

# Pilgrims' Way

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LONG LANE, BEVERLEY, EAST YORKSHIRE HU17 0XP

The logo for Ashberry Homes features the word "Ashberry" in a dark purple serif font, with a small green leaf-like icon to the left of the letter 'A'. Below "Ashberry", the word "Homes" is written in a smaller, green, sans-serif font.



# WELCOME TO | Pilgrims' Way







## A town of historic character and charm

A TOWN WHERE EXCEPTIONAL QUALITY OF LIFE IS SIMPLY A WAY OF LIFE

Beverley offers an attractive, balanced mix of small independent shops as well as the Browns of Beverley department store with modern shopping centre Flemingate for brands from Dunelm to H&M. You'll find a Tesco Superstore and M&S Simply Food, and bustling market days – the Saturday market hosts over 120 stalls and plays a big part of community life. There is always something new on the restaurant scene, like The Potting Shed to dine in colourful individual potting sheds or pan-Asian cuisine venues, adding new flavours to established favourites like the old coaching inns and cafés serving the famous Burgess ice-cream.

Families will find the Friary Nursery for early years, as well as Keldmarsh Primary and Beverley Grammar school, both rated Outstanding. There are first-class facilities at East Riding Leisure Beverley - 'more than a leisure centre, a community' – featuring swimming pool and Splash Zone with state-of-the-art water slides, and brand-new gym with Les Mills sessions, where all ages can enjoy health and wellbeing activities.

Parkway Cinema is a vibrant hub for latest releases, classic movies and National Theatre Live events. There are parent-and-baby sessions and weekend Little Penguin Kids' Club, Seniors' screenings and in-house Hayward Theatre for live comedy, music and musical theatre, while the East Riding Theatre hosts everything from Jazz sessions to Shakespeare productions.

Beverley's wonderful Westwood pastures make the perfect backdrop for Park Runs, great play at the Beverley and East Riding Golf Club, and the Beverley Racecourse. As well as racing there are popular Family Fun Days and new events like Westwood Dog Day and carnival-inspired Coconut Cup Race Day. The 14-day Walking East Yorkshire Festival celebrates the wider landscape whether you're walker, cyclist, horse-rider, nature lover or history buff. Join the Active Coast programme's coastal walks, and youngsters will love being Coastal Explorer adventurer. With the coast 23 minutes' drive, sandy beaches underfoot, sea breezes and wealth of birdlife, you'll feel away from it all, yet with Beverley's train services and excellent road network you are always well-connected.



# Specification

Ashberry  
Homes





		2 Bedroom Homes	3 Bedroom Homes	4 Bedroom Homes	
<b>FINISHES</b>	Entrance Doors	GRP Insulated Door	•	•	•
	Loft Hatch	Loft Hatch - Hinged Drop Down ** ††	•	•	•
	Ceilings	Crown White Matt Emulsion	•	•	•
	Walls	Crown Smoked Glass Matt Emulsion	•	•	•
	Floors	Concrete Ground Floor / Chipboard First Floor	•	•	•
	Window Cills	White Satin MDF	•	•	•
	Stairs	Timber Stair - White Satin MDF Strings	•	•	•
	Balusters	White Satin Stop Chamfered Balusters	•	•	•
	Newel Posts	White Satin Stop Chamfered Newels	•	•	•
	Newel Caps	White Satin Pyramid Newel Caps	•	•	•
	Handrail	White Satin Heavy Duty Handrail	•	•	•
	Skirting	White Satin 94x14 MDF Grooved & Chamfered	•	•	•
		White Satin 120x14 MDF Grooved & Chamfered	•	•	•
	Architrave	White Satin 69x18 MDF Grooved & Chamfered	•	•	•
Internal Doors	White Pre Finished Ladder Internal Doors	•	•	•	
Ironmongery	SAA Door Furniture	•	•	•	
<b>KITCHEN</b>	Carcass	Premium Grade 18mm thk Colour Matched Carcass	•	•	•
	Frontals	Bellway Band B options ---	•	•	•
		Bellway Band C options ----	•	•	•
	Units	Frontal Matching Table Ends	•	•	•
		Unit Framing	•	•	•
	Worktops	40mm Square Edge Worktops with upstand	•	•	•
	Kitchen Sink	Rangemaster Aria Single Bowl SS Sink & Aquamono Tap (inc Sink Liner)	•	•	•
		Rangemaster Aria Bowl & Half SS Sink & Aquamono Tap (inc Sink Liner)	•	•	•
		Rangemaster Glendale Bowl & Half SS Sink & Aquamono Tap (inc Sink Liner)	•	•	•
	Utility Sink	Rangemaster Aria Single Bowl SS Sink & Aquamono Tap (inc Sink Liner)	•	•	•
		Rangemaster Glendale Single Bowl SS Sink & Aquamono Tap (inc Sink Liner)	•	•	•
	Appliances Oven	Electrolux Single Oven	•	•	•
		Electrolux Single Oven	•	•	•
	Appliances Hob	Electrolux 4 Burner Gas Hob KGS6404X & SS Splashback	•	•	•
	Electrolux 4 Burner Gas Hob KGS6436X & SS Splashback	•	•	•	
Appliances Extractor	Zanussi Cooker Hood Extractor ZHC60156X	•	•	•	
Appliances Microwave	Electrolux Combination Microwave KVLDE40X	•	•	•	
Appliances Fridge Freezer	Fridge Freezer Space Only	•	•	•	
	Zanussi 70/30 Fridge Freezer ZBB28441SV	•	•	•	
Appliance Dishwasher	Removeable Unit 450 (inc Feed & Waste) ‡	•	•	•	
	Removeable Unit (inc Feed & Waste) ‡	•	•	•	
	Zanussi Dishwasher ZDLN151I	•	•	•	
Appliance Washing Machine	Washing Machine Space Only (inc Feed & Waste)	•	•	•	
<b>WET ROOMS</b>	Cloaks - WC	Roca DEBBA WC with Concealed Cistern & PL1 Flush Plate ^^^	•	•	•
	Cloaks - Basin	Roca Wash Hand Basin ^	•	•	•
	Cloaks - Brassware	Bristan PISA Small Basin Chrome Mixer Tap	•	•	•
	Cloaks - Tiling	Band 2 Tiling to WC Boxing, Splashback Tiling to WHB, Flat Edge White Trim	•	•	•
		Band 3 Tiling to WC Boxing, Splashback Tiling to WHB, Flat Edge Chrome Trim	•	•	•
	Bathroom - WC	ROCA DEBBA WC with Concealed Cistern & PL2 Flush Plate ^^^	•	•	•
		ROCA DEBBA WC with Concealed Cistern & PL1 Flush Plate ^^^	•	•	•
	Bathroom - Basin	Roca DEBBA 500 WHB with Full Pedestal ---	•	•	•
		Roca DEBBA 550 WHB with Semi Pedestal --	•	•	•
	Bathroom - Bath	Roca OSLO Acrylic Bath & Rigid Bath Panel	•	•	•
	Bathroom - Brassware	Bristan PISA Chrome Bath & Basin Mixer Taps	•	•	•
		Bristan SAIL Chrome Bath & Basin Mixer Taps	•	•	•
	Bathroom - Shower Tray	Mira FLIGHT Low Shower Tray with Mira ELEVATE Enclosure ^	•	•	•
	Bathroom - Shower	Mira MINIMAL Single Thermostatic Shower #	•	•	•
	Mira MINIMAL Single Thermostatic Shower &	•	•	•	

		2 Bedroom Homes	3 Bedroom Homes	4 Bedroom Homes	
<b>WET ROOMS</b>	Bathroom - Tiling	1/2 Height Tiling (Band 2) to Wet Walls with Flat Edged White Trim *** †††	•	•	•
		1/2 Height Tiling (Band 3) to Wet Walls with Flat Edged Chrome Trim *** †††	•	•	•
	En-Suite - WC	ROCA DEBBA WC with Concealed Cistern & PL2 Flush Plate ^^^	•	•	•
		ROCA DEBBA WC with Concealed Cistern & PL1 Flush Plate ^^^	•	•	•
	En-Suite - Basin	Roca DEBBA 450 WHB with Full Pedestal	•	•	•
		Roca DEBBA 550 WHB with Semi Pedestal	•	•	•
	En-Suite - Brassware	Bristan PISA Chrome Bath & Basin Mixer Taps	•	•	•
		Bristan SAIL Chrome Bath & Basin Mixer Taps	•	•	•
	En-Suite - Shower Tray	Mira FLIGHT Low Shower Tray with Mira ELEVATE Enclosure ^	•	•	•
	En-Suite - Shower	Mira MINIMAL Single Thermostatic Shower †††	•	•	•
En-Suite - Tiling	1/2 Height Tiling (Band 2) to Wet Walls with Flat Edged White Trim †††	•	•	•	
	1/2 Height Tiling (Band 3) to Wet Walls with Flat Edged Chrome Trim †††	•	•	•	
<b>MECHANICAL</b>	Waste Water Heat Recovery	Waste Water Heat Recovery System ^	•	•	•
	Boiler	Ideal LOGIC Combination Boiler (Cb) ^^	•	•	•
		Ideal LOGIC Boiler & ThermoQ Evocyl HW Cylinder (HOB) ^^	•	•	•
	Controls	Google Nest 3RD Gen Dual Zone Learning Thermostat	•	•	•
	Radiators	Stelrad Compact Steel Panel Radiators with Grilles	•	•	•
	Towel Warmers	Flat Chrome to Bathroom	•	•	•
	Ventilation	Window Trickle Ventilators with Mechanical Extract Fans (system 1)	•	•	•
<b>ELECTRICS</b>	Home Working	Dedicated Power, USB & Data points	•	•	•
	PV Generation Optimiser	Marlec Solar iBoost ^	•	•	•
	Safety - Heat	Heat Detector DET &&	•	•	•
	Safety - Fire	Optical Smoke Detector LD3 D2 DET	•	•	•
	Safety - Carbon	Honeywell XC70 Carbon Monoxide Detector	•	•	•
	Consumer Unit	Wylex Consumer Unit	•	•	•
	Sockets & Switches	Electrium CASA White Fittings	•	•	•
	USB Locations	Kitchen, Living Room & Bedroom 1 ONLY	•	•	•
	Shaver / Toothbrush Point	Bathroom ONLY	•	•	•
	Lighting	Pendant Fitting to Habitable Rooms	•	•	•
	Lighting - Kitchen	Brushed Chrome Recessed Spot Lights	•	•	•
	Lighting - Bathroom & En-Suites	Brushed Chrome Recessed Spot Lights	•	•	•
	Lighting - External	External Light Clifton Brushed Steel Up/Down (Front & Rear)	•	•	•
	Communications - TV	TV Point to Living Room, Family, Bedroom 1 & Study	•	•	•
Communications - Voice	Telephone Point to Living Room	•	•	•	
Communications - Data	Cat 6 Network Point to Living Room, Family, Bedroom 1 & Study	•	•	•	
Communications - Satellite	Dual Connection Satellite Points to Living Room	•	•	•	
Broadband	Lightstream Full Fibre Broadband KCOM ††	•	•	•	
<b>EXTERNALS &amp; MISC</b>	Build Method	Masonry ###	•	•	•
	Garages Electrics	Light & Power Point to incurtilage Garages ###	•	•	•
	Maintenance	External Tap	•	•	•
	Number Plaque	Ashberry Number Plaque	•	•	•
	Footpath & Patio	Grey PCC Flags 450x450x32's	•	•	•
	Garages	Steel Panel Up & Over Canopy Garage Door ###	•	•	•
	Drives	Block Paviments ##	•	•	•
	Landscaping - Front	Medallion Turf & Landscape Planting --	•	•	•
	Landscaping - Rear	Rotovated Topsoil -	•	•	•
	Renewables	Photovoltaic Array ###	•	•	•
EV Charging Terminal	Universal Socket 7kW * †	•	•	•	

\* refer site layout

\*\* fire rated as necessary

\*\*\* full height around bath where shower provided as standard

† electrical infrastructure upgrade maybe required

†† where layout allows

††† full height to shower enclosure

‡ at build stage

‡‡ consult with sales executive for specific development details

‡‡‡ flow regulator fitted to bath mixer if serving single thermostatic shower & fed via combination boiler

^ housetype dependent - liaise with sales executive

^^ housetype dependent on particular 4 bed housetypes - liaise with Sales Advisor

^^^ inc soft close mechanism seat

# over bath ONLY incorporating MIRA bath screen 11863.004 where no shower elsewhere in dwelling

## plot dependent

### plot specific, refer site layout

-- refer site landscape layout

--- semi recessed basin if AD M4(ii) applicable

---- soft close mechanism to doors & drawers

& where provision of shower tray allows

&& where shown on layouts

Information correct at time of going to print. In the event of product discontinuation or issues with stock availability Bellway will always fit a suitable alternative.

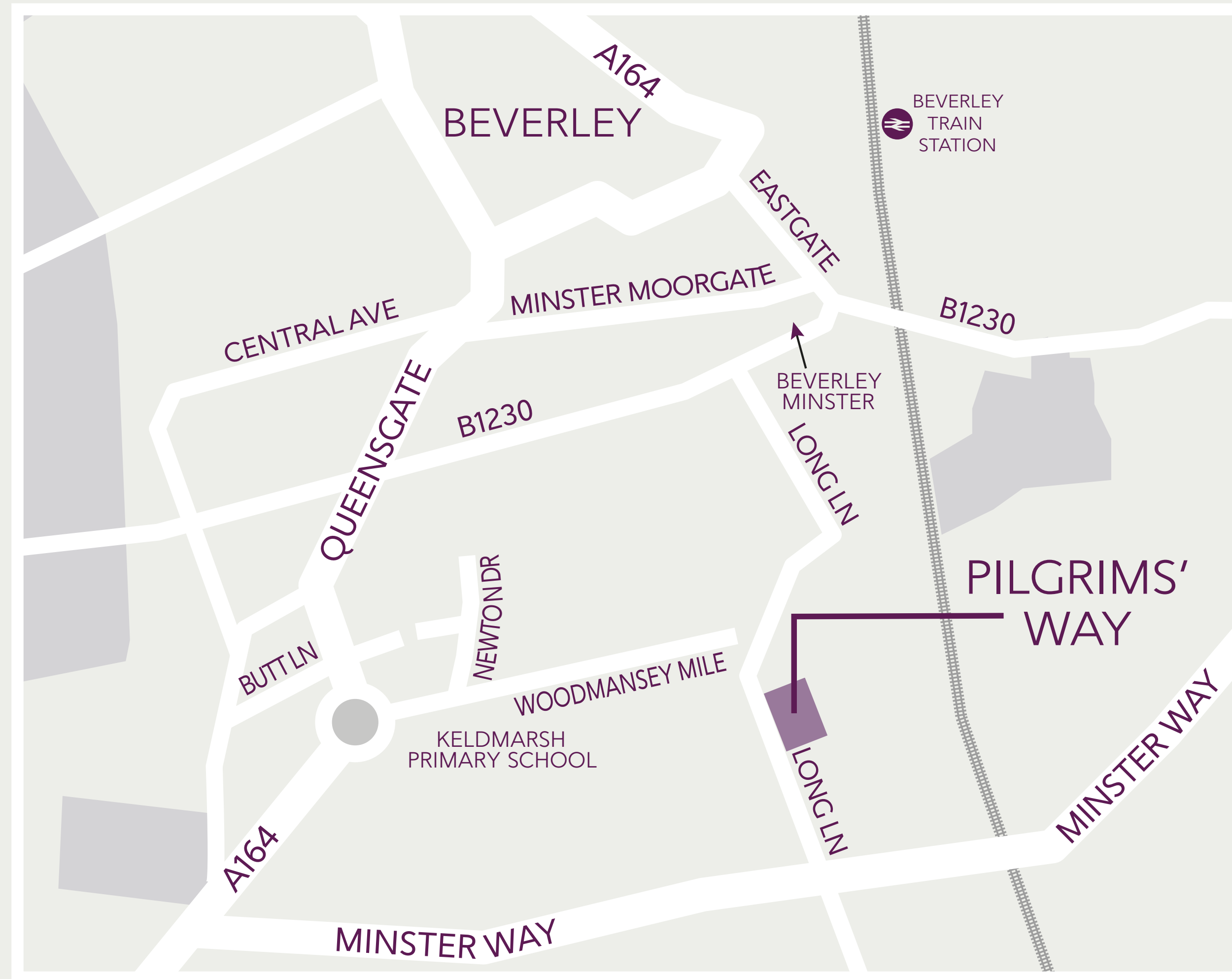
10 year **NHBC** warranty

**Ashberry**  
Homes



# How to find us

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[ASHBERRYHOMES.CO.UK](http://ASHBERRYHOMES.CO.UK)

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