



# LANCASTER APPROACH

MIDDLE RASEN

A COLLECTION OF SIX  
BESPOKE & LUXURY HOMES

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GAINSBOROUGH ROAD  
MIDDLE RASEN | LN8 3JX

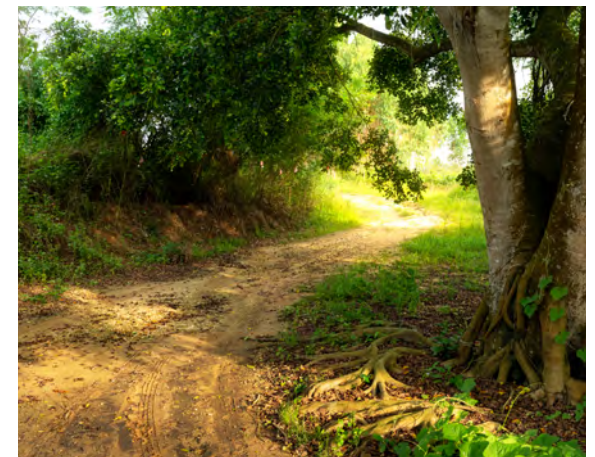




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“  
SIX BEAUTIFULLY  
CRAFTED HOMES  
PROVIDING A  
UNIQUE FAMILY  
HOME & LIFESTYLE.”

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# INTRODUCING YOUR PERFECT FAMILY HOME

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A highly anticipated development in the quaint Lincolnshire village of Middle Rasen. Lancaster Approach occupies the perfectly secluded setting for this small development of six bespoke family homes. A range of 4 and 5 bedroom properties will be available to purchase, boasting between 1,560 and 3,750 square feet of internal living space.

Each home on this exclusive development will be accompanied by a double, detached garage, complete with a converted roof space, offering heating and power supply to create the perfectly isolated home office/study.

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With each property occupying a minimum of a fifth of an acre plot and benefitting from stunning field views, Lancaster Approach is undoubtedly set to become the most luxurious residential development in the area.



“ EACH RESIDENCE WILL BENEFIT FROM  
A MINIMUM FIFTH OF AN ACRE PLOT  
AND STUNNING OPEN FIELD VIEWS

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## MIDDLE RASEN A UNIQUE WAY OF VILLAGE LIFE

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Middle Rasen is a quaint, countryside village on the edge of the Lincolnshire Wolds, ideally located on the A46 between the Cathedral City of Lincoln and the Coastal Town of Grimsby. Middle Rasen itself is home to the Nags Head Public House, the 12th Century 'St Peter's Church', the locally owned Post Office/convenience store and the Middle Rasen Primary School which enjoys a 'Good' rating by Ofsted. Middle Rasen possesses a genuine community spirit and feel which is enjoyed by residents.

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Just a short drive away is the pretty market town of Market Rasen which benefits from a Tesco food-store, several pubs and restaurants, a railway station, racecourse, several primary schools and De Aston Secondary School, also boasting a 'Good' Ofsted rating.

The city of Lincoln is just 16 miles away and offers a broad range of activities and attractions for family days out. The Lincoln Cathedral and Castle, both constructed in the 11th Century, are located in the heritage rich Bailgate area, which is just a short walk from the city centre. Lincoln Central station offers regular train services to London Kings Cross in under 2 hours.



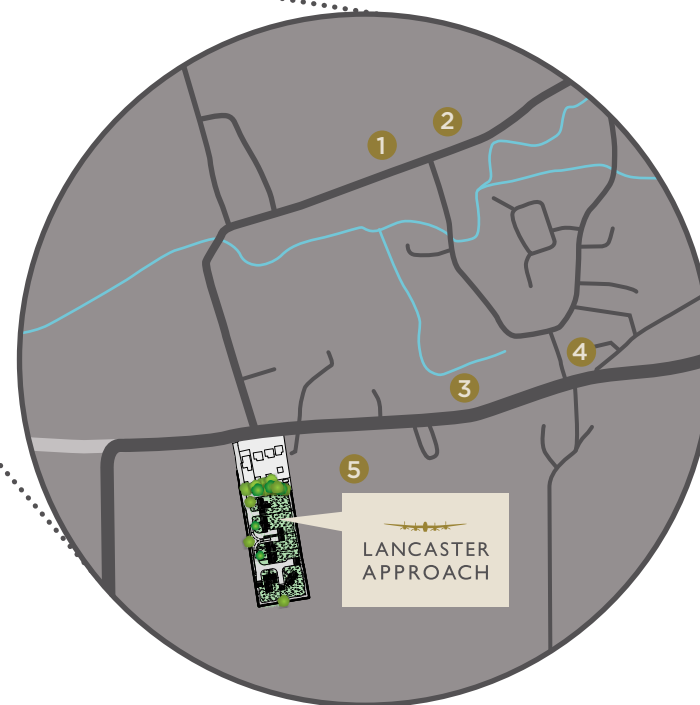
“  
AN IDEALLY LOCATED COUNTRY  
VILLAGE WITH ACCESS TO ALL OF  
THE AMENITIES FOR FAMILY LIFE.

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## CONVENIENTLY CONNECTED FOR WORK & PLAY



### Market Rasen - 1.4 miles

- Tesco Food-Store
- Several Pubs & Restaurants
- Several Primary Schools & De Aston Secondary School
- Racecourse
- Golf Course

### Lincoln - 16 miles

- All Major Supermarket Chains
- Multiple Shopping Centres
- University of Lincoln & Bishop Grosseteste University
- 14 Schools within 5 mile radius with 'Outstanding' Ofsted Rating
- Cinema & Entertainment Venues
- 11th Century Cathedral & Castle

### Travel Distances by Road

Lincoln	14 miles / 20 mins
Grimsby	18 miles / 25 mins
Market Rasen	1.4 miles / 5 mins

### By Rail from Lincoln

London Kings Cross	1hr 40 mins
Nottingham	50 mins

### Key to Map

- 1 Church
- 2 Primary School
- 3 Public House
- 4 Post Office
- 5 Taxi Service

# EARLY BIRD CUSTOMISATION OPPORTUNITIES

Purchasers expressing an interest in the development throughout the early stages of construction will be given a unique opportunity to influence the design, layout and specification of their home.

Brook Estates will be offering complete flexibility to mould the home you've always dreamed of. Time is of the essence as your ability to customise your home will become limited the further the build progresses. Express your interest early to take maximum advantage of rare opportunity.



## PLOT 1 • THE ALDCLIFFE

5 bedrooms  
3 reception rooms  
3 bathrooms  
Double garage

## PLOT 2 • THE HALTON - SOLD

4 bedrooms  
4 reception rooms  
4 bathrooms  
Double garage

## PLOT 3 • THE BORWICK - SOLD

4 bedrooms  
3 reception rooms  
3 bathrooms  
Double garage

## PLOT 4 • THE BROOKHOUSE - SOLD

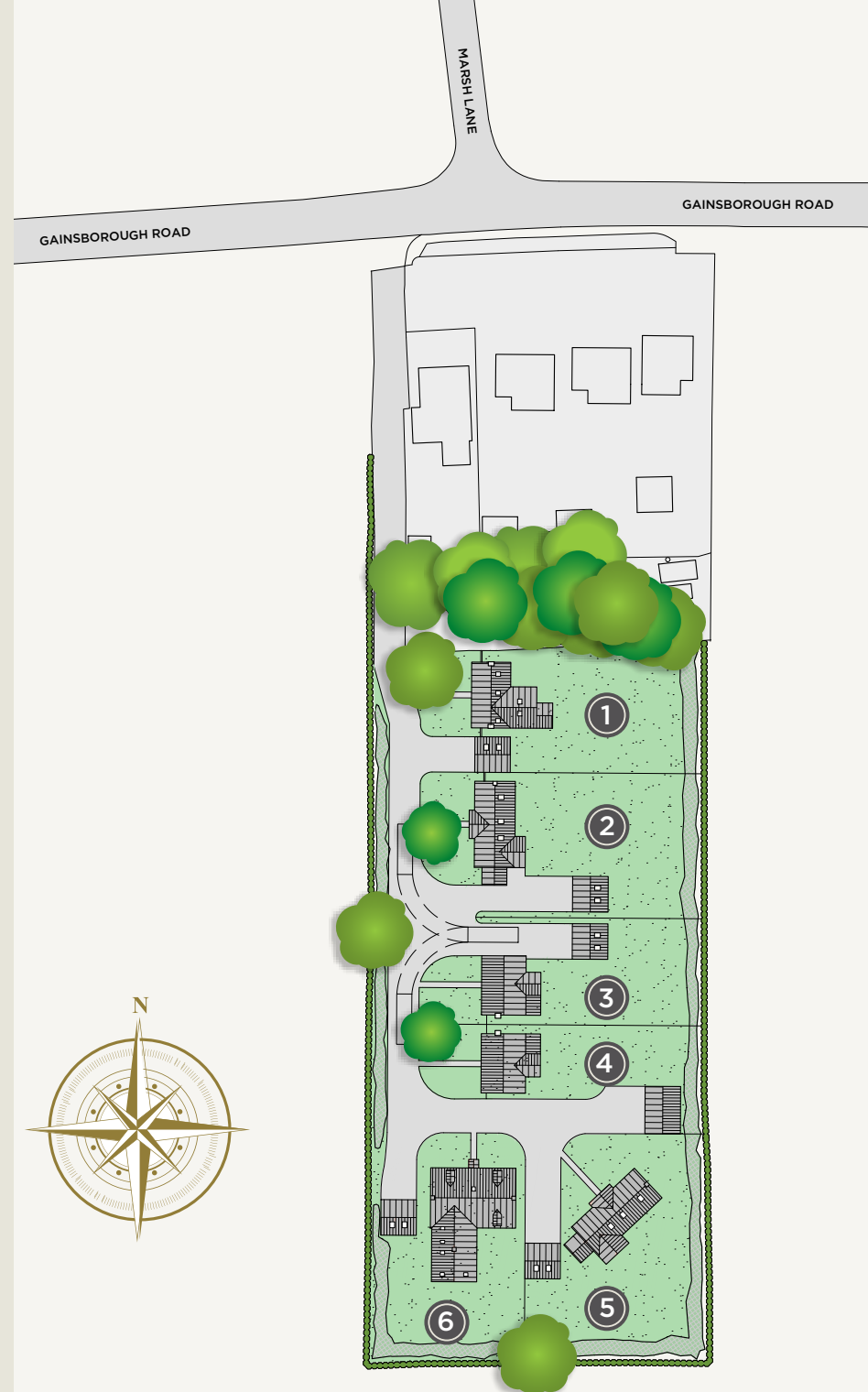
4 bedrooms  
3 reception rooms  
3 bathrooms  
Double garage

## PLOT 5 • THE HEATON

4 bedrooms  
4 reception rooms  
4 bathrooms  
Double garage

## PLOT 6 • THE ARKHOLME

4 bedrooms  
4 reception rooms  
5 bathrooms  
Double garage



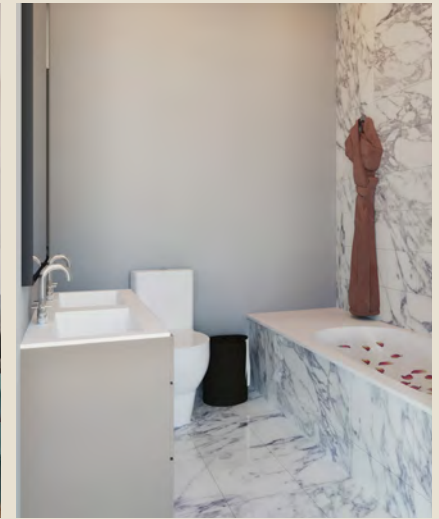
# SPECIFICATION

## IT'S ALL IN THE DETAIL

All of the below is negotiable. Purchasers can upgrade every aspect of their home, within the given budget. Purchasers will also have the option to extend their budget for a slight uplift in price.

- Fully integrated, contemporary kitchen, designed and manufactured in Lincolnshire by one of the county's leading kitchen suppliers.
- Choice of Amtico style flooring, tiling or luxury carpets throughout
- Gas fired underfloor heating
- Premium tiling to all bathrooms, en-suites and W/C's
- Multi Fuel Stoves / log burners to suit client specification
- Double garages complete with 1st floor study space to all plots
- Tarmac driveways with guide lighting
- Turfed gardens to front and rear
- Minimum fifth acre plots
- Security alarm systems
- Integrated CCTV

Photography is indicative only. Visualisations have been provided as a guide only and the fine details may differ slightly as the homes are being built. Brook Estate reserves the right to make changes as required.



“ CONTEMPORARY DESIGN  
COMBINED WITH HIGH  
QUALITY SPECIFICATION



# PLOT 1

## THE ALDCLIFFE

SIZE OVER 2,700FT<sup>2</sup>

Room Type	Size (ft)	Size (m)
Kitchen/Diner	20'9" x 13'6"	6.35 x 4.12
Sitting Room	12'0" x 8'10"	3.66 x 2.70
Utility	11'3" x 7'6"	3.43 x 2.29
Study	11'3" x 8'10"	3.45 x 2.70
Lounge	14'1" x 19'8"	4.3 x 6
Bedroom 1	20'9" x 13'5"	6.35 x 4.1
Ensuite	11'3" x 6'2"	3.45 x 1.9
Bedroom 2	20'0" x 11'1"	6.1 x 3.4
Bedroom 3	14'0" x 15'5"	4.29 x 4.70
Ensuite	14'1" x 3'11"	4.3 x 1.2
Bedroom 4	12'9" x 13'5"	3.9 x 4.1
Bedroom 5	14'1" x 12'9"	4.3 x 3.9
Bathroom	11'5" x 12'9"	3.5 x 3.9

## SALES ENQUIRIES

BROWN & CO

01522 504304 | brown-co.com

lincolncitycentre@brown-co.com



## KEY FEATURES

- 5 double bedrooms across 3-storeys
- 2 en-suite shower rooms to first floor bedrooms
- Occupies the entrance plot, with only one neighbour
- Stunning open-plan kitchen diner lounge
- Bifold doors to the spacious rear garden
- A generous utility and ground floor W/C
- Private ground floor study space
- 20ft formal living room with multi-fuel burner and inglenook style fireplace
- All flooring included to buyer specification
- Traditional Lincolnshire red brick
- Premium slate roof tiles
- Double garage with converted roof study
- Exterior PIR sensor lighting to buyers specification
- Fully enclosed rear garden with lockable gates



5 Bedrooms



3 Bathrooms



3 Reception rooms

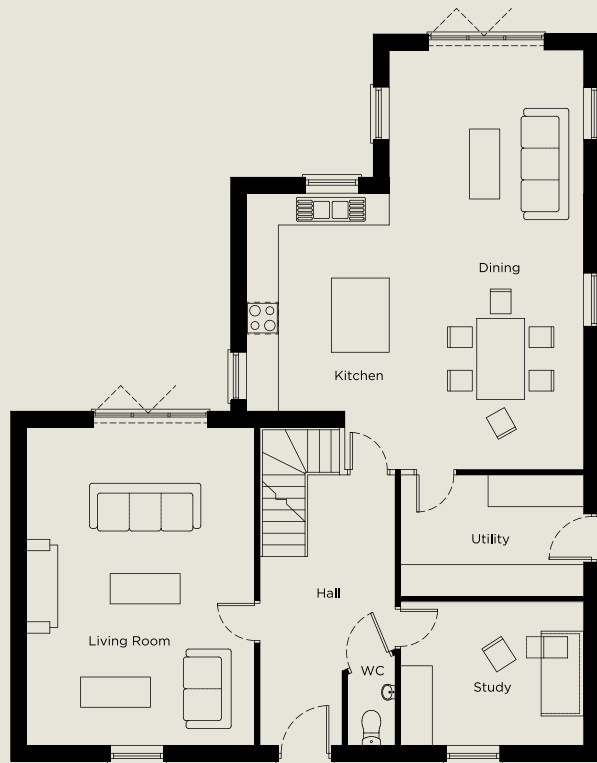


Double Garage



# THE ALDCLIFFE FLOOR PLANS

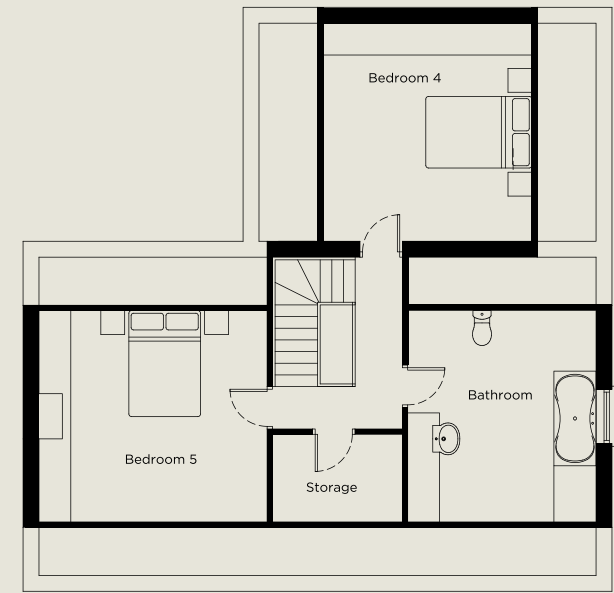
## GROUND FLOOR



## FIRST FLOOR



## SECOND FLOOR



Site plans are indicative only. Floor plans are for approximate measurements only. Exact layout and sizes may change.

# PLOT 2

## THE HALTON

SIZE OVER 2,700FT<sup>2</sup>

Room Type	Size (ft)	Size (m)
Lounge	13'9" x 20'4"	4.2 x 6.2
TV Room	12'1" x 10'2"	3.7 x 3.1
Kitchen/ Diner	15'1" x 26'2"	4.6 x 8
Utility	8'10" x 11'9"	4.6 x 7.9
Master Bedroom	13'9" x 13'5"	4.2 x 4.1
Ensuite	6'10" x 6'6"	2.1 x 2.0
Dressing Room	6'6" x 6'6"	2.0 x 2.0
Bedroom 2	15'1" x 15'5"	4.6 x 4.7
Ensuite	3'3" x 5'2"	1.0 x 1.6
Bedroom 3	12'1" x 9'10"	3.7 x 3.0
Bedroom 4	13'9" x 10'2"	4.2 x 3.1
Ensuite	4'11" x 9'6"	1.5 x 2.9
Entertainment Area	14'1" x 9'10"	4.3 x 3.0
Bedroom 5	15'5" x 9'10"	4.7 x 3
Ensuite	9'6" x 4'7"	2.9 x 1.4

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SOLD



## KEY FEATURES

- 4 double bedrooms to first floor
- All bedrooms with ensuite shower rooms
- En-suite and walk in dressing room to master bedroom
- Office space and storage room to second floor
- Stunning open-plan kitchen diner lounge
- Bifold doors to the spacious rear garden
- A generous utility and ground floor W/C
- Separate ground floor snug/kids playroom
- 20ft formal living room with multi-fuel burner and inglenook style fireplace
- All Flooring included to buyer specification
- Traditional Lincolnshire red brick
- Premium slate roof tiles
- Double garage with converted roof study
- Exterior PIR sensor lighting to buyers specification
- Fully enclosed rear garden with lockable gates



4 Bedrooms



4 Bathrooms



4 Reception rooms

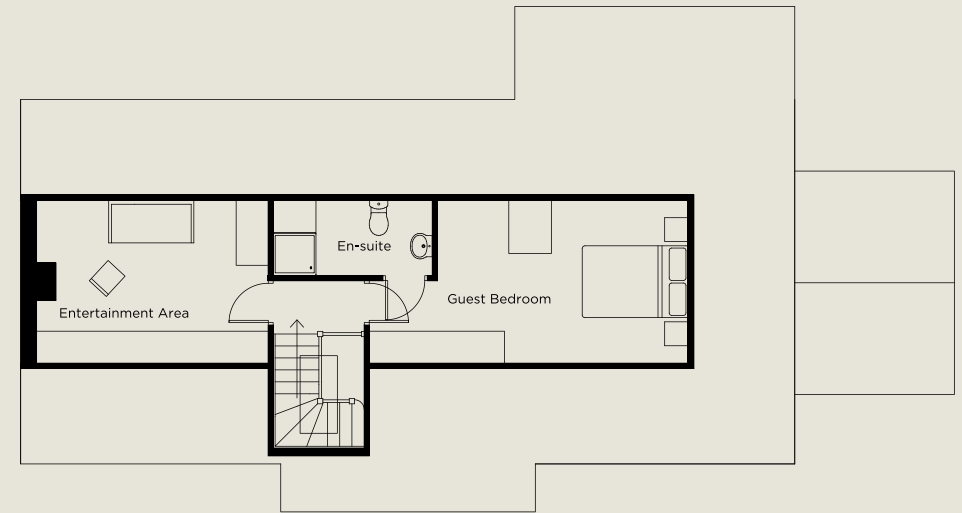


Double Garage

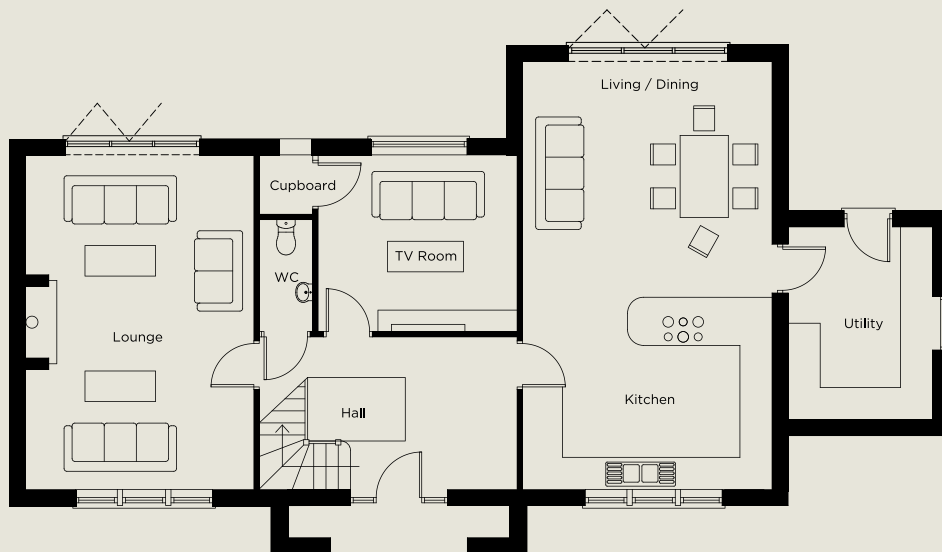


# THE HALTON FLOOR PLANS

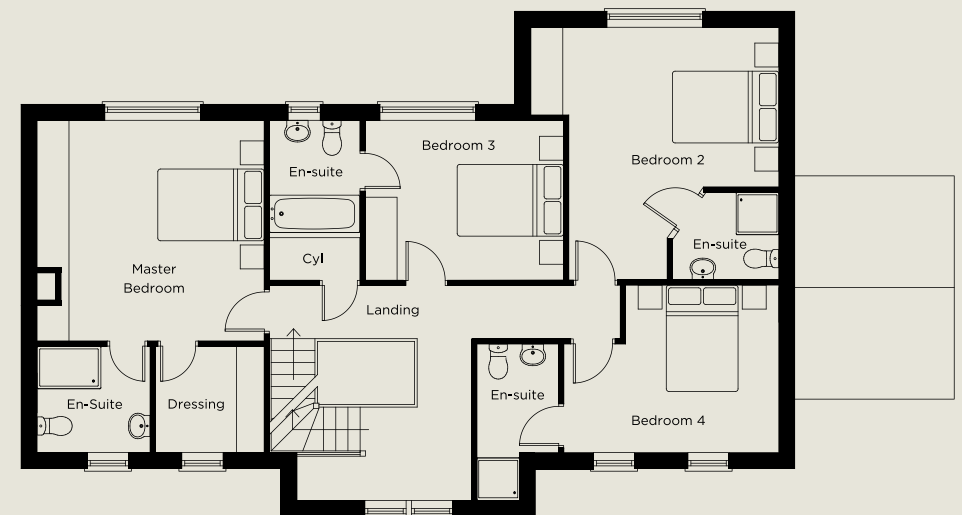
## SECOND FLOOR



## GROUND FLOOR



## FIRST FLOOR



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# PLOT 3

## THE BORWICK

SIZE 1,560FT<sup>2</sup>

Room Type	Size (ft)	Size (m)
Kitchen	10'9" x 17'6"	3.3 x 5.35
Dining	14'1" x 10'0"	4.3 x 3.05
Utility	6'0" x 5'10"	1.85 x 1.8
Study	10'7" x 13'5"	3.25 x 4.1
Lounge	12'9" x 16'4"	3.9 x 5
Bedroom 1	16'8" x 12'1"	5.1 x 3.7
Ensuite	6'2" x 4'7"	1.9 x 1.4
Bedroom 2	10'9" x 14'5"	3.3 x 4.4
Ensuite 2	8'2" x 2'11"	2.5 x 0.9
Bathroom	8'2" x 6'10"	2.5 x 2.1
Bedroom 3	10'5" x 12'1"	3.2 x 3.7
Bedroom 4	8'9" x 10'2"	2.67 x 3.12

## SALES ENQUIRIES

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SOLD



## KEY FEATURES

- 4 double bedrooms to first floor
- En-suite shower rooms to master and second bedroom
- Spacious Kitchen Diner with Utility & W/C attached
- Separate ground floor snug/kids playroom
- A formal lounge with multi-fuel burner and inglenook style fireplace
- Traditional Lincolnshire red brick
- Premium slate roof tiles
- Double garage with converted roof study
- Exterior PIR sensor lighting to buyers specification
- Fully enclosed rear garden with lockable gates



4 Bedrooms



3 Bathrooms



3 Reception rooms

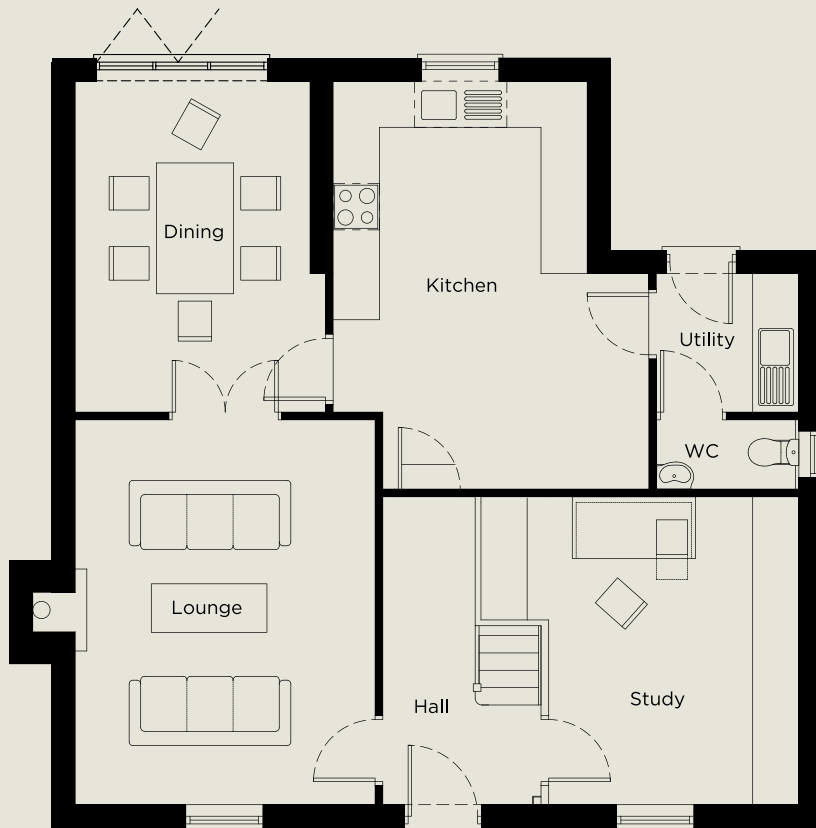


Double Garage

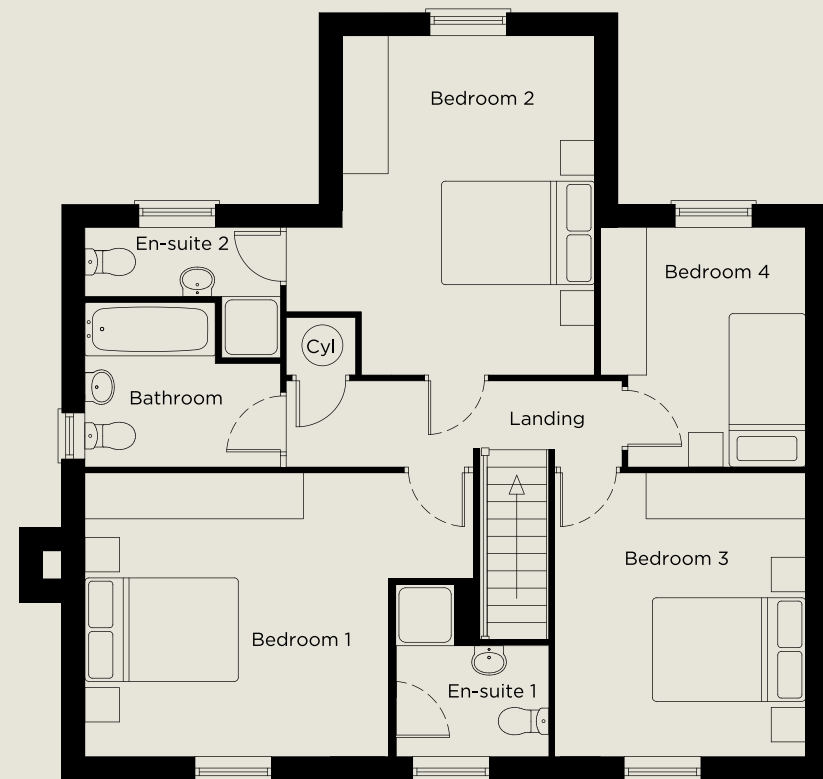


# THE BORWICK FLOOR PLANS

## GROUND FLOOR



## FIRST FLOOR



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# PLOT 4

## THE BROOKHOUSE

SIZE 1,560FT<sup>2</sup>

Room Type	Size (ft)	Size (m)
Kitchen	10'9" x 17'6"	3.3 x 5.35
Dining	14'1" x 10'0"	4.3 x 3.05
Utility	6'0" x 5'10"	1.85 x 1.8
Study	10'7" x 13'5"	3.25 x 4.1
Lounge	12'9" x 16'4"	3.9 x 5
Bedroom 1	16'8" x 12'1"	5.1 x 3.7
Ensuite	6'2" x 4'7"	1.9 x 1.4
Bedroom 2	10'9" x 14'5"	3.3 x 4.4
Ensuite 2	8'2" x 2'11"	2.5 x 0.9
Bathroom	8'2" x 6'10"	2.5 x 2.1
Bedroom 3	10'5" x 12'1"	3.2 x 3.7
Bedroom 4	8'9" x 10'2"	2.67 x 3.12

## SALES ENQUIRIES

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SOLD



## KEY FEATURES

- 4 double bedrooms to first floor
- En-suite shower rooms to master and second bedroom
- Spacious Kitchen Diner with Utility & W/C attached
- Separate ground floor snug/kids playroom
- A formal lounge with multi-fuel burner and inglenook style fireplace
- Traditional Lincolnshire red brick
- Premium slate roof tiles
- Double garage with converted roof study
- Exterior PIR sensor lighting to buyers specification
- Fully enclosed rear garden with lockable gates



4 Bedrooms



3 Bathrooms



3 Reception rooms



Double Garage

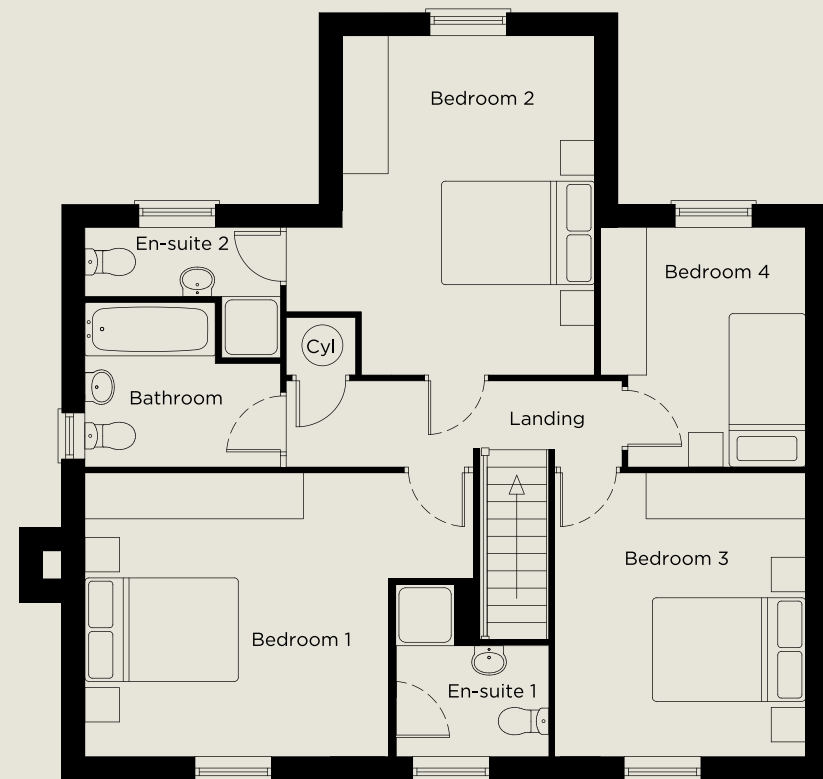


# THE BROOKHOUSE FLOOR PLANS

## GROUND FLOOR



## FIRST FLOOR



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# PLOT 5

## THE HEATON

SIZE OVER 2,700FT<sup>2</sup>

Room Type	Size (ft)	Size (m)
Lounge	13'9" x 20'4"	4.2 x 6.2
TV Room	12'1" x 10'2"	3.7 x 3.1
Kitchen/ Diner	15'1" x 26'2"	4.6 x 8
Utility	8'10" x 11'9"	4.6 x 7.9
Master Bedroom	13'9" x 13'5"	4.2 x 4.1
Ensuite	6'10" x 6'6"	2.1 x 2.0
Dressing Room	6'6" x 6'6"	2.0 x 2.0
Bedroom 2	15'1" x 15'5"	4.6 x 4.7
Ensuite	3'3" x 5'2"	1.0 x 1.6
Bedroom 3	12'1" x 9'10"	3.7 x 3.0
Bedroom 4	13'9" x 10'2"	4.2 x 3.1
Ensuite	4'11" x 9'6"	1.5 x 2.9
Entertainment Area	14'1" x 9'10"	4.3 x 3.0
Bedroom 5	15'5" x 9'10"	4.7 x 3
Ensuite	9'6" x 4'7"	2.9 x 1.4

## SALES ENQUIRIES

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## KEY FEATURES

- 4 double bedrooms to first floor
- All bedrooms with ensuite shower rooms
- En-suite and walk in dressing room to master bedroom
- Office space and storage room to second floor
- Stunning open-plan kitchen diner lounge
- Bifold doors to the spacious rear garden
- A generous utility and ground floor W/C
- Separate ground floor snug/kids playroom
- 20ft formal living room with multi-fuel burner and inglenook style fireplace
- All Flooring included to buyer specification
- Traditional Lincolnshire red brick
- Premium slate roof tiles
- Double garage with converted roof study
- Exterior PIR sensor lighting to buyers specification
- Fully enclosed rear garden with lockable gates



4 Bedrooms



4 Bathrooms



4 Reception rooms

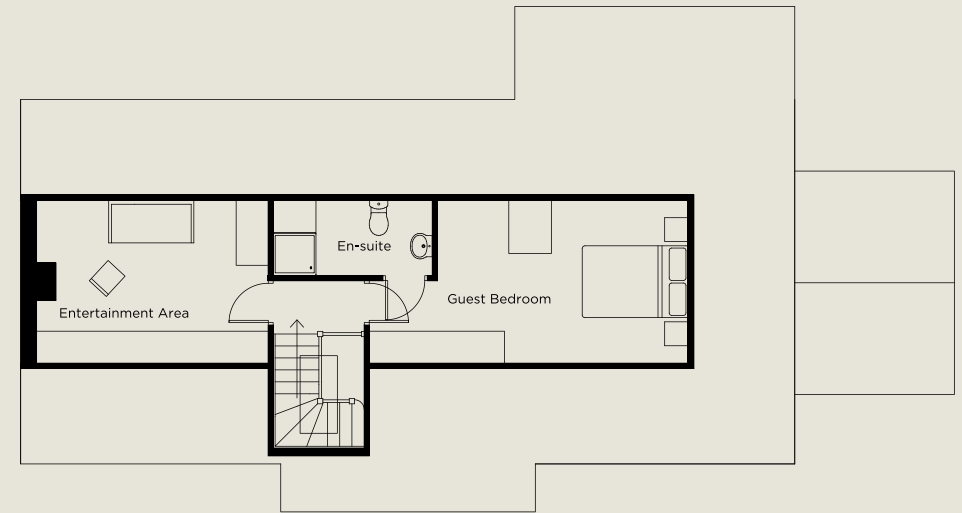


Double Garage

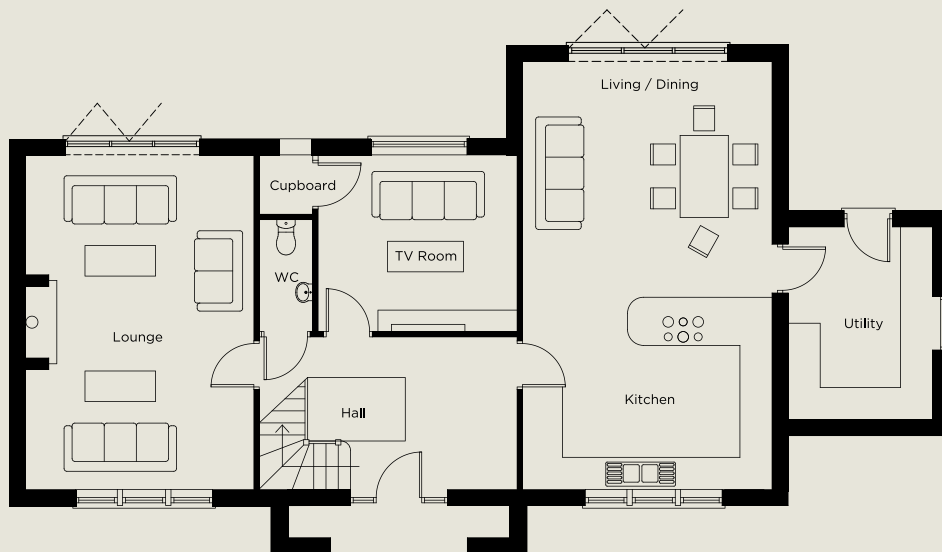


# THE HEATON FLOOR PLANS

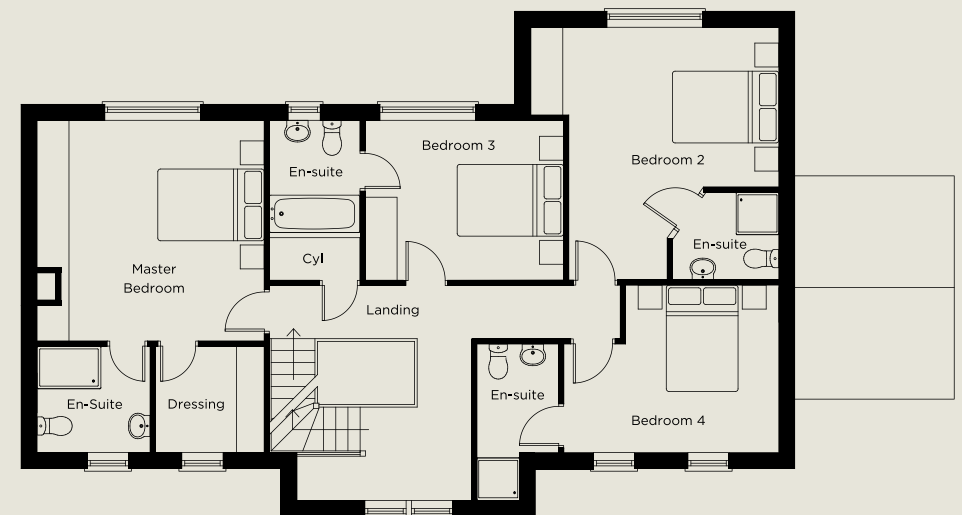
## SECOND FLOOR



## GROUND FLOOR



## FIRST FLOOR



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# PLOT 6

## THE ARKHOLME

SIZE OVER 3,750FT<sup>2</sup>

Room Type	Size (ft)	Size (m)
Living Room	18'8" x 23'7"	5.7 x 7.2
Family Room	17'0" x 15'8"	5.2 x 4.8
Cinema Room	17'0" x 14'9"	5.2 x 4.5
Utility Room	11'9" x 6'10"	3.6 x 2.1
Shower Room	6'6" x 6'10"	2.0 x 2.1
Kitchen / Diner	22'11" x 28'6"	7.0 x 8.7
Bedroom 1	18'8" x 16'8"	5.7 x 5.1
Dressing Room	8'6" x 8'6"	2.6 x 2.6
Ensuite	10'5" x 6'10"	3.2 x 2.1
Bedroom 2	14'1" x 13'9"	4.3 x 4.2
Ensuite	4'7" x 12'9"	1.4 x 3.9
Bedroom 3	17'8" x 17'8"	5.4 x 5.4
Bathroom	10'5" x 6'2"	3.2 x 1.9
Bedroom 4	18'4" x 10'5"	5.6 x 3.2

## SALES ENQUIRIES

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## KEY FEATURES

- Premium plot on the development
- Stunning 4 bedroomed dorma-bungalow
- 23ft x 29ft Kitchen Diner Lounge with bifold doors
- Ultra-modern, open through fire to kitchen and living space
- Utility and ground floor shower room
- All four bedrooms with en-suite shower rooms
- 4 piece en-suite and walk in dressing room to master and third bedroom
- Separate ground floor snug/kids playroom
- 24ft formal living room with separate cinema and family rooms
- All flooring included to buyer specification
- Traditional Lincolnshire red brick
- Premium slate roof tiles
- Double garage with converted roof study
- Exterior PIR sensor lighting to buyers specification
- Fully enclosed, south-facing rear garden with lockable gates



4 Bedrooms



5 Bathrooms



4 Reception rooms

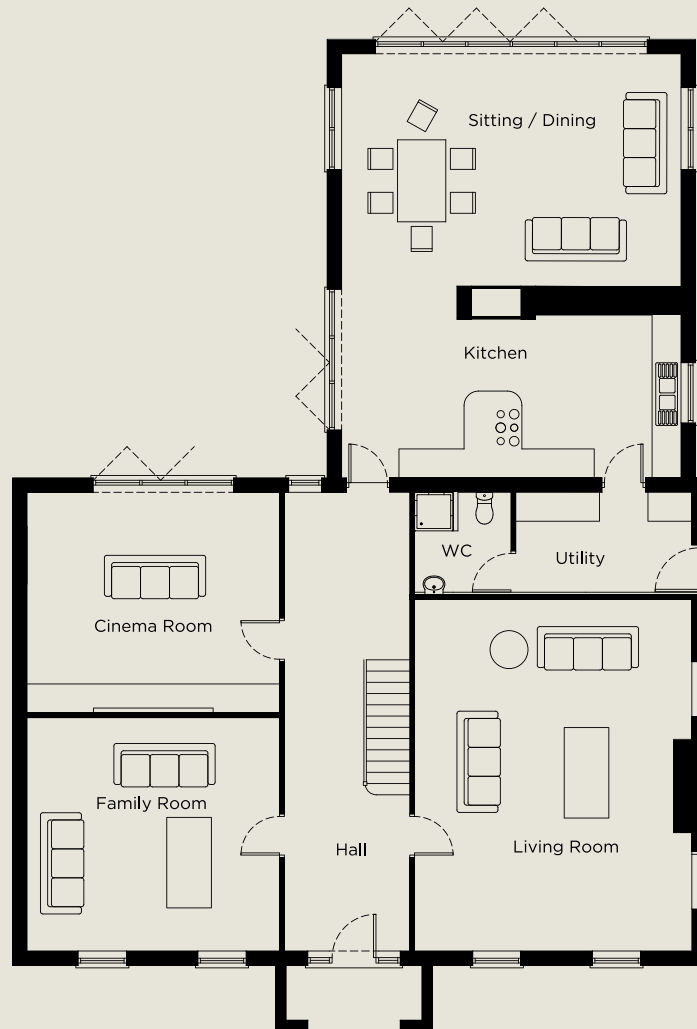


Double Garage

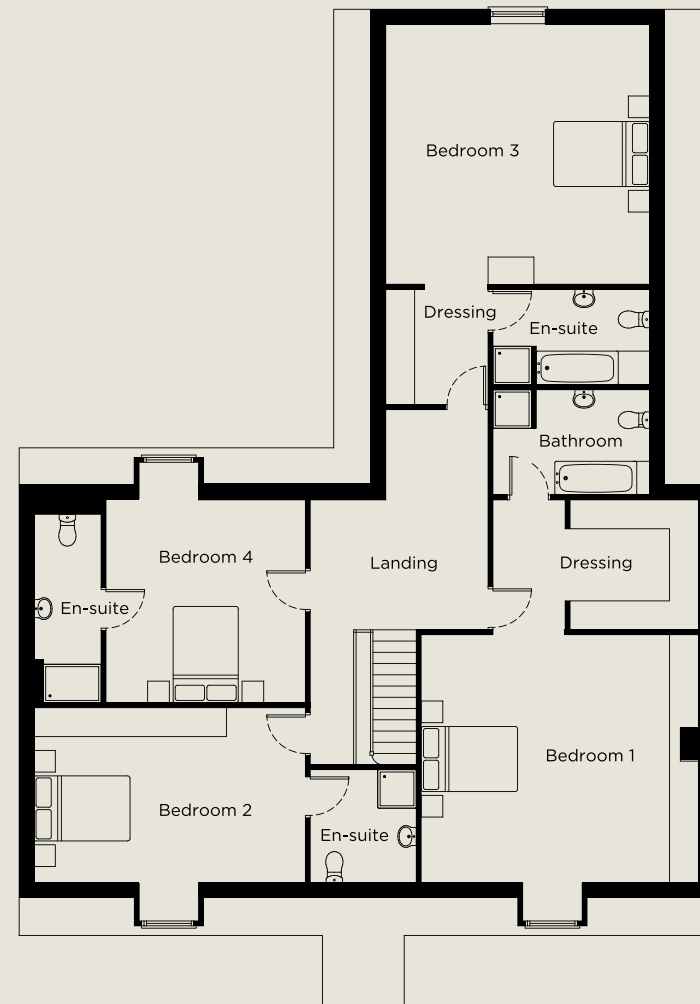


# THE ARKHOLME FLOOR PLANS

## GROUND FLOOR



## FIRST FLOOR



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A DEVELOPMENT BY  
**BROOK ESTATES**

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SALES ENQUIRIES

**BROWN & CO**

BROWN & CO

01522 504304 | [brown-co.com](http://brown-co.com)

[lincolncitycentre@brown-co.com](mailto:lincolncitycentre@brown-co.com)

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Gainsborough Road | Middle Rasen | LN8 3JX