

YOUR HOME | OUR VISION



The Brambles





The Brambles

The Development

WELCOME TO ASHWOOD HOMES'
THE BRAMBLES DEVELOPMENT

The Brambles is situated in Balmoral Way, on the outskirts of the beautiful market town of Holbeach.

The second phase of development comprises a total of 73 homes, comprising two bed homes, three bed semi-detached and detached homes and four-bed detached homes.

The town of Holbeach boasts a variety of amenities, including primary schools, secondary school, doctors' surgeries and a mix of national and independent shops.

The development is located on the outskirts of the town within an existing residential area.

Our development at The Brambles offers a traditionally built, high-specification home in a beautiful semi-rural location.



 Refuse/Recycling Collection Point (RCP)
 Swales




GLEN
1 BEDROOM PLOTS
61, 62



CORONATION
3 BEDROOM PLOTS
2, 3, 22, 23



RIBBLE
4 BEDROOM PLOTS
6, 8, 12, 13, 24, 34



DEE
2 BEDROOM PLOTS
18, 19, 20, 46, 54, 55, 56, 57, 60, 65, 66, 72, 73



LOCK
3 BEDROOM PLOTS
5, 35, 36



SEVERN
4 BEDROOM PLOTS
4, 26,



AIRE
3 BEDROOM PLOTS
10, 11, 14, 16, 28, 29, 30, 32, 45, 63, 64, 68, 69, 70



MERE
3 BEDROOM PLOTS
15, 17, 21, 27, 31, 33, 44, 67, 71



HARREN
4 BEDROOM PLOTS
7, 25



AVON
3 BEDROOM PLOTS
39, 40, 41, 42, 58, 59



RUTLAND
3 BEDROOM PLOTS
1, 9, 43



AFFORDABLE HOUSING PLOTS

The Brambles, Holbeach Phase 2



THE BRAMBLES, HOLBEACH, PHASE 2 : SPECIFICATION

	2 bedroom	3 bedroom	4 bedroom
GENERAL			
White sockets and switches	●	●	●
Polished chrome sockets & switches*	*	*	*
Polished chrome ironmongery to all doors	●	●	●
Outside tap	●	●	●
Landscaped front garden	●	●	●
Turf to rear*	*	*	*
1.8mm Close boarded fencing	●	●	●
UPVC double glazed windows	●	●	●
Combi 'A' rated boiler or system boiler and cylinder dependent on house type	●	●	●
Programmable gas central heating with thermostatic radiator valves	●	●	●
Fitted wardrobes*	*	*	*
Composite front door	●	●	●
Vertical one panelled white internal doors	●	●	●
Softwood staircase with handrail	●	●	●
Standard carpet throughout except wet areas (upgrades available)	●	●	●
Patio	●	●	●
ELECTRICAL			
Digital TV point/Media panel to Lounge with Sky wiring	●	●	●
Digital TV point to all bedrooms	●	●	●
BT socket to Lounge	●	●	●
Double socket with USB charge points to Master Bedroom	●	●	●
Light and double power socket to garage	●	●	●
Downlights to Kitchen area, Bathroom & En-suite	●	●	●
Loft light	●	●	●
Electric power point to rear	*	*	●
Electric garage door kit	*	*	●
BATHROOM / EN-SUITE			
Fitted white sanitary ware	●	●	●

Vinyl to all wet areas (kitchen/bathroom/WC)	●	●	●
Glass shower screen over bath*	*	*	*
Thermostatic shower mixer over bath with riser rail*	*	*	*
Extractor fan to cloakroom, bathroom & en-suite	●	●	●
Shaver point to en-suite and bathroom	●	●	●
Heated chrome towel rail to bathroom & en-suite	●	●	●
Splashback wall tiles to cloakroom, bathroom & en-suite	●	●	●
Full height wall tiles around Shower and Bath cubicle***	●	●	●
Half tiling to cloaks, bathroom & en-suite	*	*	●

KITCHEN / UTILITY

18mm Kitchen units – Selection from marketing suite*	●	●	●
Matched end panels	●	●	●
Fully integrated domestic appliances (dishwasher, fridge/freezer, oven)	●	●	●
Induction Hob	●	●	●
Upstand and splashback	●	●	●
Stainless steel one & half bowl sink to kitchen	●	●	-
Single stainless steel bowl sink to utility (if applicable)	-	●	●
Ceramic flooring*	*	*	●
Single oven side by side	*	*	●
Grade 3 kitchen	*	*	●
Composite sink to kitchen	*	*	●
Glass extractor hood (if applicable)	*	*	●

DECORATION

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

SAFETY & SECURITY

Intruder alarm*	*	*	*
Security locks to windows except fire egress	●	●	●
Mains fed smoke detector to hall and landing	●	●	●
Mains fed carbon monoxide detector to bedroom**	●	●	●
External space lighting to front and rear of property	●	●	●
Dedicated energy efficient fittings	●	●	●
Mains fed doorbell	●	●	●

● Is a standard choice

* Is an upgrade choice

- Is not available

** only when boiler is located in the bedroom

*** The Avon has half height tiling around the bath and full height around shower cubicle

Availability of upgrades and standard choices are subject to build stage at point of reservation. Plot CGI image is not an intended representation of the Holbeach site. Garages will all have light and power.



A Management Company at 'The Brambles' 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 2022 to be £252.27 and will be reviewed on an annual basis. Please ask the sales negotiator for more information.

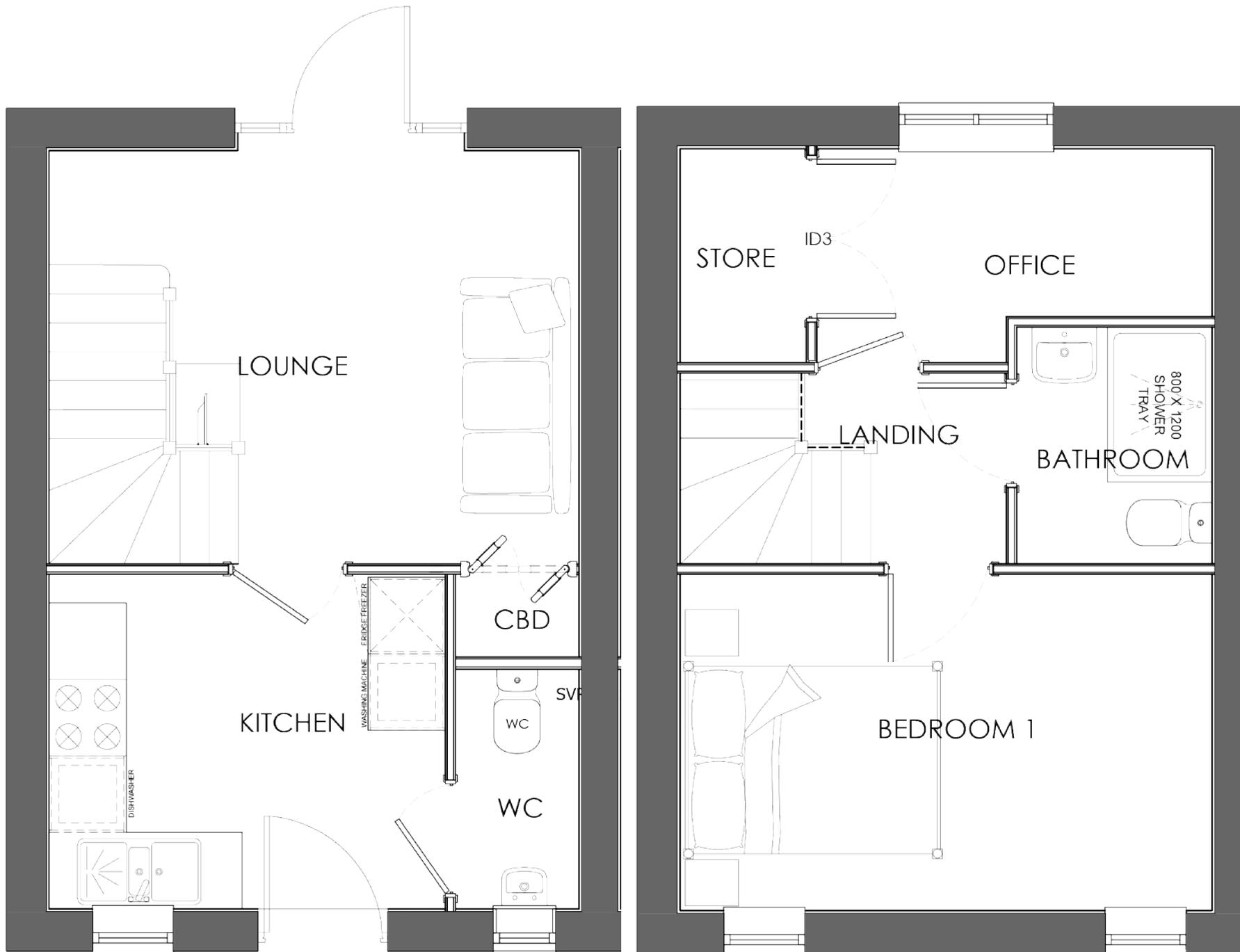
The Glen

ONE BEDROOM HOUSE



The Glen

ONE BEDROOM SEMI DETACHED



Lounge
4.16m x 3.28m
13'8" x 10'9"

Kitchen
3.11m x 2.66m
10'3" x 8'9"

Cloaks
1.92m x 0.99m
6'4" x 3'3"

Cupboard
0.98m x 0.68m
3'3" x 2'3"

Bedroom
4.16m x 2.66m
13'8" x 8'9"

Office
3.09m x 1.35m
10'2" x 4'5"

Store
1.69m x 1.01m
5'7" x 3'4"

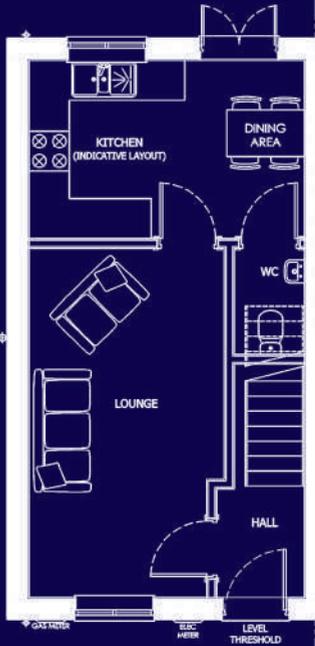
Bathroom
1.88m x 1.55m
6'2" x 5'1"

Please refer to the site plan for confirmation of the plot numbers for this particular house type.

The dimensions are correct to within 50mm or 2" but should not be used as a basis for the purchase of furnishings. Individual properties may vary from illustrations shown. Every care has been taken with the information, which has been produced for your guidance only and does not form part of a contract.

THE DEE

GROUND FLOOR

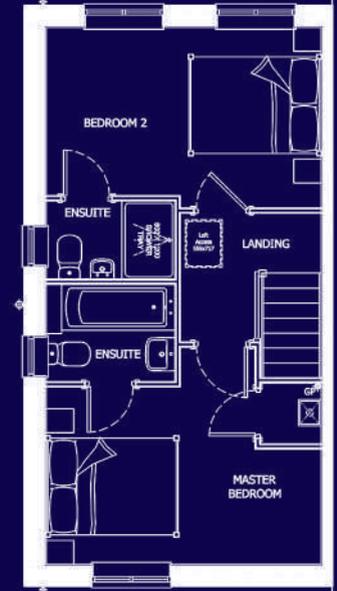


LOUNGE	5.27 x 2.92	17'4 x 9'7
KITCHEN	4.12 x 2.69	13'6 x 8'10
WC	1.61 x 1.05	5'5 x 3'5

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



FIRST FLOOR

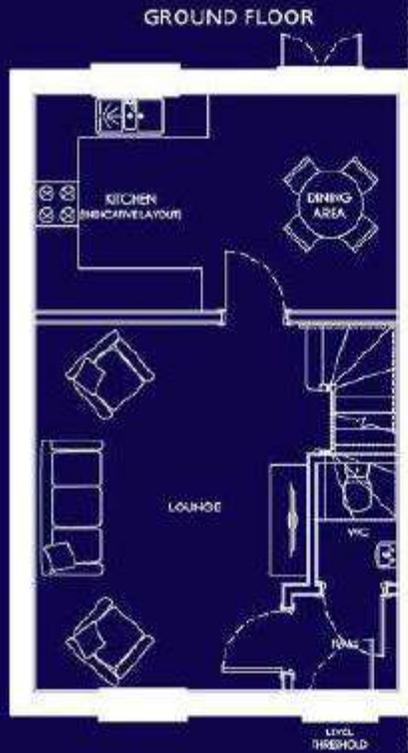


BED 1	4.12 x 2.68	13'6 x 8'10
EN-SUITE 1	1.93 x 1.47	6'4 x 4'10
BED 2	4.12 x 2.73	13'6 x 8'11
EN-SUITE 2	1.93 x 1.18	6'4 x 3'10

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



THE AIRE



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

LOUNGE	5.07 x 3.76	16'8" x 12'4"
KITCHEN	5.01 x 3.00	16'5" x 9'10"
WC	1.65 x 1.10	5'5" x 3'7"

MASTER	3.07 x 3.24	10'1" x 10'8"
EN-SUITE	2.25 x 1.69	7'5" x 5'7"
BED 2	3.71 x 2.74	12'2" x 9'0"
BED 3	2.77 x 2.20	7'6" x 7'3"
BATH	2.11 x 1.83	6'1" x 6'0"



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

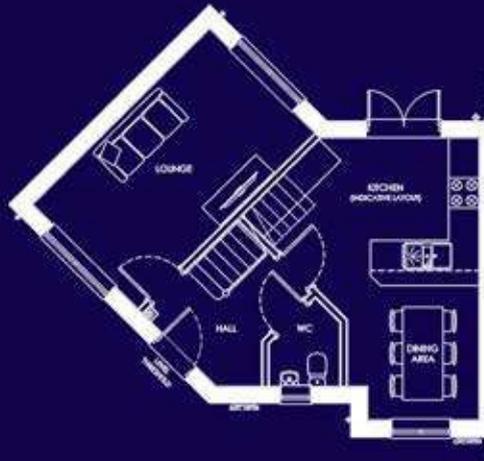
A three bedroom home, perfect for families and first-time buyers.

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

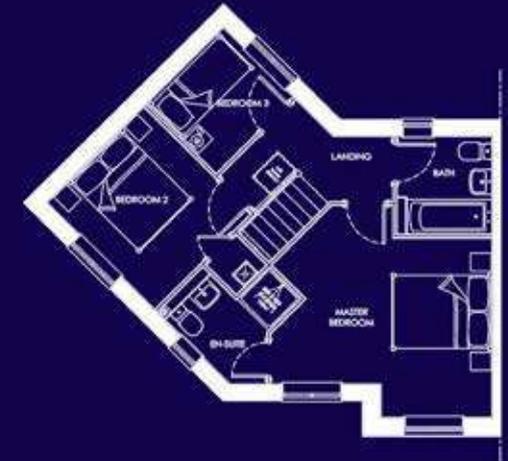
GROUND FLOOR



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

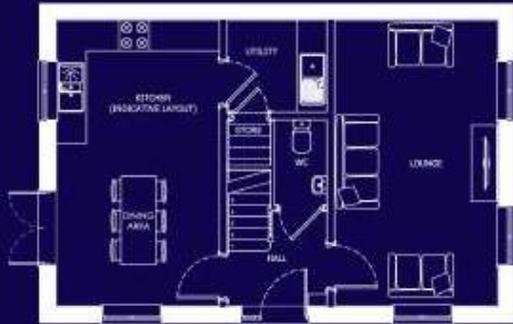
BED 1	3.55 x 2.79	11'8 x 9'2
EN-SUITE	1.99 x 1.76	6'6 x 5'9
BED 2	3.36 x 3.32	11'0 x 10'11
BED 3	2.76 x 2.61	9'1 x 8'7
BATH	2.20 x 2.16	7'3 x 7'1



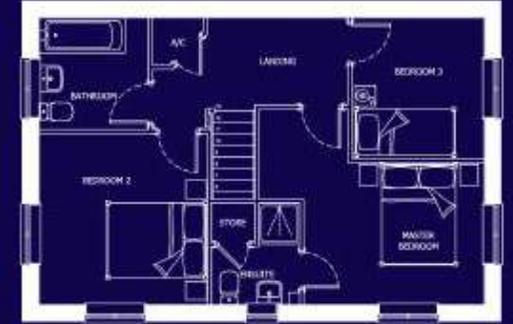
Please refer to your site map for plot numbers for this housetype. These dimensions are correct to within 50mm/2" but should not be used as a basis for the purchase of furnishings. Individual properties may vary from illustrations shown.

THE MERE

GROUND FLOOR



FIRST FLOOR



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"

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

BED 1	3.52 x 2.79	11'7" x 9'2"
ENSUITE	1.99 x 1.72	6'6" x 5'8"
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 RUTLAND

GROUND FLOOR



FIRST FLOOR



LOUNGE	6.17	x	3.56	18'2	x	11'8
KIT/DIN	3.1	x	5.64	10'2	x	18'6
UTILITY	1.7	x	1.93	5'7	x	6'4
WC	2.03	x	1.00	6'8	x	3'3

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

BED 1	4.15	x	3.35	13'8	x	11'
ENSUITE	1.4	x	2.67	4'7	x	8'9
BED 2	3.07	x	3.56	10'1	x	11'8
BED 3	3.09	x	2.21	10'2	x	7'3
STORE	1.4	x	0.8	4'7	x	2'8
BATH	1.7	x	2	5'7	x	6'7

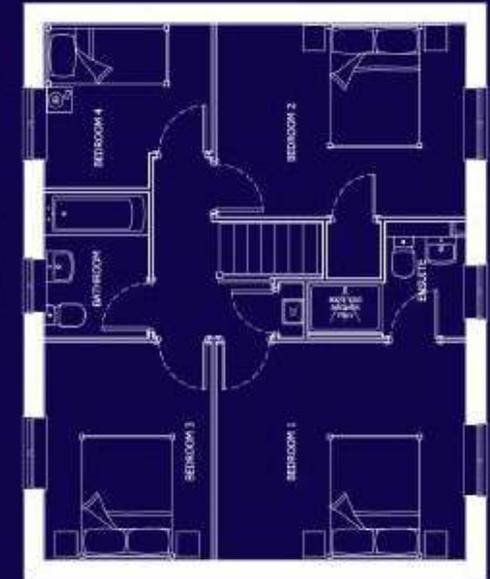


THE RIBBLE

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

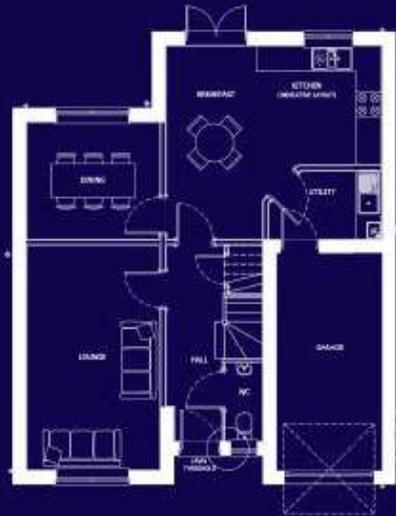
A four bedroom home, perfect for families and professionals.

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



THE SEVERN

GROUND FLOOR



FIRST FLOOR



LOUNGE	5.31 x 3.16	17'5 x 10'5
DINING	2.76 x 3.16	9'1 x 10'5
KITCHEN	4.56 x 5.14	15' x 16'10
UTILITY	2.70 x 1.6	8'10 x 5'3
WC	1.86 x 0.89	6'1 x 2'11
GARAGE	5.16 x 2.55	16'11 x 8'4

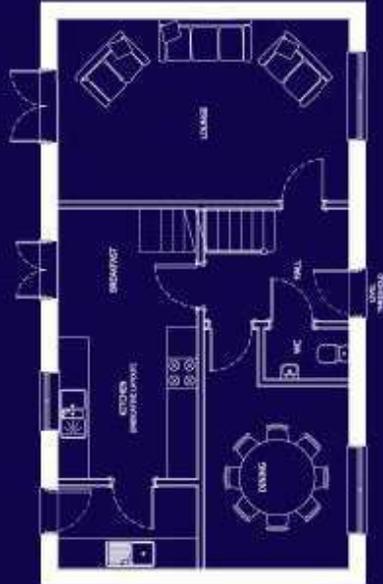
A four bedroom home, perfect for families and professionals.

BED 1	3.93 x 3.16	12'11 x 10'5
ENSUITE	1.2 x 2.11	3'11 x 6'11
BED 2	3.86 x 2.77	12'8 x 9'1
BED 3	2.93 x 2.77	9'7 x 9'1
BED 4	2.93 x 3.16	9'7 x 10'5
BATH	1.7 x 2.36	5'7 x 7'9

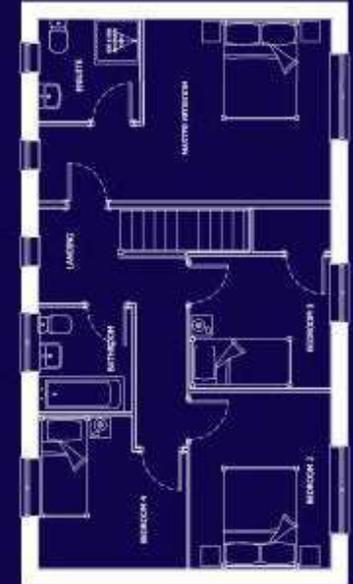


THE HARREN

GROUND FLOOR



FIRST FLOOR



LOUNGE	5.85 x 3.65	19'2" x 12'
KITCHEN	2.80 x 5.36	9'2" x 17'7"
UTILITY	2.80 x 1.64	9'2" x 5'5"
DINING	2.89 x 4.77*	9'6" x 15'8"
WC	1.70 x 1.00	5'7" x 3'3"

A four bedroom home, perfect for families and professionals.

MASTER	5.85* x 3.65	19'2" x 12'
EN-SUITE	2.02 x 2.06	6'8" x 6'9"
BED 2	2.81 x 3.51	9'3" x 11'6"
BED 3	2.81 x 2.62	9'3" x 8'7"
BED 4	2.96 x 3.04	9'9" x 10'
BATH	1.86 x 2.07	6'1" x 6'10"



* Max

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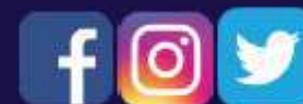
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The Brambles



An exclusive development of
two, three and four bedroom homes



The Brambles Phase 2 is a beautifully presented development of 73 two, three and four bedroom homes situated in Balmoral Way, Holbeach, Lincolnshire.

Holbeach is ideally located with quick and easy road links to nearby towns of Boston, Spalding and King's Lynn, as well as the neighbouring city of Peterborough.

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