

CORNELIAN
— FIELDS —

SCARBOROUGH

INSPIRED COASTAL LIVING

Discover an inspirational new lifestyle

Cornelian Fields enjoys a wonderful location for coastal life, country life and family life with Scarborough town centre just three miles away and the dramatic sweep of Cornelian Bay closer still.



Computer generated illustration indicative only

Building on an impressive reputation

Established as a thriving community, Cornelian Fields has already earned a reputation as one of the most desirable new residential addresses in Scarborough.

This attraction is enhanced further still through the care and attention Kebbell has lavished on this latest phase of beautiful new 2, 3 and 4 bedroom homes.

Where luxury comes as standard

Designed and built to Kebbell Homes' exacting standards, these new homes have a superior specification and bear the hallmarks of thoughtful design and attention to detail for which every Kebbell home is renowned.



Computer generated illustration indicative only



Free-flowing design

Here at Kebbell Homes we understand how our customers like to live and give considered thought to creating free-flowing interiors, with open-plan living spaces designed for family life, entertaining and relaxing.

Your kitchen is designed to be a practical, stylish space, with a range of door finishes and a comprehensive selection of high quality integrated appliances.

Bathrooms and en suites feature vanity units, chrome towel rails and luxury tiling, while bedrooms are relaxing havens, with most benefitting from built-in wardrobes.





A165
2.8 miles to Scarborough

Overdale Community
Primary School

Cornelian Bay

Cornelian Fields
Phase 5

Cayton Bay

An enviable location

Only 1.4 miles from Cornelian Bay, our beautiful new homes are perfectly placed for all the advantages of coastal living, while offering convenient access to Scarborough.

A breath of sea air

At Cornelian Fields, embrace the attractions of coastal living, with the rugged cliffs of Cornelian Bay just a mile or so away. Enjoy a bracing walk on the clifftops, part of the scenic 109 mile Cleveland Way National Trail, or take the footpath down to the beach, a quiet retreat awaiting your discovery.



Cayton Bay Beach



Scarborough South Beach

Other nearby beaches include Flamborough Head and Scarborough's North and South beaches, popular places to while away your time basking in the sun or building sandcastles with the kids. To burn off a bit of energy take to the water for surfing or sailing, or why not try your hand at sea fishing.





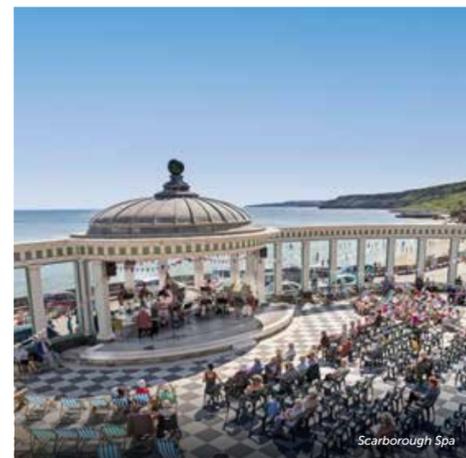
Peasholm Park

So much to do

There's plenty of outdoor life to enjoy away from the water too. Scarborough's renowned for its outstanding green spaces, including Green Flag awarded South Cliff Gardens, Glen and Crescent Gardens, Falsgrave Park and Peasholm Park, with its island pagoda, mini golf, streams and waterfalls.

A round of golf? Head to South Cliff Golf Club, considered by many to be one of the finest courses in northern England, offering spectacular sea views from its lush fairways.

There's a host of other attractions to keep every family member occupied. At Sea Life, kids can get up close to creatures that live in and around the sea, from turtles and penguins to rays and sharks. The Scarborough Fair Collection has something for all ages, with a fascinating assortment of vintage cars, steam engines and fairground rides.



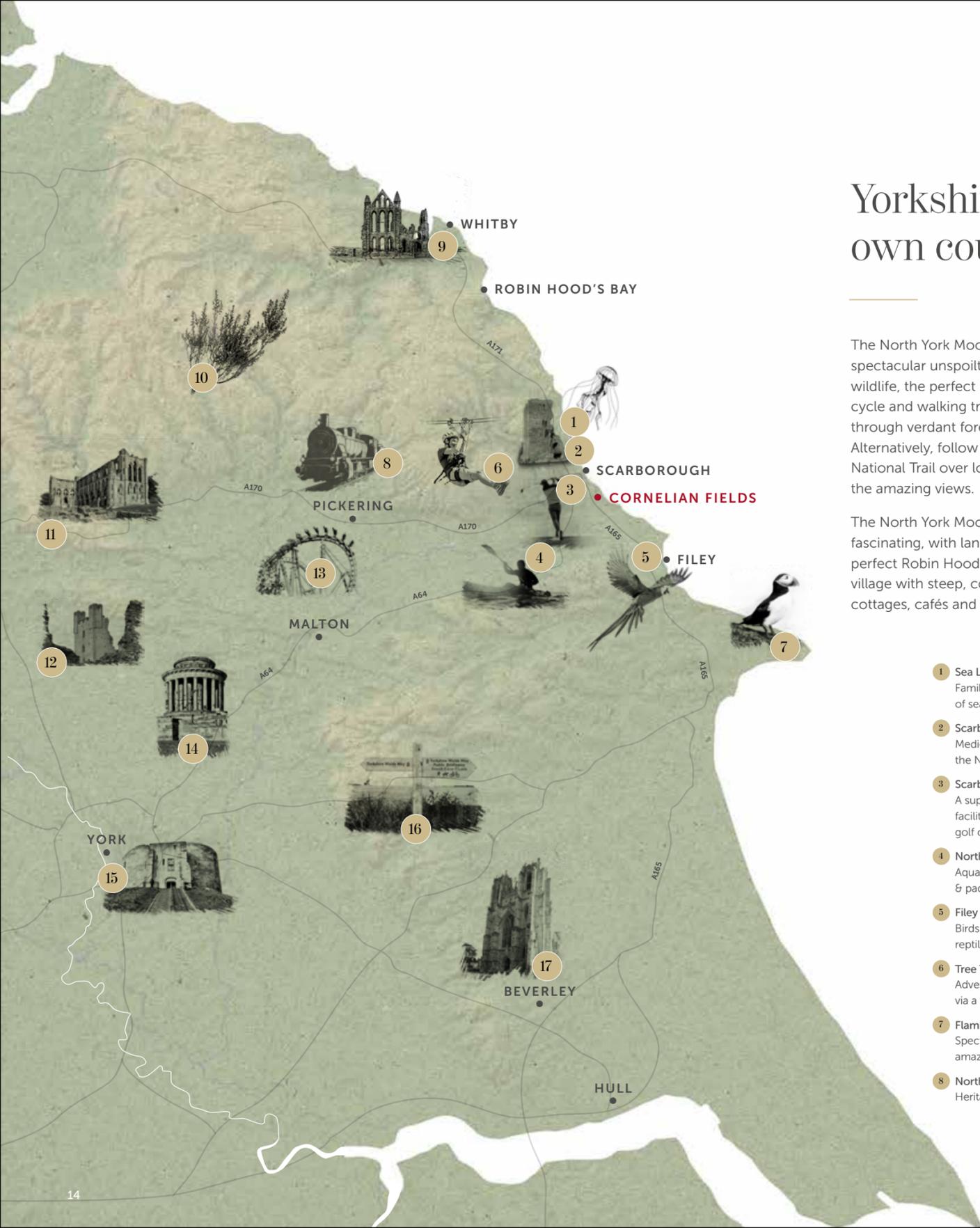
Scarborough Spa

Scarborough scores high on cultural attractions. Throughout the summer, The Open Air Theatre hosts an exciting range of big name music acts, while Scarborough Spa is the venue for September's jazz festival.

As a popular tourist spot, Scarborough has a great choice of restaurants, from fine dining at The Green Room, Wrea Head Hall, Clark's and Lazenby's on York Place, to burgers at The Cowshed, Italian dishes at La Lantera and Gianni's, and fresh fish and chips at North Bay Fisheries.



Scarborough Open Air Theatre



Yorkshire: God's own county

The North York Moors are known for their spectacular unspoilt scenery and abundant wildlife, the perfect place to unwind, with cycle and walking trails that wend their way through verdant forests and open moorland. Alternatively, follow the Cleveland Way National Trail over lofty peaks and soak up the amazing views.

The North York Moors Heritage Coast is fascinating, with landmarks including picture-perfect Robin Hood's Bay, a quaint old fishing village with steep, cobbled streets, stone cottages, cafés and historic pubs.

- 1 Sea Life Centre, Scarborough
Family-friendly fun with a variety of sea creatures
- 2 Scarborough Castle
Medieval royal fortress overlooking the North Sea
- 3 Scarborough South Cliff Golf Course
A superb combination of excellent facilities and a spectacular championship golf course
- 4 North Yorkshire Water Park
Aquatic fun with inflatables, kayaking & paddleboarding
- 5 Filey Bird Garden & Animal Park
Birds from across the globe, alpacas, reptiles and landscaped gardens
- 6 Tree Top Adventures, Dalby Forest
Adventures in the forest canopy via a treetop rope course
- 7 Flamborough Head
Spectacular and dramatic chalk cliffs with amazing bird-watching opportunities
- 8 North Yorkshire Moors Railway
Heritage railway from Pickering to Whitby



Robin Hood's Bay

South of Scarborough lies Flamborough Head. Presided over by two lighthouses, the chalk headland's spectacular white cliffs tower above windswept beaches and caves, and as a haven for tens of thousands of sea birds, is one of Britain's finest bird-watching sites.

- 9 Whitby Abbey
Explore the ruined abbey, an inspiration for the novel Dracula
- 10 North York Moors
The largest expanse of heather moorland in the United Kingdom
- 11 Rievaulx Abbey
Extensive ruins and fascinating museum in a secluded North York Moors valley
- 12 Helmsley Castle
Unlock 900 years of history at this English Heritage site
- 13 Flamingo Land
Theme park, zoo, and resort located in Kirby Misperton
- 14 Castle Howard
Magnificent stately home with iconic architecture and beautiful interiors
- 15 York Museums & Attractions
Walled city with Roman, Viking and medieval heritage
- 16 Yorkshire Wolds
Rolling hills with wide-open spaces, vast views, breathtaking landscapes
- 17 Beverley Minster
Gothic masterpiece – one of the largest parish churches in the UK



North York Moors



North Yorkshire Moors Railway



Puffins at Flamborough Head



Family focussed

Cornelian Fields is evolving and Kebbell is proud to be playing a key role in the development of this new community in Middle Deepdale. Much is already in place, and there is more to come.

This friendly vibrant community has a play area, cycle paths and pedestrian links to the local footpath network and bus routes. Overdale Community Primary School opened in 2022 and Ofsted rated it 'Good' in February 2024.



Scarborough College
Independent
scarboroughcollege.co.uk

Scalby School
Secondary
scalby.coastandvale.academy

St Augustine's Roman Catholic
Secondary
sasyorks.org

George Pindar School
Secondary
gps.hslt.academy

Hackness Church of England
Primary
hacknesswykehamcefederation.co.uk

Overdale Community School
Primary
overdalecps.co.uk

Cayton Community School
Primary
caytonprimaryschool.co.uk

Northstead Community Primary
Primary
northsteadprimary.co.uk

Woodlands Academy
Secondary
woodlands.horizonstrust.org

Scarborough Sixth Form College
Church of England
s6f.org.uk



York Railway Station



Connected living

Seamer is the closest station to Cornelian Fields and offers direct services to York, Leeds, Manchester Victoria and Liverpool Lime Street. By road, the A64 links you to York and Leeds. Humberside, Teesside and Leeds Bradford are the nearest airports and have flights to European holiday destinations as well as domestic airports.



Local by road from Cornelian Fields



Further by road from Cornelian Fields



Train from Seamer



Times and distances are approximate, source: google.com/maps and nationalrail.co.uk



Cornelian Fields
Phase 5





Computer generated illustration indicative only

Find your new home at Cornelian Fields

Choose from an impressive range of 2, 3 and 4 bedroom homes

THE BUCKTON ●
2 bedroom home
 Plots 15, 16, 45, 46, 47, 59, 60, 89, 90, 91, 102, 103, 104 & 105

THE OSPREY ●
2 bedroom home
 Plots 14, 17, 44 & 92

THE LEVISHAM ●
3 bedroom home
 Plots 7, 22, 23, 27, 29, 32, 38, 49, 61, 62, 63, 64, 69, 76, 81, 82, 86, 87, 88, 98, 101, 106 & 107

THE CORNELIAN ●
3 bedroom home
 Plots 3, 4, 12, 13, 25, 26, 39, 40, 52, 53, 57, 58, 65, 66, 67, 68, 70, 71, 77, 78, 96 & 97

THE WHEATCROFT ●
4 bedroom family home
 Plots 20, 21, 24, 30, 31, 33, 73, 75, 93, 94, 95, 99 & 100

THE THORNWICK ●
4 bedroom family home
 Plots 5, 6, 11, 43, 50, 51 & 55

THE THORNTON ●
4 bedroom family home
 Plots 2, 18 & 56

THE MALLARD ●
4 bedroom family home
 Plots 1, 8, 9, 10, 19, 28, 34, 35, 36, 37, 41, 42, 48, 54, 72, 74, 79, 80, 83, 84 & 85



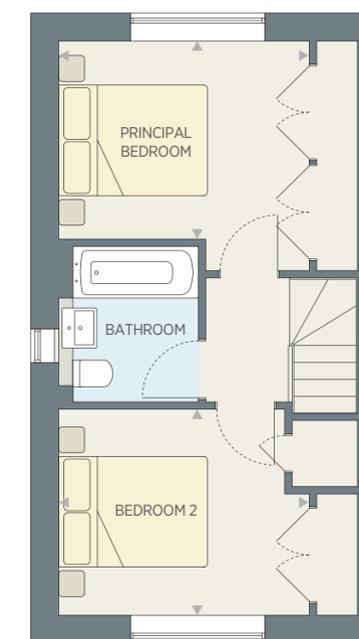
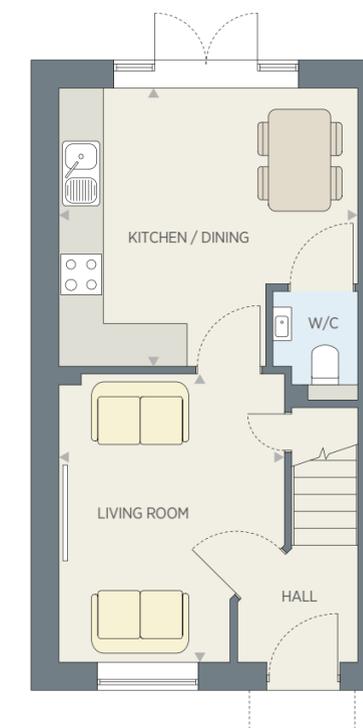


THE BUCKTON

2 bedroom home with parking

Housetype 1 - Plots 15, 16, 45, 46, 47, 59, 60, 89, 90, 91, 102, 103, 104 & 105

Perfectly formed, this well proportioned two bedroom home comes with two parking spaces.



Ground floor

Kitchen / Dining	4.02m x 3.78m	13'2" x 12'5"
Living Room	3.91m x 3.03m	12'10" x 9'11"

Total area	62.6m²	674 sq ft
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First floor

Principal Bedroom	3.37m x 2.68m	11'1" x 8'9"
Bedroom 2	3.37m x 2.80m	11'1" x 9'2"

All room dimensions are subject to a +/- 50mm (2") tolerance. Kitchen and bathroom layouts are indicative only and may be subject to change. Please consult the Sales Advisor for specific room dimensions and internal layouts. This information is for guidance only and does not form any part of any contract or constitute a warranty.



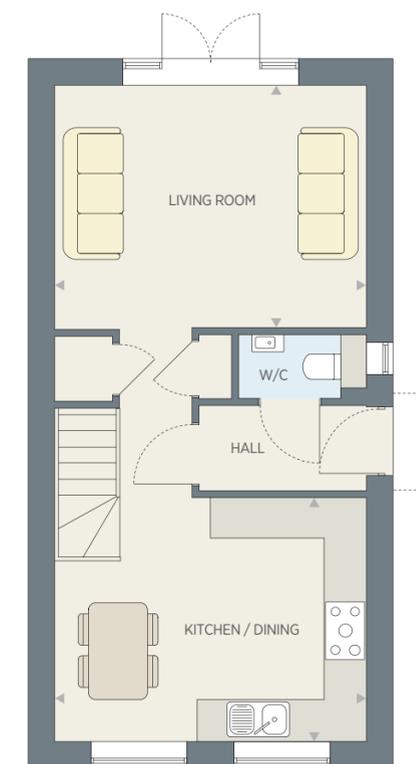
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THE OSPREY

2 bedroom home with parking

Housetype 2 – Plots 14, 17, 44 & 92

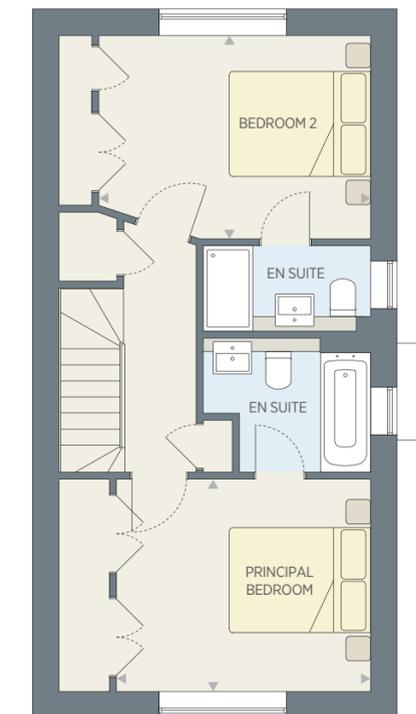
With an en suite to both bedrooms this two bedroom home has a fabulous eat-in kitchen and two double wardrobes to each bedroom.



Ground floor

Kitchen / Dining	4.01m x 3.49m	13'2" x 11'5"
Living Room	4.41m x 3.45m	14'6" x 11'4"

Total area	82.6m ²	889 sq ft
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First floor

Principal Bedroom	3.53m x 3.03m	11'7" x 9'11"
Bedroom 2	3.58m x 2.90m	11'9" x 9'6"

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Computer generated illustration indicative only



* Bay window to selected plots only

THE LEVISHAM

3 bedroom home with integral garage

Housetype 3 – Plots 7, 22, 23, 27, 29, 32, 38, 49, 61, 62, 63, 64, 69, 76, 81, 82, 86, 87, 88, 98, 101, 106 & 107

A three bedroom detached house with separate utility and garage. Eat-in spacious kitchen and two bathrooms complete the 'must have' list.

Ground floor

Kitchen / Dining	3.96m x 3.78m	13'0" x 12'5"
Living Room	4.36m x 3.00m	14'4" x 9'10"
Garage	6.08m x 3.05m	19'11" x 10'0"

Total area	97.2m²	1046 sq ft
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First floor

Principal Bedroom	3.16m x 3.01m	10'4" x 9'10"
Bedroom 2	3.28m x 3.25m	10'9" x 10'8"
Bedroom 3	3.14m x 2.93m	10'4" x 9'7"

All room dimensions are subject to a +/- 50mm (2") tolerance. Kitchen and bathroom layouts are indicative only and may be subject to change. Please consult the Sales Advisor for specific room dimensions and internal layouts. This information is for guidance only and does not form any part of any contract or constitute a warranty.



Computer generated illustration indicative only

THE CORNELIAN

3 bedroom home with garage

Housetype 4 – Plots 3, 4, 12, 13, 25, 26, 39, 40, 52, 53, 57, 58, 65, 66, 67, 68, 70, 71, 77, 78, 96 & 97

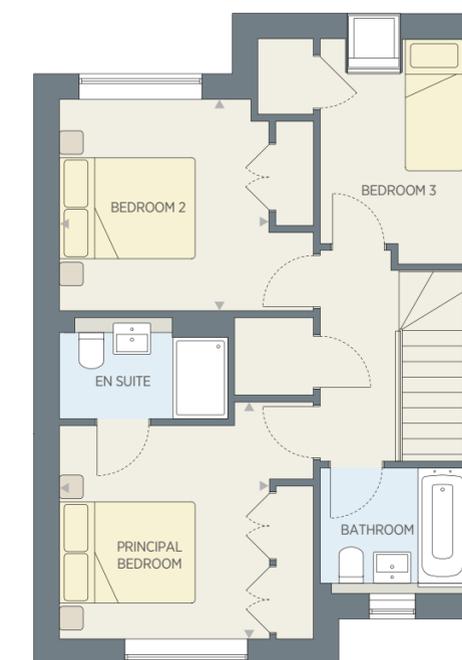
Cleverly designed, this home offers the all-important kitchen / family / dining space and separate formal living room. Each of the three bedrooms comes with wardrobes.



Ground floor

Kitchen	3.06m x 2.44m	10'0" x 8'0"
Family / Dining	3.74m x 3.47m	12'3" x 11'5"
Living Room	4.40m x 3.74m	14'5" x 12'3"
Garage	6.08m x 3.05m	19'11" x 10'0"

Total area	98.4m²	1060 sq ft
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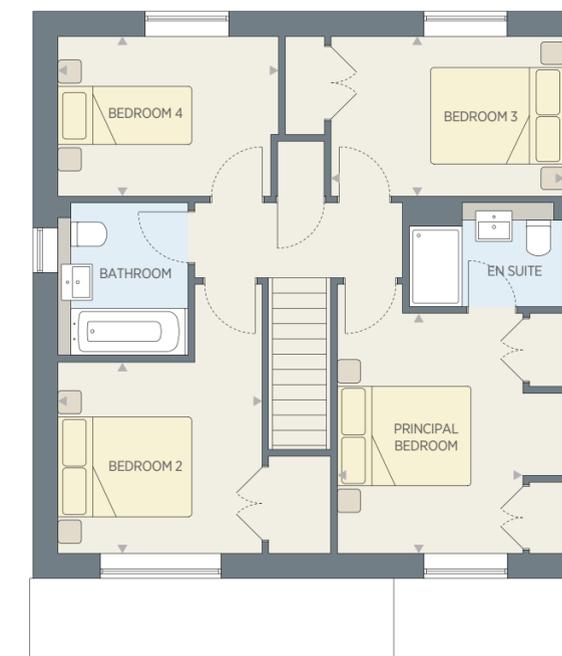
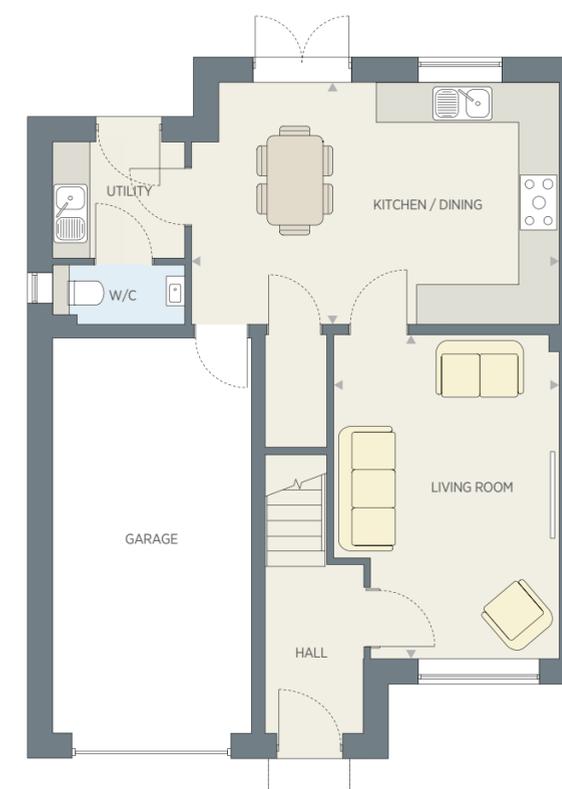
First floor

Principal Bedroom	3.17m x 3.11m	10'5" x 10'2"
Bedroom 2	3.14m x 3.09m	10'4" x 10'2"
Bedroom 3	3.34m x 2.15m	11'0" x 7'1"

Please note, the garage to plot 40 is located at the rear of the property. Please refer to site plan for position of garage.

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Please consult the Sales Advisor for specific room dimensions and internal layouts. This information is for guidance only and does not form any part of any contract or constitute a warranty.



THE WHEATCROFT

4 bedroom family home with integral garage

Housetype 5 – Plots 20, 21, 24, 30, 31, 33, 73, 75, 93, 94, 95, 99 & 100

As impressive on the inside as the outside, the kitchen / dining space has direct access to the garage and utility. Three of the four bedrooms feature built-in wardrobes and the principal is en suite.

Ground floor

Kitchen / Dining	5.59m x 3.65m	18'4" x 12'0"
Living Room	4.89m x 3.37m	16'0" x 11'0"
Garage	6.08m x 3.05m	19'11" x 10'0"

Total area	109.8m²	1182 sq ft
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First floor

Principal Bedroom	3.62m x 3.39m	11'10" x 11'1"
Bedroom 2	3.05m x 2.89m	10'0" x 9'6"
Bedroom 3	3.49m x 2.40m	11'5" x 7'10"
Bedroom 4	3.29m x 2.40m	10'9" x 7'10"

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Computer generated illustration indicative only



THE THORNWICK

4 bedroom family home with garage

Housetype 6 – Plots 5, 6, 11, 43, 50, 51 & 55

The ground floor provides free flowing space with double doors connecting the living room to the open-plan kitchen / dining / family area, and french doors from both rooms to the garden. All four bedrooms have built-in wardrobes.

Ground floor

Kitchen	3.40m x 3.00m	11'2" x 9'10"
Family	3.55m x 2.81m	11'8" x 9'3"
Dining	3.26m x 3.01m	10'8" x 9'10"
Living Room	6.21m x 3.34m	20'4" x 11'10"
Garage	6.08m x 3.05m	19'11" x 10'0"
Total area	123.5m²	1329 sq ft

First floor

Principal Bedroom	3.12m x 3.03m	10'3" x 9'11"
Bedroom 2	3.14m x 2.59m	10'4" x 8'6"
Bedroom 3	3.37m x 2.88m	11'1" x 8'6"
Bedroom 4	2.55m x 2.26m	8'4" x 7'5"

Please note, the garage to plot 43 is located at the rear of the property. Please refer to site plan for position of garage.

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THE THORNTON

4 bedroom family home with garage

Housetype 7 – Plots 2, 18 & 56

A well planned and comfortable open-plan kitchen / family / dining room runs the full length from front to back. A utility and separate living room are complemented by four double bedrooms, all with built-in wardrobes.

Ground floor

Kitchen	3.98m x 3.74m	13'1" x 12'3"
Family / Dining	4.04m x 3.42m	13'3" x 11'3"
Living Room	6.21m x 3.45m	20'4" x 11'4"
Garage	6.08m x 3.05m	19'11" x 10'0"

First floor

Principal Bedroom	3.82m x 3.21m	12'6" x 10'6"
Bedroom 2	3.33m x 2.86m	10'11" x 9'5"
Bedroom 3	3.36m x 2.70m	11'0" x 8'10"
Bedroom 4	3.50m x 2.76m	11'6" x 9'11"

Total area	137.1m ²	1475 sq ft
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THE MALLARD

4 bedroom family home with integral garage

Housetype 8 – Plots 1, 8, 9, 10, 19, 28, 34, 35, 36, 37, 41, 42, 48, 54, 72, 74, 79, 80, 83, 84 & 85

Experience space and luxury in this fabulous four bedroom residence. The kitchen / family / dining room with direct access to utility, WC and garden will be the heart of the home. Garage, separate living room, en suite and wardrobes to all bedrooms complete the must-haves.

Ground floor

Kitchen / Family / Dining	6.61m x 3.94m	21'8" x 9'1"
Living Room	5.51m x 3.51m	18'1" x 11'6"
Garage	6.08m x 3.05m	19'11" x 10'0"

Total area	141.3m²	1521 sq ft
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First floor

Principal Bedroom	3.82m x 3.57m	12'6" x 11'8"
Bedroom 2	4.33m x 3.10m	14'2" x 10'2"
Bedroom 3	3.65m x 3.18m	12'0" x 10'5"
Bedroom 4	3.43m x 2.84m	11'3" x 9'2"

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Computer generated illustration indicative only

A superior specification throughout

Keppell brings together leading brand appliances, beautiful kitchens and bathrooms, underfloor heating to the ground floor and ample storage solutions, every home at Cornelian Fields is as comfortable as it is practical. Where luxury touches and a superior specification come fitted as standard.

Kitchen and Utility Rooms

Cooking, dining and entertaining are sheer pleasure at Cornelian Fields with beautiful kitchens by Roundel featuring contemporary Shaker style doors and drawers with soft closing mechanism. Reeded handles, square edged, slim profile, laminate work surface and upstand with tinted mirror splashback behind the hob complete the 'Wow' factor look.

- Glamorous, large format floor tiles by Ceramique Internationale in the kitchen/dining/family area and utility room.
- Integrated appliances by Caple including dishwasher, fridge/freezer, 4 or 5 zoned ceramic hob and black glass double oven
- Black glass extractor hood by Caple
- Robust single bowl granite composite sink with complementary coloured monobloc tap
- Under plinth and wall cabinets lighting and downlighters
- Ample brushed chrome sockets above work surfaces, one with USB and USB C charger points
- Connection for freestanding washer/dryer or washing machine and tumble dryer in utility rooms



Bathrooms, En suites and Cloakrooms

- Stylish vanity unit with inset basin to en suite. Fitted in family bathroom where there is no en suite
- Vanity unit with inset basin to cloakroom, finished with glass tiled splashback
- Heated chrome towel rail to bathroom and en suite
- Shower with screen over the bath in bathrooms with no separate shower enclosure
- Full height tiling by Ceramique Internationale to shower enclosures and half height to other selected walls. Complementary large format floor tiling
- Low profile resin shower tray and glazed shower screen. Chrome shower head on sliding rail and wall mounted controls
- Soft close toilet seat, concealed cistern and chrome flush plate
- Mixer tap to bath and basins
- Chrome shaver socket to bathroom and en suite
- Generous provision of downlighters

Finishing Touches

- Built-in wardrobes with shelf and hanging rail to principal bedroom, bedrooms 2 and 3
- Engineered oak glazed door to kitchen/dining/family room or living room
- Engineered oak panelled internal doors elsewhere, including wardrobe doors
- Satin and brushed chrome door handles
- 'Secure by Design' multi-point locking front doors in a range of deep, rich colours and styles
- Multi-point locking rear and patio doors
- Oak handrail to stairs and oak newel post cap to landing
- 150mm deep skirtings throughout with matching profile architrave
- Walls painted with modern shade emulsion. Woodwork and ceilings are white
- 'Windsor' style garage door by Garadoor in slate grey finish

Energy Efficiency

Every home has an Ideal Standard pressurised gas system supplying underfloor heating to the ground floor, radiators to first floor and hot water. Underfloor heating ensures cosy toes and negates the need for radiators making furniture placement easy.

- Solar panels generate renewable electricity for use in the home ensuring energy efficient living and savings on fuel bills
- Each home has provision for an electric vehicle (EV) charger to be fitted
- External cavity walls filled with 150mm of insulation and lofts laid with 450mm of insulation ensure homes are super warm and economical to heat
- Low energy lighting throughout
- Double glazed PVCu windows
- Every home is tested for air tightness to reduce heat loss
- EPC rating of B or higher

Connectivity

- Every home comes with ultra-fast fibre broadband connection (subscription required)
- Double socket in living room for future media unit
- Living room and bedrooms compatible with Sky Q. Principal point in living room wired to roof space for own satellite dish
- Telephone outlet and power socket in hall cupboard for wireless router
- USB and USB C charging sockets in principal bedroom and kitchen

And Outside...

- Private drives and shared driveways are permeable block paved
- Front and rear gardens laid to natural contours and turfed
- Patios and paths in Indian stone paving
- External lights to illuminate front, rear and patio doors with dawn to dusk sensors
- Outside tap
- Front door bell

Long Term Peace of Mind

- Every home is covered by the ten-year NHBC Buildmark Warranty and Kebbell's own comprehensive customer care procedures
- Wireless intruder alarm to ground floor and integral garage
- Mains operated smoke and carbon monoxide alarms with battery back up



Photograph depicts previous Kebbell interior



The Kebbell Philosophy

No matter how you live, a Kebbell home is for living. Our work starts with looking at everything from a customer's point of view. What will add convenience, comfort, pride and joy to your life? From that essential starting point our team of professionals design and build homes and have done so since 1953. The result is timeless quality and an understated elegance, perfectly in tune with the life you want to live.

Every Kebbell home is designed to complement and enhance your life. Smart design, meticulously planned interiors, innovative use of space, the finest materials – all these elements define the way we work. With a Kebbell home, every small detail is carefully considered. Our buyers can invest with confidence in the knowledge that their new home comes with only the best in design, build and finish.



Multi Award Winning Kebbell

Reassurance and trust from a 70-year heritage and multiple award wins culminating most recently in Evening Standard Best Luxury Home 2019 and International Property Award for Best London Development 2021. The ultimate accolade came when the company's unique position at the pinnacle of its class was recognised at the Oscars of the housebuilding industry. Kebbell was awarded Best Small Housebuilder Gold 2022. Endorsed by the company's valued purchasers in 2024 Kebbell was awarded another HBF 5 Star Award.

Our Sustainability Pledge

Kebbell is committed to making a positive contribution to the country's ambitions to reduce greenhouse gas emissions to net zero by 2050. The company believes what is good for all its stakeholders including purchasers, staff, subcontractors, consultants, land vendors and the communities in which we operate, is good for the planet too.

Corporate Social Responsibility and environmental responsibilities are at the heart of everything the company does. This is nothing new. Throughout its 70 years Kebbell has always ensured it operates ethically, considering the social, economic and environmental impacts of every new home it builds.





Cornelian Fields Show Home

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For more information telephone us on **01723 586 858** or email cornelianfields@kebbell.co.uk



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EST. 1953
Kebbell

FOR HOW YOU LIVE

kebbell.co.uk