



BERTONE MEADOWS

BROUGHTON



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AN INVITING DEVELOPMENT OF 2-4 BEDROOM
HOMES, SITUATED IN THE SMALL TOWN OF
BROUGHTON IN NORTH LINCOLNSHIRE.



A LOCATION

THAT HAS IT ALL

Broughton is a charming town in North Lincolnshire with a village feel. It offers plenty of opportunities for scenic walks, cycling and wildlife spotting, with nearby areas like Broughton Woods providing a peaceful escape into nature. Steeped in history, the town is home to St Mary's Church, a beautiful medieval building that dates back to the 11th century.

With a strong community spirit and easy access to the market town of Brigg and the wider Lincolnshire Wolds, Broughton blends rural tranquillity with modern convenience. Plenty of shops, schools and amenities are a stone's throw away in Broughton itself, while Brigg – just a 10-minute drive away – is perfect for pottering, especially with its independent shops and traditional street market every Thursday.

You can explore the River Ancholme and follow the Ancholme Valley Way. The 10-mile path takes you from Brigg all the way to South Ferriby, which is situated on the south bank of the Humber Estuary. You can enjoy the path by foot or bike – it's a wonderful way to enjoy the riverbank's beautiful wildlife and diverse landscape.



Lincolnshire Wolds



SURROUNDED BY
PICTURESQUE
COUNTRYSIDE AND
ANCIENT WOODLANDS



River Humber

FAMILY LIFE

WITH COMMUNITY AT ITS HEART

Bertone Meadows is a charming new development featuring 79 beautifully designed 2, 3 and 4-bedroom homes, built in lovely surroundings in the small town of Broughton.

All our homes are designed meticulously, with the aim of maximising space and light and minimising running costs. Whatever stage in life you are, whether you're setting up home for the first time, upsizing to accommodate more children, or downsizing to retire in a peaceful setting, you can enjoy life within the heart of the Bertone Meadows community.

We chose Broughton because it's ideally situated – offering that idyllic countryside setting, without compromising on those all-important connections. You'll never have to travel far for anything you'll need:

SCHOOLS

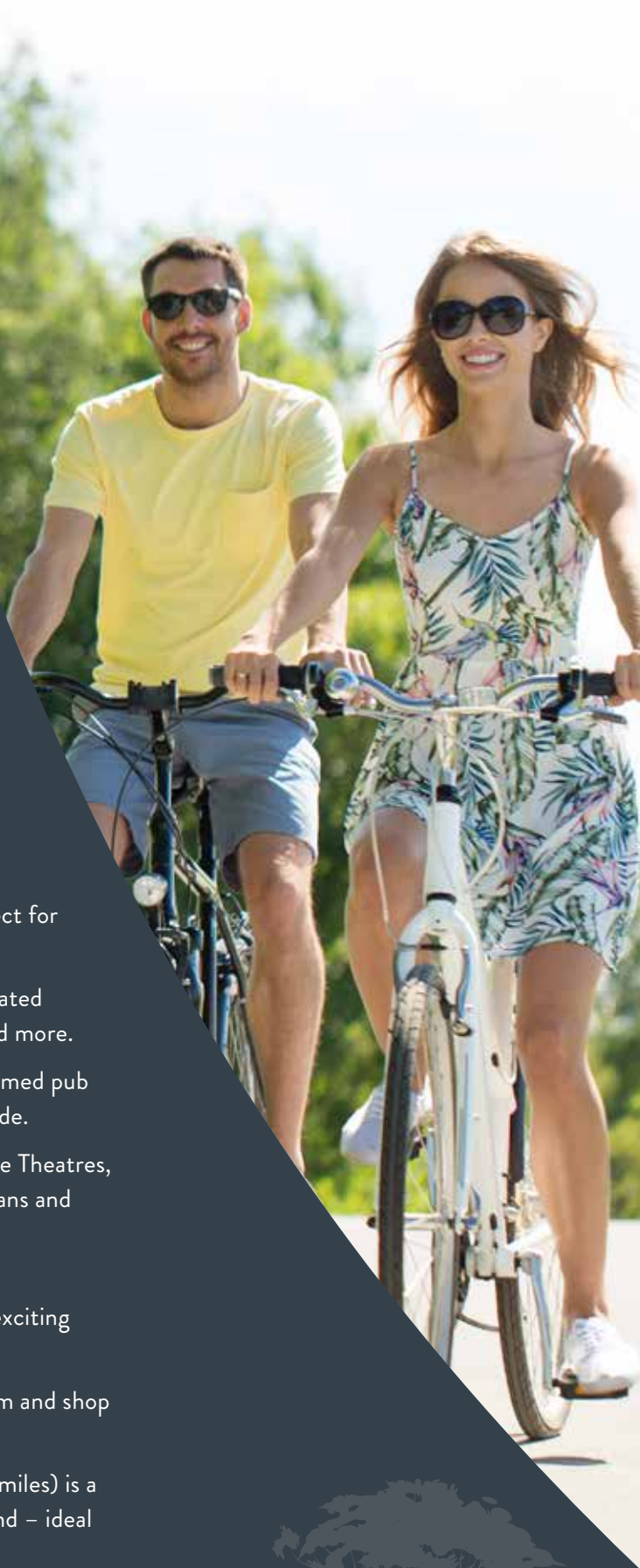
- Little Acorns Pre-School (5 min walk, 0.2 miles)
- Broughton Primary Academy (7 min walk, 0.3 miles)
- Scawby Academy (5 min drive, 2.3 miles)
- The Vale Academy (9 min drive, 4.3 miles)
- St Peter and St Paul Church of England Primary School (9 min drive, 4.9 miles)



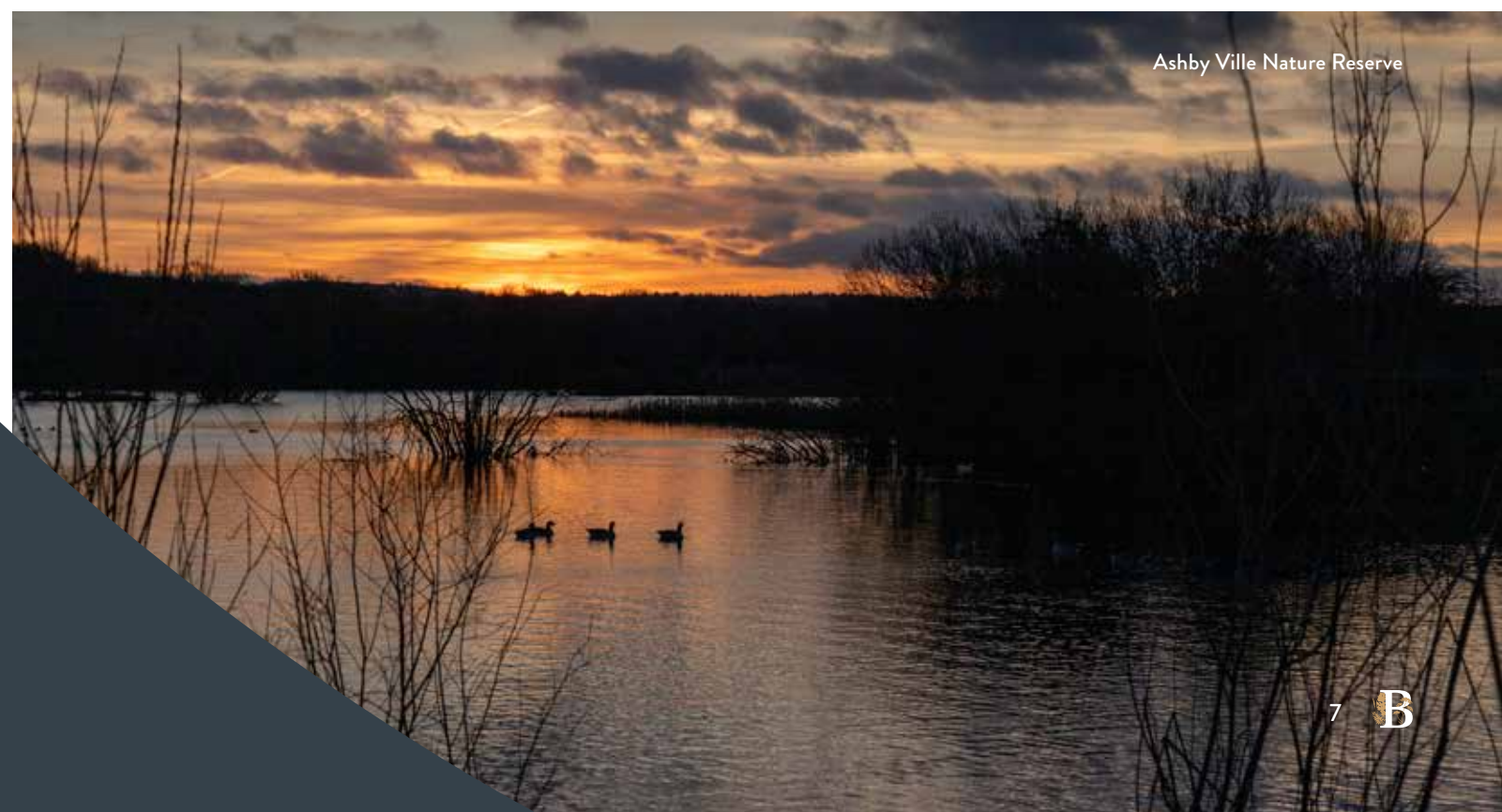
EVERYTHING
YOU NEED
WITHIN
EASY REACH

FREE TIME AND LEISURE

- Forest Pines Hotel, Spa & Golf Resort (4 mins, 1.6 miles) offers an award-winning golf course, spa days and more.
- Ancholme Leisure Centre (7 mins, 3.3 miles) has a 56-station gym, 25m swimming pool, squash courts, fitness studio and more.
- FunForest (9 mins, 4.2 miles) is a children's indoor adventure play centre for under 11s.
- Ashby Ville Nature Reserve (10 mins, 5.1 miles) is perfect for walks and wildlife spotting.
- Messingham Zoo (15 mins, 8.4 miles) is a small highly-rated animal sanctuary with meerkats, owls, otters, lemurs and more.
- Hope & Anchor (15 mins, 10.2 miles) is a nautically-themed pub with Humber views, recommended by the Michelin Guide.
- The Baths Hall (18 mins, 7.4 miles) is part of Scunthorpe Theatres, offering a variety of performances by big-name comedians and musicians.
- Normanby Hall Country Park (19 mins, 11.3 miles) is a 300-acre estate with award-winning gardens, wildlife, exciting events, a playground, gift shop and café.
- Docks Beers (28 mins, 23.6 miles) is a brewery, taproom and shop based in an old church near Grimsby's famous docks.
- Lincolnshire Wolds National Landscape (42 mins, 26.8 miles) is a scenic range of hills – the highest land in eastern England – ideal for walking and cycling.



FROM SCENIC
WALKS TO LOCAL
ATTRACTIONS,
***THERE'S LOTS
TO ENJOY***



Ashby Ville Nature Reserve



THE FERRIBY

2 BEDROOMS, SEMI-DETACHED

Plots 5, 6, 62 & 63

Our low-maintenance 2-bedroom bungalow offers a bright living area and kitchen with a spacious principal bedroom and modern bathroom.



THE CANTLEY

2 BEDROOMS, TERRACED/SEMI-DETACHED

Plots 8, 9, 13, 14, 46, 47, 58, 59, 60, 61, 68, 69, 77, 79 (78 Discount Market Sale)

This generously proportioned semi-detached 2-bedroom home has an ideal layout throughout, with French doors leading to the turfed rear garden.



THE SANDALL

3 BEDROOMS, TERRACED/SEMI-DETACHED

Plots 1, 2, 10, 11, 15, 16, 23, 24, 31, 32, 42, 43, 44, 50, 51, 56 & 57

Our semi-detached 3-bedroom family home has a welcoming hallway, spacious kitchen/diner, multiple bathrooms and much more. Turfed rear garden included.



THE MILTON

3 BEDROOMS, SEMI-DETACHED

Plots 3, 4, 18, 19, 20, 21, 48, 49, 66, 67, 70 & 71 (34 Discount Market Sale)

This charming semi-detached 3-bedroom family home offers so much, including a large living room with French doors that lead onto the turfed rear garden.



AFFORDABLE HOUSING

Plots 35, 64, 65, 74, 75 & 76



THE WENTWORTH

3 BEDROOMS, DETACHED WITH INTEGRAL GARAGE

Plots 12, 17, 41, 45, 52, 53, 72 & 73

This popular detached home offers an integrated garage and single driveway. Inside, there's lots to love – the large open-plan kitchen/dining area and living room both feature French doors which lead to a generous turfed rear garden.



THE STRAFFORD

3 BEDROOMS, 3 STOREY, SEMI-DETACHED

Plots 37, 38, 39, 40, 54 & 55

What's particularly special about this 3-storey townhouse is the large bedroom on the top floor, which includes a separate dressing room and large ensuite. Turfed rear garden included.



THE ELLERTON

3 BEDROOMS, 3 STOREY, SEMI-DETACHED

Plots 26, 27, 28 & 29



THE ORMONDE

4 BEDROOMS, DETACHED

Plots 7, 22, 25, 30, 33 & 36

Our 4-bedroom detached family home benefits from a large lounge, generous kitchen/dining area and a separate utility room. The large turfed garden is accessed via French doors from the dining area. This home also has a double driveway.



THE CANTLEY

2 BEDROOMS



GROUND FLOOR

KITCHEN/DINING

3.35m x 4.75m
10'11" x 15'7"

LOUNGE

4.44m x 3.47m
14'6" x 11'4"

WC

1.04m x 1.63m
3'4" x 5'4"

FIRST FLOOR

BED 1

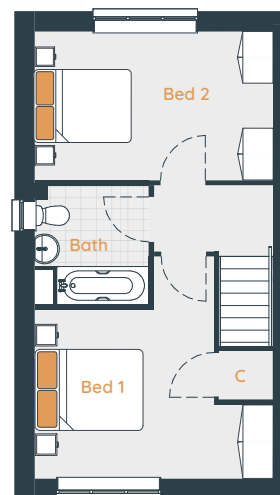
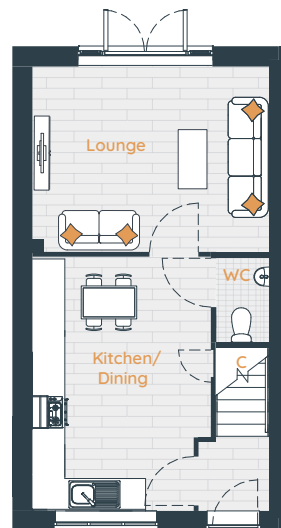
4.44m x 4.40m
14'6" x 14'5"

BED 2

4.44m x 2.78m
14'6" x 9'1"

BATHROOM

2.15m x 2.24m
7'0" x 7'4"



Computer generated images are a generic indication of a finished house type but are not specific to this development. External finishes, materials and appearance will vary, please refer to home specific drawing and information in sales office. C = Cupboard.

THE SANDALL

3 BEDROOMS



GROUND FLOOR

KITCHEN/DINING

2.57m x 5.59m
8'5" x 18'4"

LOUNGE

4.61m x 3.35m
15'1" x 10'11"

WC

0.94m x 2.16m
3'1" x 7'1"

FIRST FLOOR

BED 1

2.74m x 5.07m
8'11" x 16'7"

BED 2

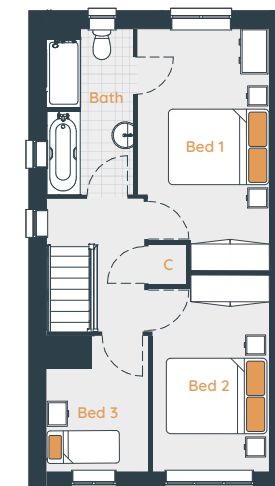
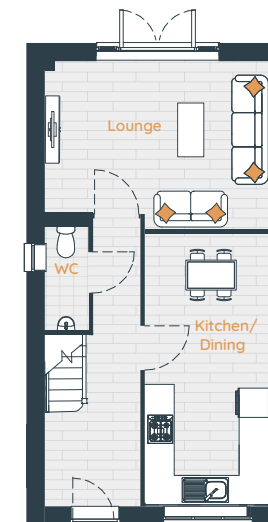
2.41m x 4.06m
7'10" x 13'3"

BED 3

2.14m x 2.81m
7'0" x 9'2"

BATHROOM

1.81m x 3.47m
5'11" x 11'4"



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THE MILTON

3 BEDROOMS



GROUND FLOOR

KITCHEN/DINING
2.57m x 5.59m
8'5" x 18'4"

LOUNGE
4.61m x 3.98m
15'1" x 13'0"

WC
0.94m x 2.16m
3'1" x 7'1"

FIRST FLOOR

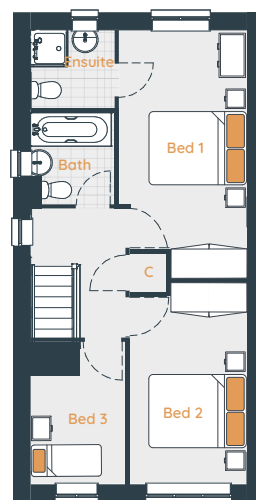
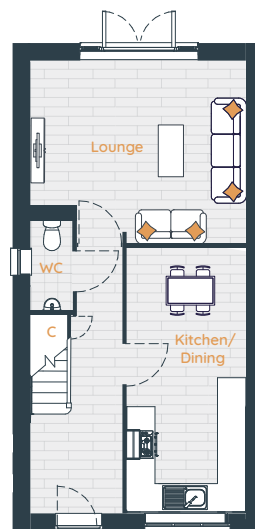
BED 1
2.74m x 5.52m
8'11" x 18'1"

ENSUITE
1.81m x 1.70m
5'11" x 5'6"

BED 2
2.41m x 4.06m
7'10" x 13'3"

BED 3
2.14m x 2.81m
7'0" x 9'2"

BATHROOM
1.81m x 2.15m
5'11" x 7'0"



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THE WENTWORTH

3 BEDROOMS



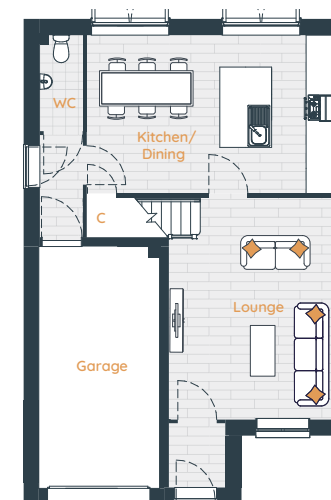
GROUND FLOOR

KITCHEN/DINING
5.73m x 3.72m
18'9" x 12'2"

LOUNGE
3.88m x 5.18m
12'8" x 16'11"

WC
1.00m x 2.26m
3'3" x 7'4"

GARAGE
2.80m x 5.61m
9'2" x 18'4"



FIRST FLOOR

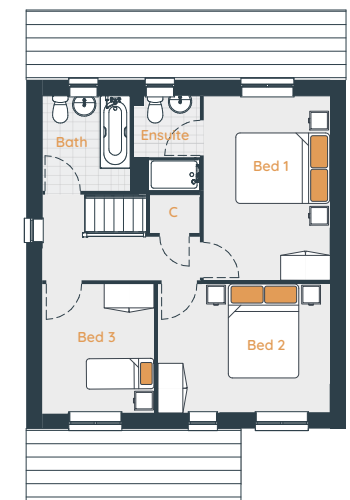
BED 1
3.05m x 4.38m
10'0" x 14'4"

ENSUITE
1.55m x 2.27m
5'1" x 7'5"

BED 2
4.09m x 3.06m
13'5" x 10'0"

BED 3
2.67m x 3.06m
8'9" x 10'0"

BATHROOM
2.11m x 2.27m
6'11" x 7'5"



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THE STRAFFORD

3 BEDROOMS



GROUND FLOOR

KITCHEN/DINING	LOUNGE
3.22m x 4.67m 10'6" x 15'3"	4.22m x 3.55m 13'10" x 11'7"
WC 0.94m x 1.63m 3'1" x 5'4"	

FIRST FLOOR

BED 2	BED 3
4.22m x 3.01m 13'10" x 9'10"	2.26m x 3.41m 7'4" x 11'2"
BATHROOM 2.26m x 1.74m 7'4" x 5'8"	

SECOND FLOOR

BED 1	ENSUITE
4.22m x 4.94m 13'10" x 16'2"	2.15m x 1.99m 7'0" x 6'6"
DRESSING ROOM 2.01m x 1.99m 6'7" x 6'6"	



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THE ELLERTON

3 BEDROOMS



GROUND FLOOR

KITCHEN/DINING	LOUNGE
4.22m x 3.55m 13'10" x 11'7"	3.22m x 4.67m 10'6" x 15'3"
WC 0.94m x 1.63m 3'1" x 5'4"	

FIRST FLOOR

BED 2	BED 3
4.22m x 3.01m 13'10" x 9'10"	2.26m x 3.41m 7'4" x 11'2"
BATHROOM 2.26m x 1.74m 7'4" x 5'8"	

SECOND FLOOR

BED 1	ENSUITE
4.22m x 4.94m 13'10" x 16'2"	2.15m x 1.99m 7'0" x 6'6"
DRESSING ROOM 2.01m x 1.99m 6'7" x 6'6"	



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THE
ORMONDE

4 BEDROOMS



THE
FERRIBY

2 BEDROOMS



GROUND FLOOR

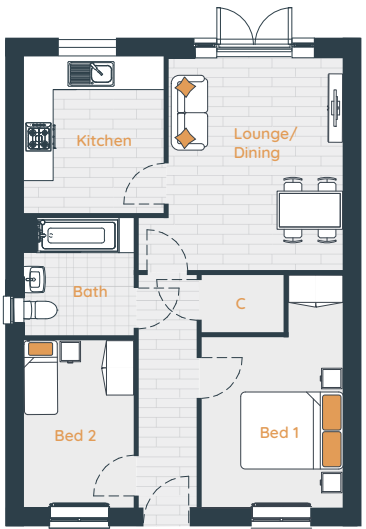
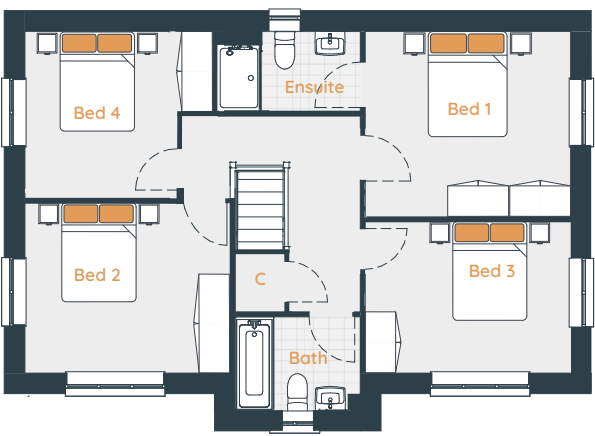
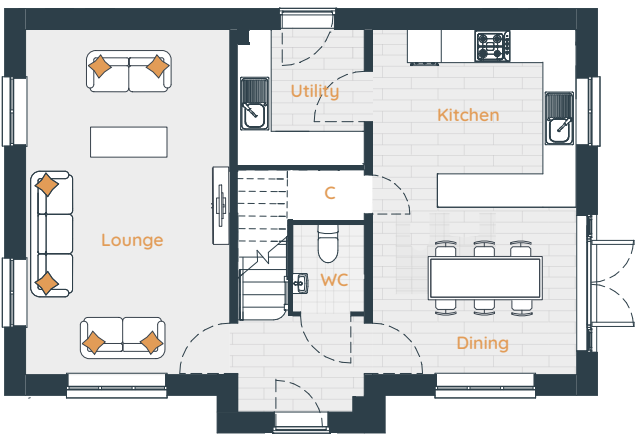
KITCHEN/DINING	LOUNGE
3.73m x 6.26m 12'2" x 20'6"	3.73m x 6.26m 12'2" x 20'6"
UTILITY	WC
2.32m x 2.48m 7'7" x 8'1"	1.32m x 1.59m 4'3" x 5'2"

FIRST FLOOR

BED 1	ENSUITE	BED 2
3.77m x 3.41m 12'4" x 11'2"	2.62m x 1.49m 8'7" x 4'10"	3.77m x 3.13m 12'4" x 10'3"
BED 3	BED 4	BATHROOM
3.77m x 2.79m 12'4" x 9'1"	3.55m x 3.06m 11'7" x 10'0"	2.32m x 1.74m 7'7" x 5'8"

GROUND FLOOR

KITCHEN		LOUNGE/DINING	
2.92m x 3.23m 9'6" x 10'7"		3.63m x 4.41m 11'10" x 14'5"	
BED 1	BED 2	BATHROOM	
2.95m x 4.83m 9'8" x 15'10"	2.31m x 3.47m 7'6" x 11'4"	2.31m x 2.45m 7'6" x 8'0"	



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SPECIFICATION

KITCHEN OR KITCHEN/DINER

- Choice of Plaza or Melrose kitchen units
- Choice of laminate worktop with matching upstand
- Choice of glass splashback
- Electrolux high-level single oven
- Electrolux induction hob
- Electrolux stainless steel chimney hood extractor
- Stainless steel sink and tap
- Downlights (number dependent on house type)
- Choice of Karndean flooring

BATHROOM

- Bath/shower mixer tap
- Fully tiled above bath and half tiled to sanitaryware walls in choice of Porcelanosa tiles
- Chrome towel radiator
- Downlights (number dependent on house type)
- Choice of Porcelanosa floor tiles

W/C

- Tiled splashback in choice of Porcelanosa tiles
- Choice of vinyl flooring

ENSUITE (WHERE APPLICABLE)

- Milos thermostatic twin outlet bar shower mixer in chrome
- Tiled shower enclosure and half height tiling to sanitaryware walls
- Chrome towel radiator
- Downlights (number dependent on house type)
- Choice of Porcelanosa floor tiles



FLOORING

- Choice of carpets to lounge, hall, stairs, landing and bedrooms

EXTERNAL

- Front garden landscaped
- Turf to rear gardens
- External tap
- 6-foot timber fencing with matching gate
- External lights to front and rear
- Block paved driveway

ENERGY

- Solar panels
- EV charging point

ABOUT US

We are a family business with lifetimes of experience, whose primary ethos is one of building to enhance our local communities

We have a close network of local architects, surveyors and craftspeople to personally create our design, specification and build of each home to our incredibly high standards. We work hard to maintain traditional values but continue to adapt our product to changing needs of our environment and customers. We deliver our product focussing on quality, appearance and style, using highly skilled tradespeople.

Our home buyers can get involved with the process, right from the reservation, choosing from a range of designer kitchens through to flooring and tiling. Due to our family ethos, we can offer a one-to-one service and you can be sure Hooper Homes has everything covered for you.

We are proud to build quality homes with care, and all our new homes come with a comprehensive 2-year Hooper Homes warranty. This covers most defects including (but not limited to):

- Electric and gas appliances
- Wiring
- Gutters and downpipes
- External windows and door frames
- Internal walls
- Paths and drives
- Fences
- Garage doors
- Internal doors
- Central heating boilers and controls
- Taps and sanitaryware

For added peace of mind, we provide a 10-year builder's warranty covering any structural defects.



ENJOY THE EXPERIENCE OF CREATING
YOUR HOME WITH US

PAST DEVELOPMENTS

We pride ourselves on delivering high-quality homes that combine thoughtful design with exceptional craftsmanship

Our previous projects showcase a commitment to creating vibrant communities, offering homes that blend style, comfort and modern living. From charming residential neighbourhoods to more contemporary developments, each project reflects our dedication to innovation and excellence.

Every property is built with attention to detail and a focus on enhancing the lives of our residents. At Hooper Homes, we don't just build houses – we build homes.

Recently completed across Yorkshire:

- Thorpe Gardens, Off Bennetthorpe, Doncaster
- The Water's Edge, Wath upon Dearne, Rotherham
- Pearson Croft, Wombwell, Barnsley
- Bryndale Court, Bircotes
- Bolton upon Dearne, Barnsley
- Hemsworth, Yorkshire
- Hoyland, Barnsley
- Mapplewell, Barnsley
- Stairfoot, Barnsley
- Fulwood Gardens, Balby, Doncaster



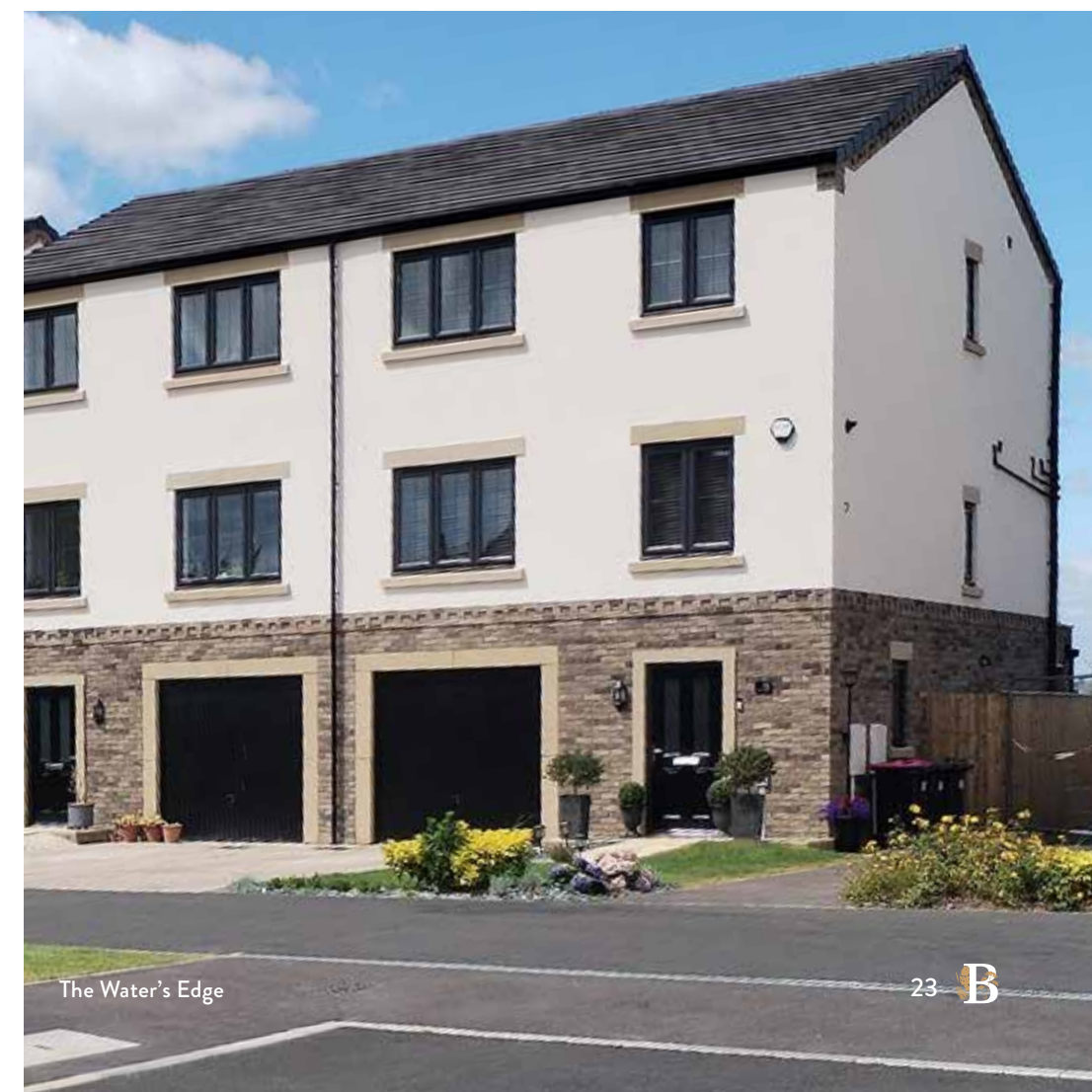
Thorpe Gardens



Pearson Croft, Wombwell, The Milton



The Strafford at Bryndale Court, Bircotes



The Water's Edge

TRAVEL



CAR

Scunthorpe, A18, 15 mins (7.1 miles)
 Grimsby, A180, 29 mins (23.8 miles)
 Lincoln, A15, 42 mins (24.9 miles)
 Sheffield, M18, 1hr 5 mins (50 miles)
 Leeds, M62, 1hr 7 mins (59.1 miles)
 M180, 3 mins

PUBLIC TRANSPORT

Brigg, 17 mins
 Scunthorpe, 43 mins
 Grimsby, 1hr 16 mins
 Lincoln, 1hr 47 mins

AIR

Humberside Airport, 15 mins (11 miles)
 Leeds/Bradford Airport, 1hr 26 mins (66 miles)
 East Midlands Airport, 1hr 26 mins (84 miles)

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