

The Pastures

HIBALDSTOW

STONEBRIDGE

Welcome to

The Pastures

The Pastures is ideally located and enjoys excellent transport links that make it easy to reach the M180 and from there the A1(M), linking the area both north and south. The M18 and M62 are also easily accessible. With its proximity to Doncaster, York, and Lincoln, and all of the facilities they have to offer, you'll enjoy relaxed, sociable living within a thriving local community.

The Pastures offers a sought-after collection of homes, nestled in the centre of the lovely village of Hibaldstow. When designing The Pastures, we wanted to create a development that was in harmony with its surroundings. Homes here are being built using a variety of brick types that perfectly reflect their surroundings. And, as one would expect from Stonebridge, our homes are all built to exacting standards with a high specification.

Communities have never been more important than they are now. The Pastures will blossom into a welcoming and flourishing development with a distinct sense of belonging. We are proud that we are helping to build communities that embrace spirit, character, and pride and these are vital elements in designing schemes where people want to work, live and play.

We are proud to be a regional house builder, employing local people, supporting local businesses, and bringing investment into the local economy. We have been building homes for over a decade and this experience is evident from the moment you walk into a Stonebridge home, but don't take our word for it, visit The Pastures to discover these lovely new homes for yourself.



Our House, Your Home

THE PASTURES: sustainability meets great design

Offering a selection of carefully designed 3, 4 and 5-bedroom contemporary, spacious homes, The Pastures introduces a stylish collection of house types boasting spacious interiors and flexible living.

As with any Stonebridge development, the properties here have been meticulously designed to a very high specification and provide light and welcoming places to call home. Our houses are built with attractive facades that certainly stand the test of time. They are built with space around for you to enjoy, and quality and superior craftsmanship are at the forefront of our projects, incorporating traditional materials with a variety of different bricks, double glazed windows, and characterful features.

Energy efficiency is at the top of our agenda, to ensure comfortable, future-proof homes, and lower energy costs, providing sustainable living.

We carefully design house layouts to suit every lifestyle and include a mix of open-


plan living spaces, as well as private rooms where you can easily work from home, allowing you to close the door and leave your work behind, effortlessly switching from work mode to entertaining family and friends.

Our kitchen/dining spaces are made for socialising, whether that sees you cooking up a storm for a dinner party, or making the children's packed lunch whilst they're eating breakfast; a Stonebridge home is a joy to live in.

And it's not just the interior of your home that you'll love. The exterior of our homes has never been more important. Turfed private and fenced gardens, accessed from bi-fold or French doors that let the light flood in, allow you to take the inside out and offer valuable spaces to enjoy. Garages and/or off-road parking spaces offer added convenience.

Establishing a warm community feel, The Pastures is the perfect place to call home.





Hibaldstow is certainly a charming place to live. On the outskirts of the village you'll be greeted with a beautiful carpet of pink and purple poppies that are grown to service the pharmaceutical industry.

Our House, Your Home

STEEPED IN HISTORY yet perfect for modern day living

Historically, Hibaldstow's name is derived from the Old English words "Hibald" and "Stow," referring to a place of settlement associated with a man named Hibald.

The village has a rich history dating back to Roman times and exudes a quaint and traditional charm that appeals to both locals and visitors alike. St Hybald's church is one of only three churches in the country dedicated to St Hybald, and has the honour of having the bones of St Hybald himself buried under its chancel.

The village gained notoriety during World War II, as it was home to RAF Hibaldstow, and its airfield was used by the Royal Air Force. In 2007 the village played host to BBC's Top Gear with presenter Jeremy Clarkson. In partnership with Network Rail's "Level crossings – Don't run the risk" campaign, a staged train crash with a Renault Espace highlighted the dangers of jumping the red lights at level crossings.

THE PASTURES, HIBALDSTOW

Our House, Your Home

A DESIRABLE PLACE TO LIVE with a thriving community

The Pastures is perfectly located, providing the tranquillity of a rural setting, with a fascinating history and modern-day culture. With good schools, open spaces, and local amenities it's easy to see why this area, and our development, is so sought after.

The village offers excellent facilities with a popular village hall and play area, regularly used for parties and events. Throughout the year, the village hosts several community events and fairs, providing a chance for visitors to experience traditional English festivities.

The Wheatsheaf is a newly renovated family run country pub where everyone is welcome (including dogs), with seating both inside and out and serving local foods with provenance. A general store and Co-op provide day-to-day essentials, and there's a doctor's surgery too. Hibaldstow has its own playing fields, attracting footballers, cricketers, and tennis players.

For family fun days out, you don't need to stray too far as just six miles away you'll discover The Pink Pig Farm where you can be up close and personal with the

farmyard animals, let off some steam in the outdoor (and indoor) play areas, and even enjoy messing around on toboggans, swings, and hay bales! For those looking for an adrenaline rush, Ariel Trail is a high ropes course with zip lines set in a beautiful woodland area of Pink Pig Farm. Everything to while away the hours in one place.

Hall Farm Park at South Kelsey is nine miles away, on the edge of the Lincolnshire Wolds, and is a small family-run park offering indoor and outdoor fun for the whole family.





Our House, Your Home

LOVE THE GREAT OUTDOORS?
Hibaldstow is perfectly located

The village is home to Skydive Hibaldstow, one of the United Kingdom's popular destinations for skydiving experiences. The centre attracts thrill-seekers and skydiving enthusiasts from across the country, offering tandem jumps and training for both beginners and experienced skydivers.

Hibaldstow is nestled near to the picturesque countryside of the Lincolnshire Wolds, an Area of Outstanding Natural Beauty. The area provides an ideal setting for hiking, cycling, and horse riding, with scenic trails winding through rolling hills, valleys, and

woodlands. There are many charming villages including Kirton in Lindsey with historic sites including Mount Pleasant windmill and St Andrew's Church. Market towns of Brigg and Market Rasen host local markets and shops and boast striking architecture.

The county's only Racecourse is at Market Rasen. Doncaster Races (St Leger), Middleham, Malton and Richmond are all within travelling distance, and you'll find flat racing courses at York, Beverley, Pontefract, Redcar, Ripon, Wetherby, and Thirsk.

The Historic city of Lincoln is the main city for this area and is around 22 miles away. It boasts its own heritage including Cathedral, Castle, and museums, as well as plenty of culture that you'd expect from a historic city with bars and restaurants, shopping, and theatres.

The area is well served for travelling further afield and in all directions. The nearest local train stations are at Kirton in Lindsey and Market Rasen, both around four miles away. Humberside Airport is 15 miles away, and Sheffield airport is just 31 miles away from Hibaldstow.



Our House, Your Home

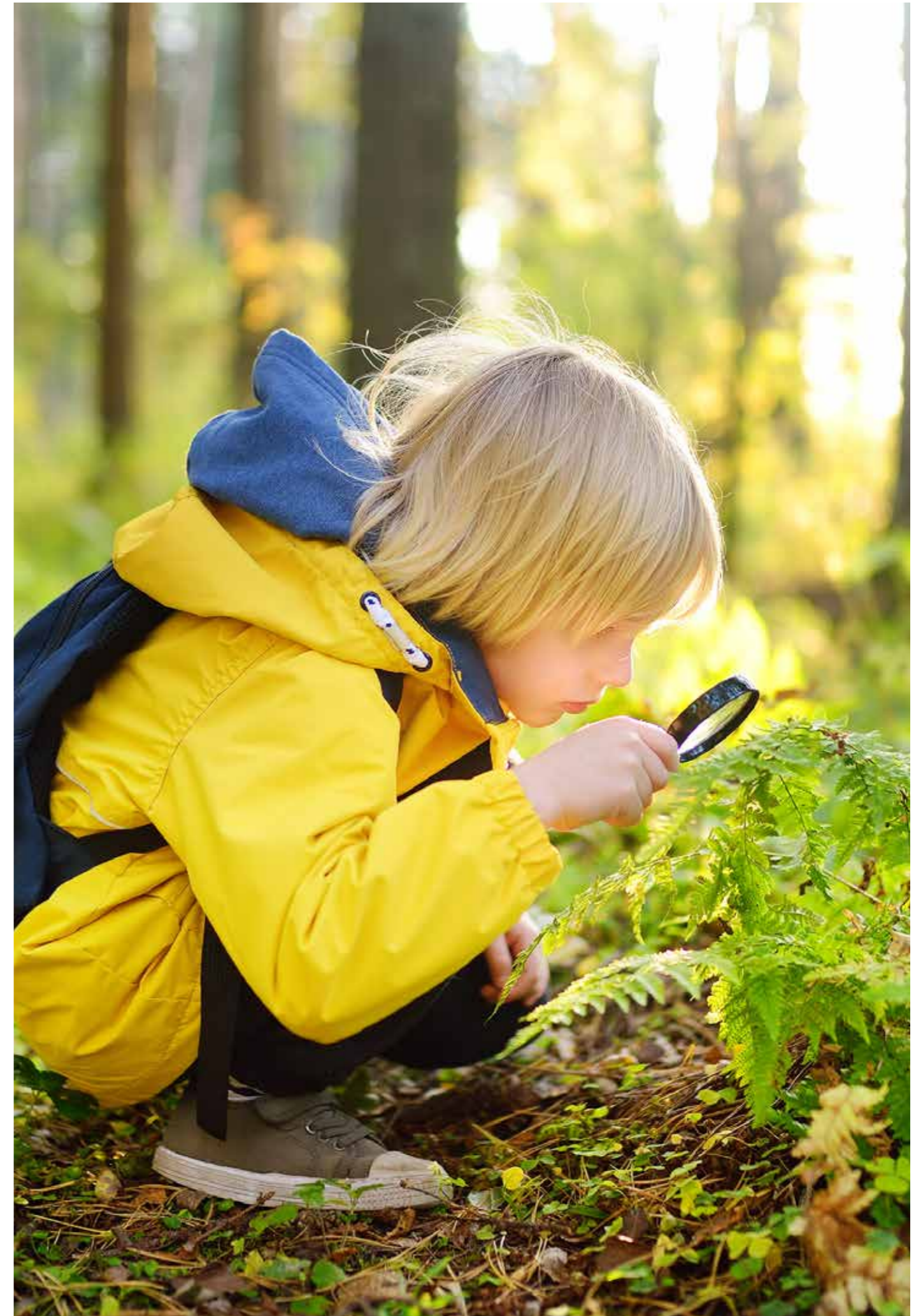
BUILDING YOUR CHILD'S FUTURE starts here

For a village of its size, Hibaldstow is well served for early years schools with Hibaldstow Academy, set in large grounds in the centre of the village, rated as good by Ofsted. Scawby Academy is another small primary school, set in extensive and beautiful grounds in the village of Scawby, and again good by Ofsted.

The Vale Academy and sixth form in nearby Brigg is rated as good by Ofsted. Likewise, Sir John Nelthorpe, also located in Brigg is a popular 11-19 mixed comprehensive school rated as good. Brigg Sixth Form is a partnership between Sir John Nelthorpe School and the Vale Academy. Caistor Grammar School in Market Rasen is also rated as good by Ofsted.

There are independent co-educational schools in Scunthorpe, Hull and Gainsborough.

Hibaldstow is well placed for many universities with two local ones namely Bishop Grosseteste University (BGU) and the University of Lincoln. Further afield Leeds, Sheffield, York, and Manchester offer esteemed options.



Our House, Your Home

PRIDE IN EVERYTHING WE DO that's the Stonebridge promise

From choosing the right location, to the design of our homes, right through to the build process, we are focused on excellence throughout. We only use quality materials and employ skilled tradespeople, with a real attention to detail - that's part of the Stonebridge promise.

Inside each and every home we carefully consider every detail; right down to the small details that quite often make a big difference.

For extra peace of mind, we offer a 2-year guarantee on all our homes, as well as a 10-year warranty from Premier Guarantee.

Your kitchen is the heart of the home and our fully fitted kitchens include Bosch appliances as standard, with a fabulous choice of kitchen styles. Our bathrooms feature beautiful sanitary ware from luxury brand Villeroy & Boch and showers from Hansgrohe that perfectly complement the stylish Porcelanosa tiling.

Whilst we offer a desirable specification as standard, we do offer additional, bespoke finishing touches for those who wish to inject a little more of their own personality into their new home. Please ask your Sales Advisor for further information.



Our House, Your Home

A DESIRABLE SPECIFICATION because you deserve the best



Once you step into a Stonebridge home, it's immediately apparent that our houses are light and airy, reducing the need for artificial light.

Our hallways are welcoming and lounges are comfortable and offer the perfect place to relax and unwind after a busy day.

Designer kitchens won't fail to impress, with both traditional and contemporary choices from the renowned Symphony Gallery range.

Bedrooms are sophisticated and designed to maximise space with room for fitted wardrobes from Hammonds (available as an upgrade).

We offer a wealth of house type designs, some with a study, utility room, en-suite (some house types have more than one!), dressing room and a single or double garage. Many of our homes have the coveted dining/kitchen too.

And the outside won't leave you disappointed either. French / bi-fold doors open out onto the rear, turfed garden to bring the outside in. Our gardens offer privacy with boarded fencing, paved patio, and pathways.

We have thought of everything.



Wexford Kitchen in platinum with cooks blue to the island and Silestone worktop is white storm (Belfry II house type.)

Please note some images show optional upgrades

Our House, Your Home

THE HEART OF THE HOME
designed around you

Your kitchen is a place to enjoy good food with family and friends whilst you relax and entertain in the space you've carefully chosen to reflect you and your personality.

However, your kitchen is much more than just another room. It's where you come to meet as a family, where you discuss the day's events, the place for having a catch up with friends, and where you bake with your children - all of these make memories to last a lifetime.

Stonebridge offer both contemporary and traditional, bespoke kitchen designs that work for you. Energy efficient and sleek appliances from Bosch have been selected to complement the look and design of your kitchen; worktops and up-stands complete the overall design.

Your kitchen says a lot about you and we're here to help you make it your own. We can also offer personalised options, just ask your Sales Advisor for further details.



Our House, Your Home

SUPERB KITCHENS with a desirable specification

OUR STANDARD SPECIFICATION

- Individually designed layouts
- Laminate worktop and 100mm up-stand
- Bosch integrated appliances throughout including:
 - Double oven
 - Choice of gas or electric hob
 - Fridge / freezer (70/30)
 - Cooker hood
- Inset 1.5 Blanco bowl sink with drainer and Hansgrohe chrome mixer tap
- Feature LED lighting to underside of wall units
- Recessed LED down-lights to kitchen area

**Majority of plots*

THE PASTURES, HIBALDSTOW

Our House, Your Home

BEAUTIFUL BATHROOMS

it's all about you

OUR STANDARD SPECIFICATION

- Wall mounted basin with contemporary Hansgrohe single lever basin mixer
- Villeroy & Boch back-to-wall WC, soft-closing seat and cover, concealed cistern and chrome dual flush plate
- Villeroy & Boch double-ended bath
- Shower enclosure with glass sliding door (house type specific), Hansgrohe Ecostat and Raindance shower head
- Chrome heated towel rail
- Porcelanosa wall tiling to selected areas

**Majority of plots*



Our House, Your Home

SUSTAINABILITY

we take our responsibilities seriously

There are so many reasons to consider investing in a new build property, not least for their energy efficiency, reduced impact on the environment and green credentials.

The Home Builders Federation released a report in 2023 that highlights that in total, new build purchasers are not only saving money, but they are having a positive effect on the environment too, when compared to older properties.

Savings are achieved by using advanced build materials, as new build homes are much more thermally efficient and airtight. We fit modern, double-glazed windows that are highly efficient in terms of insulation that reduces heat loss and saves on energy usage. In addition, we

have worked with an energy consultant to assess and improve the energy efficiency and sustainability of the homes we build. As a result, each house will have its own solar panels as a minimum. Please ask your Sales Advisor about the renewable technologies in your home.

Stonebridge take climate change seriously. At The Pastures all properties come with an electric vehicle charging point at no extra cost. The charging point future-proofs your home and allows you to charge your car when it is not in use, in the same way you would a mobile phone.

In addition, 100% of our lights are energy efficient, and our homes include dual-flush toilets.

On average, owners of new build houses are saving

£2,200 per year in energy costs

The average new build home emits a third of the carbon of older properties, **reducing emissions by 2.8 tonnes** each year

85% of new build homes are rated A or B for energy efficiency

Less than 4% of older homes achieve the same grade

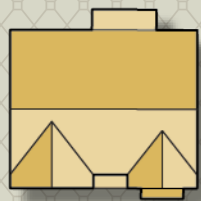
New build homebuyers are helping to **reduce carbon emissions by more than 500,000 tonnes** each year

Source: Home Builders Federation



The Pastures

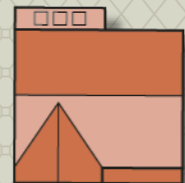
HOUSE TYPES



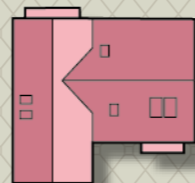
THE ASTON
5 BEDROOM DETACHED



THE TURNBERRY
5 BEDROOM DETACHED



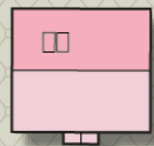
THE SANDRINGHAM
5 BEDROOM DETACHED



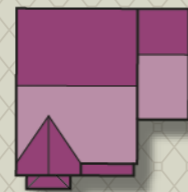
THE REDWOOD
4 BEDROOM BUNGALOW



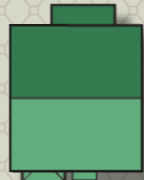
THE GANTON A
5 BEDROOM DETACHED



THE GANTON B
5 BEDROOM DETACHED



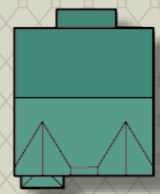
THE BELFRY II
4 BEDROOM DETACHED



THE SUNNINGDALE
4 BEDROOM DETACHED



THE OAKLAND II
4 BEDROOM DETACHED



THE PINEHURST
4 BEDROOM DETACHED



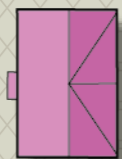
THE RIDGEWOOD
4 BEDROOM DETACHED



THE STONEHAM
4 BEDROOM DETACHED



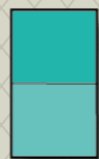
THE FAIRFIELD
3 BEDROOM BUNGALOW



THE GOODWOOD
3 BEDROOM
SEMI-DETACHED



THE ASHRIDGE
3 BEDROOM DETACHED



THE TROON
3 BEDROOM
SEMI-DETACHED



Dimensions/images shown are for illustration purposes only. Although Stonebridge Homes has made every effort to ensure accuracy of information, we reserve the right to amend and update the specification or layout without prior notification. The information contained herein is for guidance only and its accuracy is not guaranteed. They do not constitute a contract, part of a contract or warranty. External finishes may vary from those shown and dimensions given are approximate, measured to the widest accessible part and will be accurate to +/-50mm and we cannot be held responsible if sizes vary from those indicated. Please consult our Sales Advisor with regards to specification and specific plots. You should take appropriate advice to verify any information on which you wish to rely upon. The artist's impressions of these Stonebridge homes are representative of their type and placed in typical scenery. Images may include upgrades available at an additional cost.

The Aston

5 BEDROOM DETACHED | 2,155 SQ FT



Ground Floor

LOUNGE	3.85m x 6.65m	12'7" x 21'10"
KITCHEN	3.45m x 4.21m	11'4" x 13'10"
DINING	3.51m x 4.92m	11'6" x 16'2"
FAMILY	2.70m x 3.57m	8'10" x 11'9"
UTILITY	1.86m x 4.21m	6'1" x 13'10"
WC	0.91m x 1.76m	3'0" x 5'9"

First Floor

MASTER BEDROOM	4.85m x 3.33m	15'11" x 10'11"
DRESSING ROOM	2.18m x 1.74m	7'2" x 5'8"
EN-SUITE 1	2.53m x 1.54m	8'4" x 5'0"
BEDROOM 2	3.95m x 4.09m	12'11" x 13'5"
EN-SUITE 2	2.45m x 2.05m	8'0" x 6'9"
BEDROOM 3	3.55m x 4.03m	11'8" x 13'2"
BEDROOM 4	4.50m x 3.04m	14'9" x 10'0"
BEDROOM 5	3.38m x 3.04m	11'1" x 10'0"
BATHROOM	3.04m x 2.26m	10'0" x 7'5"

THE PASTURES, HIBALDSTOW

The Aston:
Plot 30
Plot 43

Ground Floor



First Floor



The Turnberry

5 BEDROOM DETACHED | 1,908 SQ FT



Ground Floor

LOUNGE	3.68m x 5.54m	12'1" x 18'2"
KITCHEN	3.45m x 3.50m	11'4" x 11'6"
DINING / FAMILY	3.55m x 5.28m	11'8" x 17'4"
UTILITY	3.30m x 1.63m	10'10" x 5'4"
STUDY	2.50m x 2.43m	8'2" x 8'0"
WC	2.50m x 1.26m	8'2" x 4'2"

First Floor

MASTER BEDROOM	4.62m x 5.10m	15'2" x 16'9"
EN-SUITE 1	2.56m x 1.59m	8'5" x 5'3"
BEDROOM 2	3.66m x 3.76m	12'0" x 12'4"
EN-SUITE 2	1.20m x 3.11m	3'11" x 10'2"
BEDROOM 3	3.39m x 3.11m	11'1" x 10'2"
BEDROOM 4	3.52m x 3.86m	11'7" x 12'8"
BEDROOM 5	2.50m x 3.86m	8'2" x 12'8"
BATHROOM	2.10m x 3.11m	6'11" x 10'2"

THE PASTURES, HIBALDSTOW

The Turnberry:
 Plot 11
 Plot 21
 Plot 29
 Plot 44
 Plot 47

Ground Floor



First Floor



The Sandringham

5 BEDROOM DETACHED | 1,820 SQ FT



Ground Floor

LOUNGE	5.03m x 3.91m	16'6" x 12'10"
KITCHEN	5.20m x 4.21m	17'1" x 13'10"
DINING	2.86m x 3.40m	9'5" x 11'2"
UTILITY	2.31m x 1.76m	7'7" x 5'9"
WC	2.31m x 1.08m	9'5" x 3'6"

First Floor

MASTER BEDROOM	3.56m x 4.18m	11'8" x 13'8"
EN-SUITE 1	1.55m x 2.91m	5'1" x 9'7"
BEDROOM 2	3.01m x 4.08m	9'10" x 13'5"
EN-SUITE 2	1.50m x 2.92m	4'11" x 9'7"
BEDROOM 3	5.09m x 2.75m	16'8" x 9'0"
BEDROOM 4	2.83m x 3.66m	9'3" x 12'0"
BEDROOM 5	2.76m x 2.92m	9'1" x 9'7"
BATHROOM	2.83m x 2.77m	9'3" x 9'1"

THE PASTURES, HIBALDSTOW

The Sandringham:
 Plot 20
 Plot 33
 Plot 45
 Plot 46

Ground Floor



First Floor



The Redwood

4 BEDROOM DETACHED DORMER BUNGALOW | 1,826 SQ FT



Ground Floor

LOUNGE	4.41m x 4.51m	14'7" x 14'9"
KITCHEN	4.46m x 3.30m	14'6" x 10'10"
DINING	3.55m x 4.15m	11'8" x 13'7"
UTILITY	1.86m x 2.14m	6'1" x 7'0"
MASTER BEDROOM	4.41m x 5.49m	14'6" x 18'0"
EN-SUITE	2.45m x 2.08m	8'0" x 6'10"
WC	1.86m x 0.98m	6'1" x 3'3"

First Floor

BEDROOM 2	4.41m x 4.82m	14'6" x 15'10"
BEDROOM 3	4.40m x 3.27m	14'5" x 10'9"
BEDROOM 4	4.46m x 4.22m	14'7" x 13'10"
BATHROOM	2.30m x 3.08m	7'7" x 10'1"

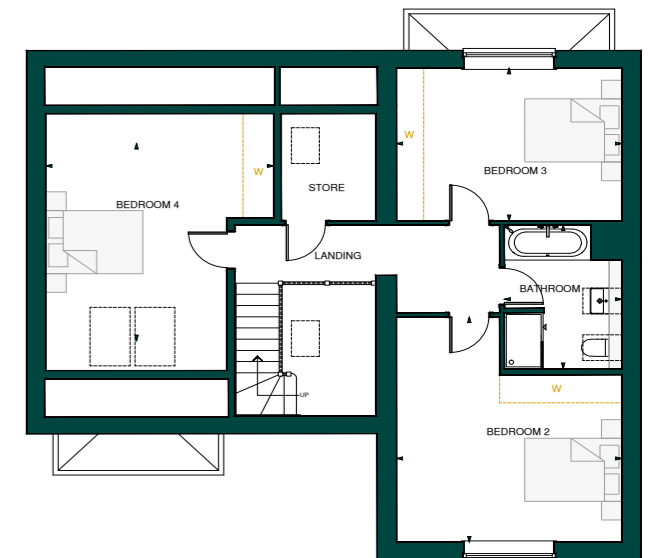
THE PASTURES, HIBALDSTOW

The Redwood:
Plot 9

Ground Floor



First Floor



The Ganton A

5 BEDROOM DETACHED | 1,728 SQ FT



Ground Floor

LOUNGE	3.98m x 4.99m	13'1" x 16'4"
KITCHEN	3.28m x 4.25m	10'9" x 13'11"
DINING	4.66m x 3.20m	15'4" x 10'6"
UTILITY	2.55m x 2.31m	8'4" x 7'7"
WC	1.01m x 2.12m	3'4" x 7'0"

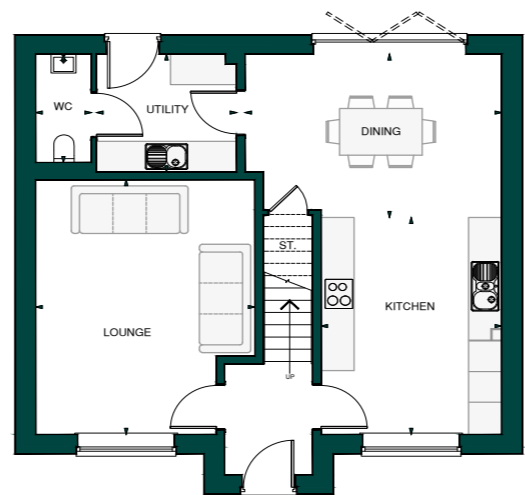
First Floor

BEDROOM 2	3.40m x 2.90m	11'2" x 9'6"
EN-SUITE 2	2.22m x 1.57m	7'3" x 5'2"
BEDROOM 3	2.89m x 3.70m	9'6" x 12'1"
BEDROOM 4	2.89m x 3.66m	9'6" x 12'0"
BED 5/STUDY	2.22m x 2.79m	7'3" x 9'2"
BATHROOM	2.99m x 2.00m	9'10" x 6'7"

Second Floor

MASTER BEDROOM	4.39m x 4.10m	14'5" x 13'5"
EN-SUITE 1	1.91m x 2.78m	6'3" x 9'1"
DRESSING ROOM	1.97m x 4.10m	6'6" x 13'5"

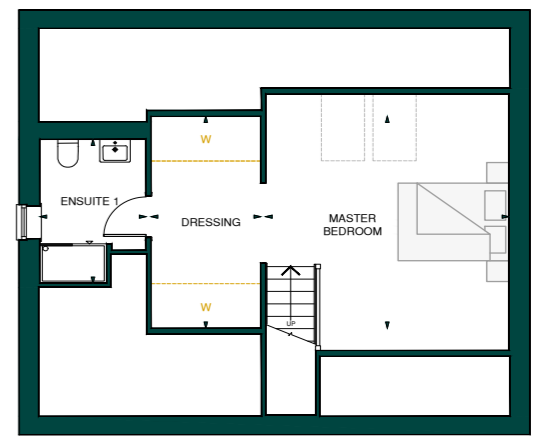
Ground Floor



First Floor



Second Floor



THE PASTURES, HIBALDSTOW

The Ganton A:
Plot 23
Plot 40

The Ganton B

5 BEDROOM DETACHED | 1,726 SQ FT



Ground Floor

LOUNGE	3.98m x 4.99m	13'1" x 16'4"
KITCHEN	3.28m x 4.25m	10'9" x 13'11"
DINING	4.66m x 3.20m	15'4" x 10'6"
UTILITY	2.55m x 2.31m	8'4" x 7'7"
WC	1.01m x 2.12m	3'4" x 7'0"

First Floor

BEDROOM 2	3.40m x 2.90m	11'2" x 9'6"
EN-SUITE 2	2.22m x 1.57m	7'3" x 5'2"
BEDROOM 3	2.89m x 3.70m	9'6" x 12'1"
BEDROOM 4	2.89m x 3.66m	9'6" x 12'0"
BED 5/STUDY	2.22m x 2.79m	7'3" x 9'2"
BATHROOM	2.99m x 2.00m	9'10" x 6'7"

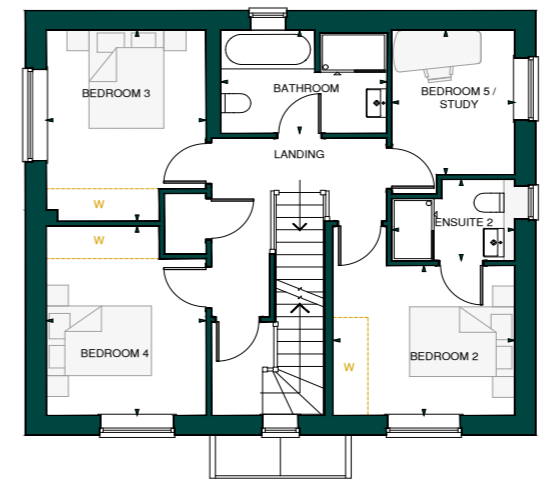
Second Floor

MASTER BEDROOM	4.39m x 4.10m	14'5" x 13'5"
EN-SUITE 1	1.91m x 2.78m	6'3" x 9'1"
DRESSING ROOM	1.97m x 4.10m	6'6" x 13'5"

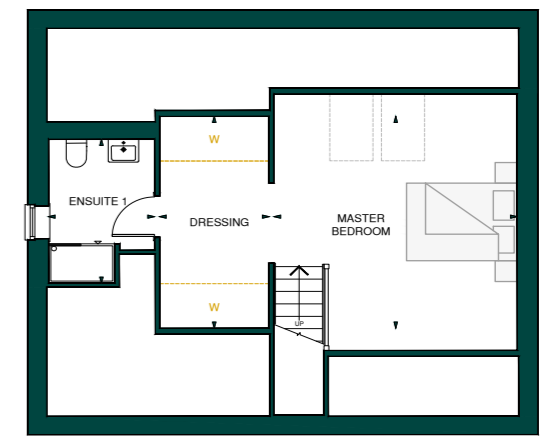
Ground Floor



First Floor



Second Floor



THE PASTURES, HIBALDSTOW

The Ganton B:
 Plot 2
 Plot 10
 Plot 41
 Plot 42
 Plot 48

The Belfry II

4 BEDROOM DETACHED | 1,759 SQ FT



Ground Floor

LOUNGE	3.51m x 5.38m	11'6" x 17'8"
KITCHEN / DINING	7.22m x 4.36m	23'8" x 14'4"
UTILITY	2.10m x 1.87m	6'11" x 6'1"
STUDY	2.10m x 2.89m	6'11" x 9'6"
WC	2.10m x 1.48m	6'11" x 4'10"

First Floor

MASTER BEDROOM	4.00m x 3.40m	13'2" x 11'2"
EN-SUITE 1	2.98m x 1.82m	9'9" x 6'0"
DRESSING ROOM	2.89m x 3.40m	9'6" x 11'2"
BEDROOM 2	3.51m x 4.76m	11'6" x 15'7"
EN-SUITE 2	1.48m x 2.71m	4'10" x 8'11"
BEDROOM 3	3.61m x 3.40m	11'10" x 11'2"
BEDROOM 4	2.83m x 3.97m	9'3" x 13'0"
BATHROOM	2.26m x 1.92m	7'5" x 6'3"

THE PASTURES, HIBALDSTOW

The Belfry II:
Plot 14
Plot 17

Ground Floor



First Floor



The Sunningdale

4 BEDROOM DETACHED | 1,573 SQ FT



Ground Floor

LOUNGE	3.71m x 5.90m	12'2" x 19'4"
KITCHEN / DINING	6.10m x 4.77m	20'0" x 15'8"
UTILITY	1.71m x 3.18m	5'7" x 10'5"
STUDY	2.39m x 2.64m	7'10" x 8'8"
WC	1.71m x 1.34m	5'7" x 4'5"

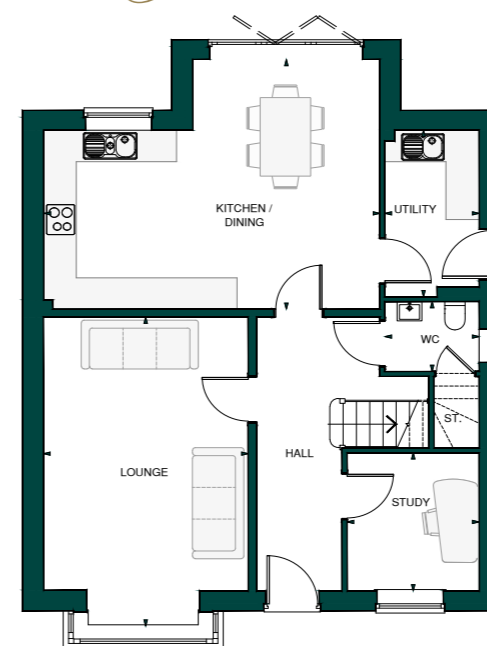
First Floor

MASTER BEDROOM	3.40m x 3.82m	11'2" x 10'6"
EN-SUITE 1	1.59m x 2.18m	5'2" x 7'2"
BEDROOM 2	3.04m x 3.25m	10'0" x 10'8"
BEDROOM 3	4.41m x 2.64m	14'6" x 8'8"
BEDROOM 4	2.66m x 3.48m	8'9" x 11'5"
BATHROOM	2.02m x 3.17m	6'2" x 10'5"

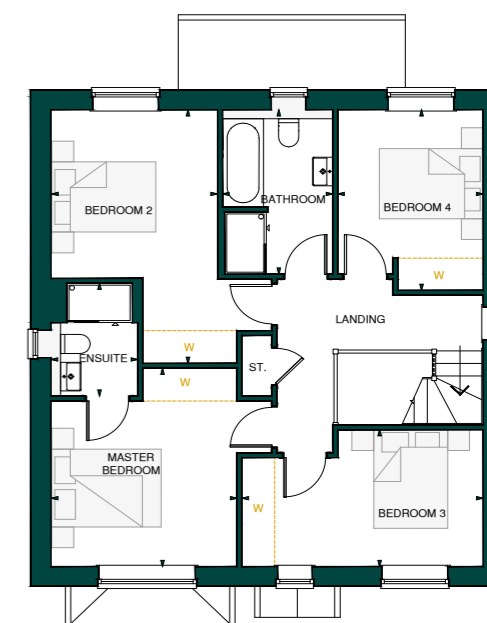
THE PASTURES, HIBALDSTOW

The Sunningdale:
 Plot 1
 Plot 3
 Plot 24

Ground Floor



First Floor



The Oakland II

4 BEDROOM DETACHED | 1,567 SQ FT



Ground Floor

LOUNGE	3.51m x 5.38m	11'6" x 17'8"
KITCHEN / DINING	7.22m x 4.36m	23'8" x 14'4"
UTILITY	2.10m x 1.87m	6'11" x 6'1"
STUDY	2.10m x 2.89m	6'11" x 9'6"
WC	2.10m x 1.48m	6'11" x 4'10"

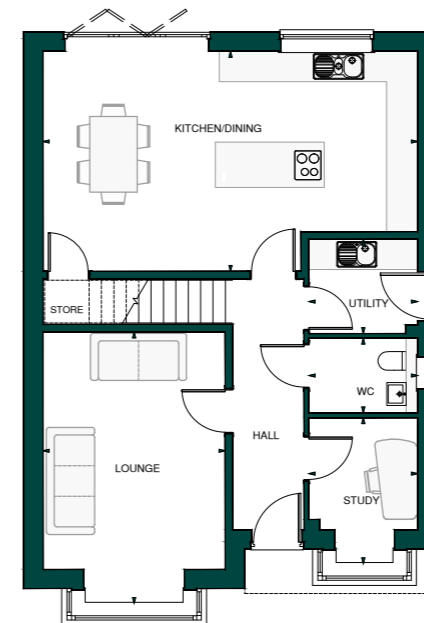
First Floor

MASTER BEDROOM	2.88m x 4.76m	9'5" x 15'7"
EN-SUITE 1	1.48m x 2.71m	4'10" x 8'11"
BEDROOM 2	4.12m x 3.40m	13'6" x 11'2"
BEDROOM 3	3.01m x 3.40m	9'11" x 11'2"
BEDROOM 4	2.68m x 3.97m	8'9" x 13'0"
BATHROOM	2.26m x 1.92m	7'5" x 6'3"

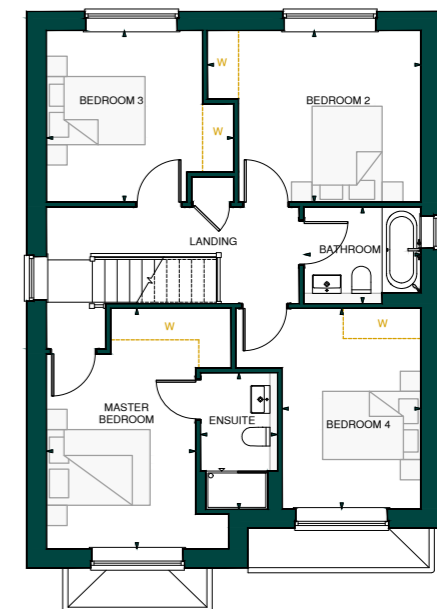
THE PASTURES, HIBALDSTOW

The Oakland II:
 Plot 5
 Plot 25
 Plot 34
 Plot 35

Ground Floor



First Floor



The Pinehurst

4 BEDROOM DETACHED | 1,464 SQ FT



Ground Floor

LOUNGE	3.23m x 5.58m	10'7" x 18'3"
KITCHEN	2.81m x 3.97m	9'3" x 13'0"
DINING	3.48m x 4.48m	11'5" x 14'8"
UTILITY	2.08m x 1.80m	6'10" x 5'11"
WC	2.08m x 0.92m	6'10" x 3'0"

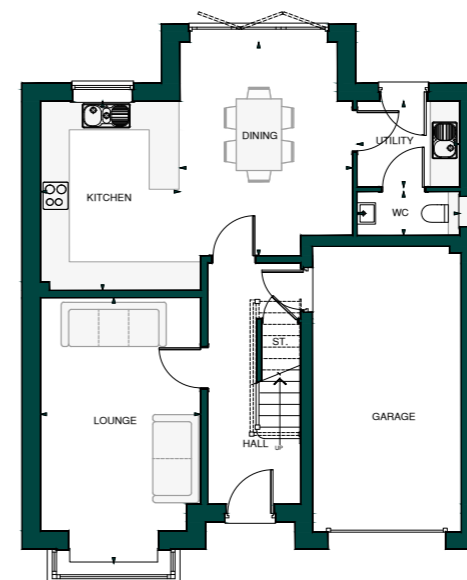
First Floor

MASTER BEDROOM	4.40m x 3.52m	14'5" x 11'7"
EN-SUITE	3.12m x 1.91m	10'3" x 6'3"
BEDROOM 2	3.97m x 3.55m	13'0" x 11'8"
BEDROOM 3	3.12m x 3.40m	10'3" x 11'2"
BEDROOM 4	3.21m x 2.85m	10'6" x 9'4"
BATHROOM	3.21m x 2.44m	10'6" x 8'0"

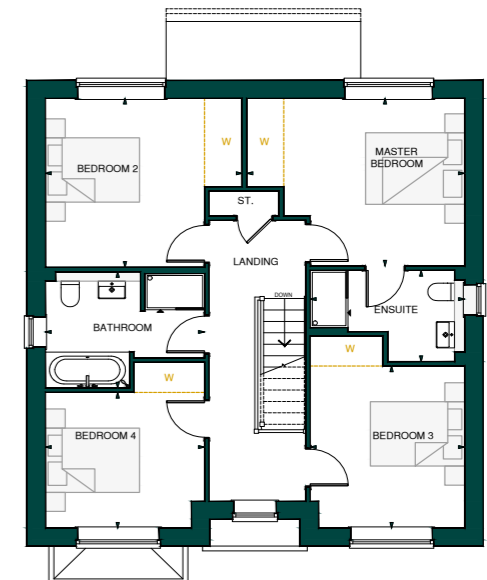
THE PASTURES, HIBALDSTOW

The Pinehurst:
Plot 12
Plot 13

Ground Floor



First Floor



The Ridgewood

4 BEDROOM DETACHED | 1,347 SQ FT



Ground Floor

LOUNGE	3.39m x 5.17m	11'1" x 16'11"
KITCHEN / DINING	4.10m x 4.60m	13'5" x 15'1"
UTILITY	3.15m x 1.90m	10'4" x 6'3"
WC	0.96m x 1.71m	3'2" x 5'7"

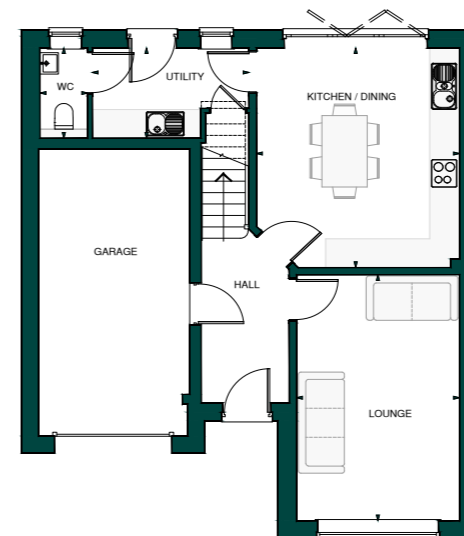
First Floor

MASTER BEDROOM	3.39m x 4.93m	11'1" x 16'2"
EN-SUITE	1.54m x 2.56m	5'0" x 8'5"
BEDROOM 2	3.15m x 4.35m	10'4" x 14'3"
BEDROOM 3	3.20m x 3.41m	10'6" x 11'2"
BEDROOM 4	3.15m x 2.99m	10'4" x 9'10"
BATHROOM	2.24m x 2.00m	7'4" x 6'7"

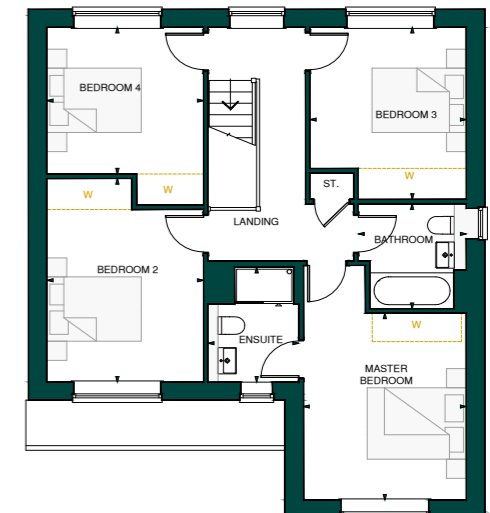
THE PASTURES, HIBALDSTOW

The Ridgewood:
Plot 16
Plot 36

Ground Floor



First Floor



The Stoneham

4 BEDROOM DETACHED | 1,344 SQ FT



Ground Floor

LOUNGE	3.40m x 5.23m	11'2" x 17'2"
KITCHEN/DINING	7.00m x 3.61m	22'11" x 11'10"
STUDY	1.99m x 2.92m	6'6" x 9'7"
UTILITY	1.99m x 1.67m	6'6" x 5'6"
WC	1.99m x 1.08m	6'6" x 3'7"

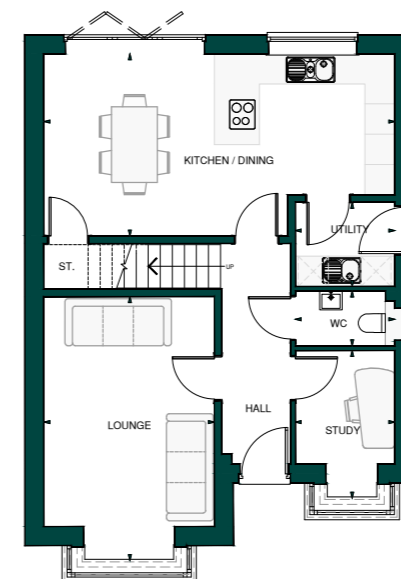
First Floor

MASTER BEDROOM	3.40m x 4.61m	11'2" x 15'1"
EN-SUITE	1.40m x 2.31m	4'7" x 7'7"
BEDROOM 2	4.02m x 2.66m	13'2" x 8'9"
BEDROOM 3	3.51m x 2.66m	11'6" x 8'9"
BEDROOM 4	2.59m x 3.37m	8'6" x 11'1"
BATHROOM	2.24m x 1.92m	7'4" x 6'4"

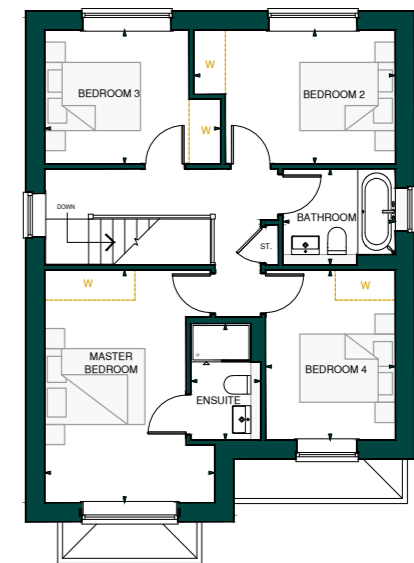
THE PASTURES, HIBALDSTOW

The Stoneham:
Plot 26

Ground Floor



First Floor



The Fairfield

3 BEDROOM DETACHED DORMER BUNGALOW | 1,232 SQ FT



Ground Floor

LOUNGE	4.36m x 3.26m	14'4" x 10'8"
KITCHEN/DINING	3.76m x 3.90m	12'4" x 12'9"
MASTER BEDROOM	3.29m x 3.89m	10'9" x 12'9"
BEDROOM 3	3.23m x 3.30m	10'7" x 10'10"
BATHROOM	3.29m x 2.31m	10'9" x 7'7"

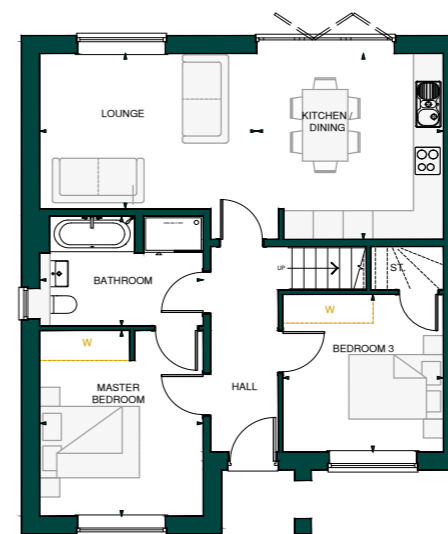
First Floor

BEDROOM 2	3.45m x 5.44m	11'4" x 17'10"
DRESSING ROOM	2.89m x 2.21m	9'6" x 7'3"
EN-SUITE	1.60m x 3.74m	5'3" x 12'3"

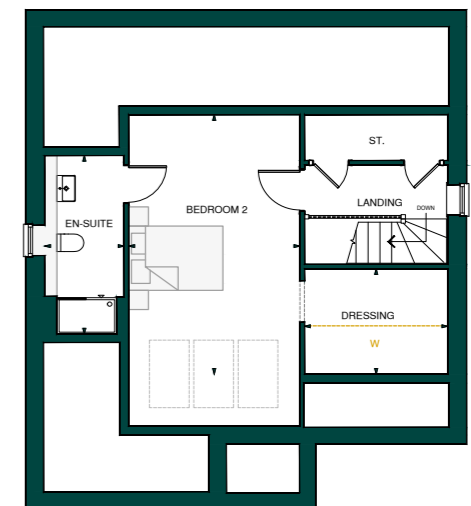
THE PASTURES, HIBALDSTOW

The Fairfield:
 Plot 4
 Plot 6
 Plot 7
 Plot 8

Ground Floor



First Floor



The Goodwood

3 BEDROOM SEMI-DETACHED | 1,165 SQ FT



Ground Floor

LOUNGE	5.97m x 3.42m	19'7" x 11'3"
KITCHEN / DINING	5.97m x 3.11m	19'7" x 10'3"
UTILITY	1.85m x 2.19m	6'1" x 7'2"
WC	1.69m x 1.14m	5'7" x 3'9"

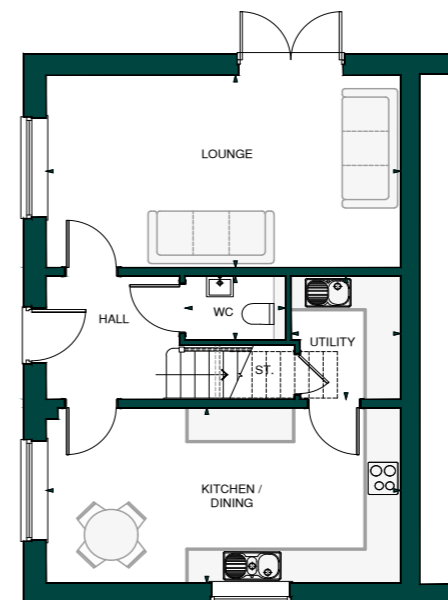
First Floor

MASTER BEDROOM	3.83m x 3.17m	12'7" x 10'5"
EN-SUITE	2.05m x 2.60m	6'9" x 8'6"
BEDROOM 2	3.22m x 3.59m	10'7" x 11'9"
BEDROOM 3	2.65m x 3.59m	8'8" x 11'9"
BATHROOM	2.05m x 2.64m	6'9" x 8'6"

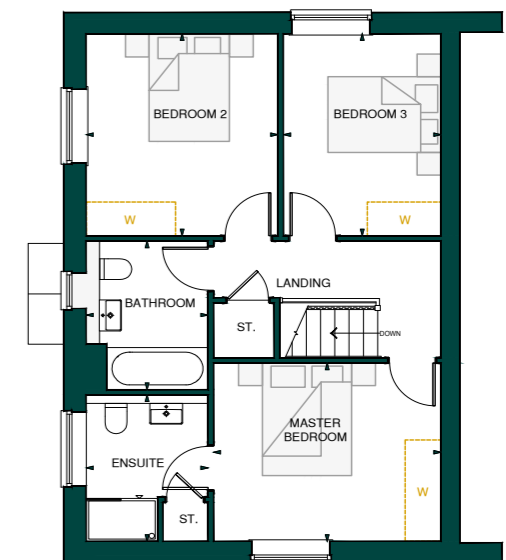
THE PASTURES, HIBALDSTOW

The Goodwood:
Plot 18
Plot 28
Plot 31

Ground Floor



First Floor



The Ashridge

3 BEDROOM DETACHED | 1,103 SQ FT



Ground Floor

LOUNGE	3.04m x 4.79m	10'0" x 15'9"
KITCHEN/DINING	5.65m x 4.08m	18'6" x 13'5"
WC	0.98m x 2.15m	3'2" x 7'1"

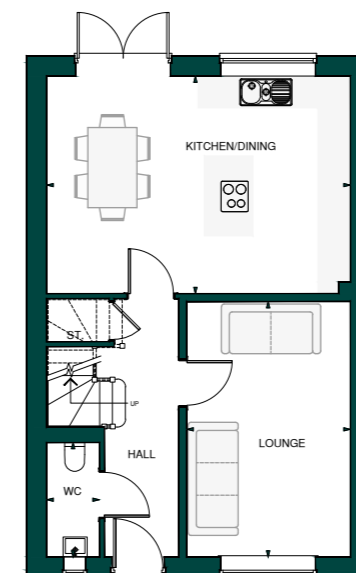
First Floor

MASTER BEDROOM	4.08m x 2.96m	13'5" x 9'9"
EN-SUITE	2.13m x 2.35m	7'0" x 7'8"
BEDROOM 2	2.92m x 4.16m	9'7" x 13'1"
BED 3/STUDY	2.64m x 3.98m	8'8" x 13'1"
BATHROOM	2.37m x 1.90m	7'9" x 6'3"

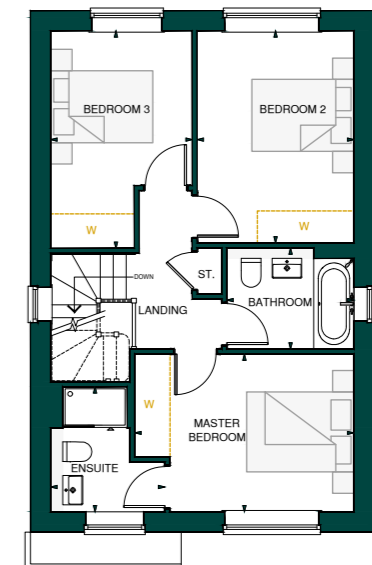
THE PASTURES, HIBALDSTOW

The Ashridge:
Plot 15
Plot 22

Ground Floor



First Floor



The Troon

3 BEDROOM SEMI-DETACHED | 991 SQ FT



Ground Floor

LOUNGE	3.35m x 4.80m	11'0" x 15'9"
KITCHEN / DINING	5.07m x 2.90m	16'8" x 9'6"
WC	2.04m x 1.09m	6'8" x 3'7"

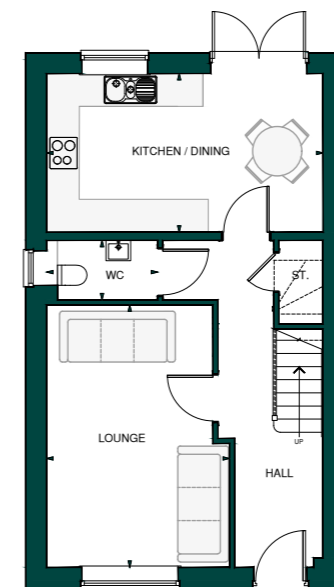
First Floor

MASTER BEDROOM	3.36m x 3.98m	11'0" x 13'1"
EN-SUITE	1.62m x 2.56m	5'4" x 8'5"
BEDROOM 2	2.71m x 3.32m	8'11" x 10'11"
BEDROOM 3	2.26m x 3.32m	7'5" x 10'11"
BATHROOM	1.93m x 2.46m	6'4" x 8'1"

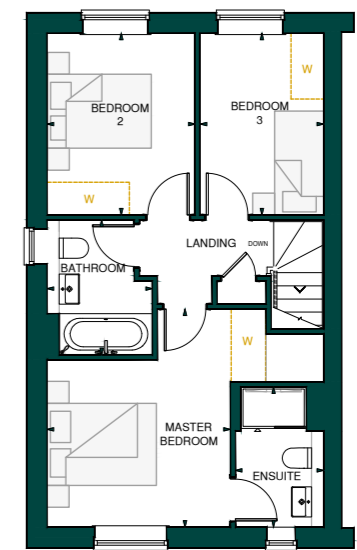
THE PASTURES, HIBALDSTOW

The Troon:
Plot 19
Plot 27
Plot 32

Ground Floor



First Floor



The Pastures

HOW TO FIND US

STATION ROAD, HIBALDSTOW,
NORTH LINCOLNSHIRE DN20 9DY



0.3 MILES



0.4 MILES



0.4 MILES



1.9 MILES



3.2 MILES



3.6 MILES

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CODE FOR
HOME BUILDERS**

www.consumercode.co.uk

The Consumer Code for Home Builders was introduced in April 2010 by the house-building industry. It is there to make the home buying process fairer and more transparent for purchasers and covers every stage of the home-buying process.

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