n/a	-	n/a	n/a	n/a	n/a	n/a	n/a
4	n/a	-	-	-	2	2	n/a	n/a
n/a	n/a	-	-	n/a	2	n/a	n/a	n/a
n/a	n/a	-	-	n/a	2	n/a	n/a	n/a
4	n/a	-	-	-	2	2	n/a	n/a
n/a	n/a	-	n/a	n/a	2	n/a	n/a	n/a
4	4	-	-	n/a	2	n/a	n/a	n/a
4	4	-	-	-	2	2	n/a	2
4	n/a	-	-	n/a	2	n/a	n/a	2



Mortgage advisor panel

We're proud to work with a carefully selected panel of advisors that work separately from any bank or lender. These firms are available to provide free independent financial advice and will help you find a mortgage product that suits your circumstances.

Specialising in mortgages for new homes, these companies fully understand the processes and details of buying a new build, ensuring you're getting experienced and knowledgeable support. For more information, please contact one of our recommended advisors below.

JAMES LEIGHTON FINANCIAL SERVICES

Phone: 0115 8709520 | Email: enquiries@jlfs.co.uk
Website: www.jlfs.co.uk

SAFEGUARD FINANCIAL SERVICES LTD

Phone: 0191 500 8740 | Email: advice@safegfs.co.uk
Website: www.safeguardfinancialservices.co.uk

Solicitor panel

We have a carefully selected panel of recommended independent firms that can help you on your journey. These Solicitors are specialists in new build conveyancing and fully understand the nuances of financial and legal matters, giving you confidence in their ability to help you with your purchase. For more information please contact one of the firms below.

ISON HARRISON

Phone: 0113 284 5091 | Email: propertynewbuild@ih.co.uk
Website: www.isonharrison.co.uk

FIDLER AND PEPPER

Phone: 01623 664705 | Email: tbriggs@fidler.co.uk
Website: www.fidler.co.uk



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