



WOODBANK

SKELLINGTHORPE

HOMES

BY STIRLIN

EXCEPTIONAL HOMES, ENDURING QUALITY.





“We shape our buildings and  
afterwards our buildings shape us”

– Winston Churchill

**HOMES**  
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# Welcome

**Woodbank is an exclusive development featuring a diverse range of 2, 3 and 4-bedroom new homes, with a variety of different house types, ideal for families, couples, and first-time buyers alike.**

Woodbank will offer residents the perfect blend of rural tranquillity and modern convenience. Nestled in the countryside village of Skellingthorpe, the development benefits from a host of local amenities including local shops, a public house, a Co-op, community hall, picturesque woodland walks, two well-regarded primary schools and a Sustrans cycle route that runs through the village directly to Lincoln City Centre.

As with all of our developments, Woodbank will be a true embodiment of our ethos – putting exceptional quality at the heart of every home, created by Lincolnshire people.

Each home on Woodbank will come with 2-year Defects Period with us and a 10-year Structural Warranty from ICW, to give you that added peace of mind when buying your new home. International Construction Warranties (ICW) is a leading structural warranty provider, authorised and regulated in the UK by the FCA. ICW operates a Consumer Code for New Homes. This Consumer Code not only ensures that a property covered by an ICW Warranty is constructed to the highest quality standard, but it also enables you to be confident that you will always receive the correct level of customer service.





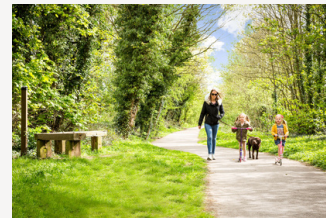




# Skellingthorpe

Welcome to Skellingthorpe, an attractive, quaint village, with a history dating back to the 9th century. Situated 3 miles west of Lincoln and 4 miles southeast of Saxilby. Close to road links, amenities and local attractions such as Doddington Hall, Lincoln Castle and Lincoln Cathedral. Wander through Skellingthorpe Woods or Willow Glade, play a game or two at Skellingthorpe playing fields or visit local towns and cities via bus, train or via the many cycle and footpaths nearby.

- Skellingthorpe town centre - 0.5 miles
- The Old Wood walking and cycle route - 0.5 miles
- Hykeham train station - 2 miles
- Lincoln train station - 3.5 miles
- The Stone Arms Pub - 0.5 miles
- Supermarket - 0.5 miles
- The Holt Primary School - 0.7 miles
- Saint Lawrence Primary School - 0.4 miles
- St Hugh's Catholic Primary School - 0.7 miles
- The Priory City of Lincoln Academy - 2 miles
- St Peter and St Paul's Catholic Academy - 2 miles









# Site map

Set in Lincolnshire's semi-rural countryside, Woodbank is a highly desirable development in the beautiful village of Skellingthorpe, catering for a wide range of home-buyers.

- **SCAMPTON - 3 Bed Detached House**  
Plots 43, 50, 65, 78, 90, 91
- **COLEBY - 4 Bed Semi-Detached House**  
Plots 27, 28, 38, 39, 44, 45, 61, 62
- **BLYTON - 3 Bed Semi-Detached House & Town House**  
Plots 7, 16, 21, 25, 26, 29, 30, 40, 41, 59, 60, 67, 82, 87
- **UPTON - 3 Bed Semi-Detached & Town House**  
Plots 6, 8, 9, 14, 15, 17, 18, 22, 23, 24, 46, 47, 57, 58, 68, 69, 70, 71, 79, 80, 83, 84, 85, 86
- **HARBY - 2 Bed Semi-Detached House**  
Plots 12, 13, 19, 20, 72, 73, 74, 75
- **SOMERBY - 2 Bed Detached Bungalow**  
Plots 10 & 11
- **OWMBY - 4 Bed Detached House**  
Plots 88, 89
- **CAMMERINGHAM - 4 Bed Semi-Detached House**  
Plots 4, 5, 48, 49, 76, 77
- **AUBOURN - 4 Bed Detached House**  
Plots 1, 42, 63, 64, 81, 92
- **HARMSTON - 4 Bed Detached House**  
Plots 35, 36, 37, 66, 93









# Superior specification

At Homes by Stirlin, we take immense pride in delivering homes that are crafted with care and built to a high level of specification. We are committed to creating homes of enduring quality, with a promise of exceptional craftsmanship and attention to detail in every aspect.

Our homes are thoughtfully designed to meet the needs of modern living, with high-quality finishes and fixtures throughout. Depending on the construction stage, you'll also have the opportunity to personalise your new home, with a range of choices and upgrade options available to make it truly yours.

All of our homes are finished with underfloor heating, oak veneer internal doors, vinyl flooring to all wet areas, air source heat pumps, enclosed gardens with paved patio areas and block paved driveways. Each kitchen is fitted with a 4 zone induction hob, integrated appliances, composite single bowls with mixer taps, and the option to upgrade to granite worktops.









# About Homes by Stirlin

Homes by Stirlin is proud to offer superior quality crafted homes in highly desirable locations across Lincolnshire. With years of experience in residential construction, we have developed homes that go beyond bricks and mortar, creating lasting communities that people are proud to call home.

Quality, elegance, and an impressive attention to detail are at the core of everything we build, ensuring each of our developments embodies Homes by Stirlin's ethos: putting exceptional quality, crafted by Lincolnshire people, at the heart of every home.

No matter what type of home-buyer you are, we deliver beautiful forever homes that are perfectly suited to your needs. Our dedicated team works to ensure that each home we build combines functionality with aesthetic appeal, offering the perfect balance of style and comfort.

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[www.homesbystirlin.com](http://www.homesbystirlin.com)





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