

**BAYCROFT
BRIDLINGTON**

MAKE A HOME IN YORKSHIRE **YOURS**



S P A C E

H O M E S

Here at Space Homes, we know just how hard buying a house can be. Finding the perfect place to call home requires many big decisions to be made. The process can seem very daunting at times, particularly for our first-time buyers. This is why we are so committed to making your journey as smooth as possible while improving your move.

We are a Yorkshire based developer, so we have dedicated our time to getting to know our customers.

We recognise the areas people want to live, and we use this to build high quality homes across the Yorkshire region.

With a reputation you can trust, we offer a wide range of buying options to suit every customer's needs. Whatever your situation may be, we are committed to helping you find the perfect space and deciding on the best way to buy.



BAYCROFT

Introducing Baycroft — a new collection of 2 & 3 bedroom homes , ideally located in the historic Old Town of the popular coastal town of Bridlington.

Just a 10-minute drive from the seafront, Baycroft is perfectly placed for those seeking the relaxed pace of coastal living alongside a wealth of local attractions. From Bridlington Harbour and the charming streets of the Old Town to historic landmarks such as The Priory and Sewerby Hall & Gardens, there's always something to discover right on your doorstep.

For everyday convenience, Bridlington offers an excellent range of shops, supermarkets, cafés and restaurants, ensuring all your daily needs are close at hand.

Travel and days out are equally straightforward. Bridlington Train Station is around 10 minutes away by car, providing direct services to Hull and onward connections across East Yorkshire and beyond.

With its coastal charm, strong local amenities and excellent transport links, Baycroft is the perfect place to begin your next chapter in Bridlington.





Homes at Baycroft are available with Shared Ownership.

Shared Ownership is a great way to get on to the property ladder when you can't quite afford to buy a home on the open market.

Based upon your affordability, you can buy an initial share of your home between 25% and 75% and make a small monthly rent payment for the remaining share that we retain.

You are eligible for Shared Ownership if:

- You have a household income of less than £80,000
- You have no ties to any other properties on completion
- You are unable to buy on the open market

You can purchase additional shares as and when you can afford it, this is called 'staircasing'. There are no timescales or deadlines on when you must staircase; however, the more shares you purchase, the lower your monthly rent payments become.

Enhanced Insulation

We add in more insulation to our houses (more than what is required for building regulations) this is so that the houses will need less spent to help them achieve net zero requirements for 2050, keeps them warm in winter / cool in summer and less carbon required to heat the home overall.

Solar Photovoltaics (Solar Panels)

Where possible we will be adding Solar PV panels to the roofs of our houses which convert sunlight directly into electricity for the owner and national grid



EV Charger

Electric car charging points with every plot as standard.

Efficient Heating Design With Underfloor Heating

Underfloor heating downstairs and radiators upstairs to make heating homes more efficient

Air Source Heat Pump

Air source heat pumps operate by absorbing heat from the outside air, even when temperatures are as low as -15°C. They use a refrigeration cycle similar to that of a refrigerator but in reverse, and are an energy-efficient system.

SUSTAINABLE, FUTURE-READY HOMES

Cheaper to Run, Greener to Live in

New-build homes are significantly more economical to run than many older properties. Built to the latest environmental standards, they benefit from superior insulation, modern heating systems, and energy-efficient appliances.

According to the Home Builders Federation:

- Over 80% of new-build homes achieve an A or B EPC rating
- Only 2.2% of older homes reach the same standard

An A or B rating represents the highest levels of energy efficiency, helping homeowners enjoy lower energy bills while reducing their environmental footprint.

Peace of mind

All Space Homes properties come with a 10-year LABC warranty, offering reassurance and long-term protection.

For further details, please speak with your sales consultant.



SHARED OWNERSHIP

Shared Ownership is a great way to get on to the property ladder when you can't quite afford to buy a home on the open market. Based upon your affordability, you can buy an initial share of your home between 10% and 75% and make a monthly rent payment for the remaining share.

Eligibility Criteria:

- A household income less than £80,000
- No ties to any other properties on completion
- You are unable to buy in the open market

The Advantages:

- Buy as much as you can afford
- Get out of the renting cycle
- Purchase without needing a large deposit
- Benefit from increases in value when you sell

HOW IT WORKS

£268,950

You can choose to step up to 100% share after 1 year

100% SHARE

75% SHARE

SHARE PRICE	5% DEPOSIT	RENT (PCM)
£201,712	£10,085 *	£154.08

50% SHARE

SHARE PRICE	5% DEPOSIT	RENT (PCM)
£134,475	£10,085 *	£154.08

10% SHARE

SHARE PRICE	5% DEPOSIT	RENT (PCM)
£26,895	£10,085 *	£154.08

*5% Deposit based upon mortgage lender. Breakdown is an example of a full market value of £268,950. For more information on service charge, please speak with our sales consultant.

THE STONESDALE

A semi-detached three bedroom home



Open plan kitchen / diner

Separate living room

Ground Floor WC

Storage Throughout

The Stonesdale Collection

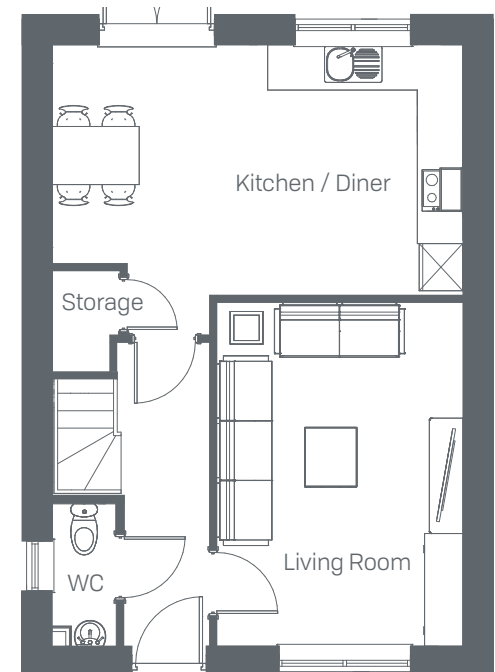
Plots: 37, 38, 51, 52

GROUND FLOOR

Kitchen / Diner
5.7m x 3.4m / 18'8" x 11'2"

Living Room
3.4m x 4.7m / 11'2" x 5'5"

WC
0.9m x 1.9m / 2'11" x 6'3"



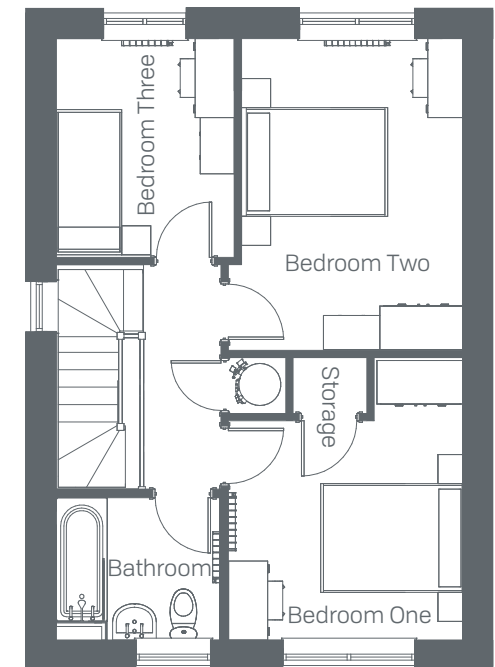
FIRST FLOOR

Bedroom 1
3.3m x 3.9m / 10'10" x 12'10"

Bedroom 2
3.1m x 4.3m / 10'2" x 14'1"

Bedroom 3
2.4m x 3m / 7'10" x 9'10"

Bathroom
2.4m x 2m / 7'10" x 6'6"



This computer generated image is for illustrative purposes only. Its purpose is to give a feel for the development, not an accurate description of each property. Please enquire for further details.

THE SEAGRAVE

A semi-detached two bedroom home



Open plan kitchen / diner

Separate living room

Ground Floor WC

Storage Throughout

The Seagrave Collection

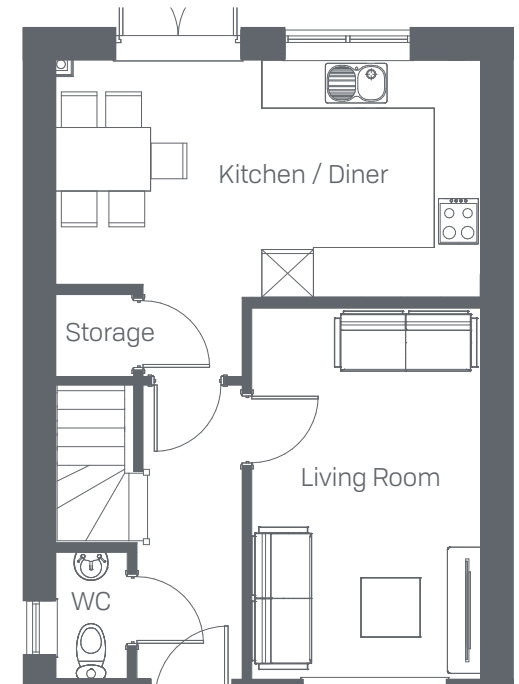
Plots: 1, 2, 5, 6, 13, 14, 15, 16, 17, 18, 21, 22, 25, 26

GROUND FLOOR

Kitchen / Diner
5.2m x 3m / 17'1" x 9'10"

Living Room
3m x 4.75m / 9'10" x 15'7"

WC
1.6m x 1m / 5'3" x 3'3"

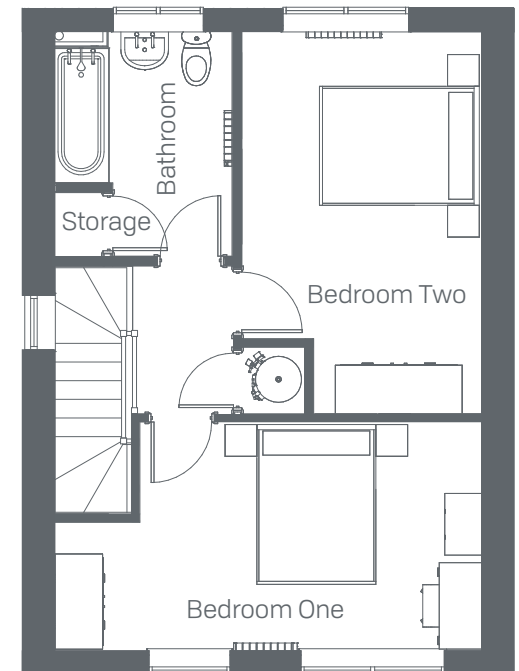


FIRST FLOOR

Bedroom 1
5.5m x 2.9m / 18'1" x 9'6"

Bedroom 2
3.1m x 4.9m / 10'2" x 16'1"

Bathroom
2.3m x 2.6m / 7'7" x 8'6"



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THE SHOREWOOD

A semi-detached three bedroom home



Open plan kitchen / diner

Separate living room

Ground Floor WC

Storage Throughout

The Shorewood Collection

Plots: 3, 4, 19, 20, 23, 24

GROUND FLOOR

Kitchen / Diner
6.1m x 3.6m / 20'0" x 11'10"

Living Room
3.6m x 4.7m / 11'10" x 15'5"

WC
1.7m x 1m / 5'7" x 3'3"

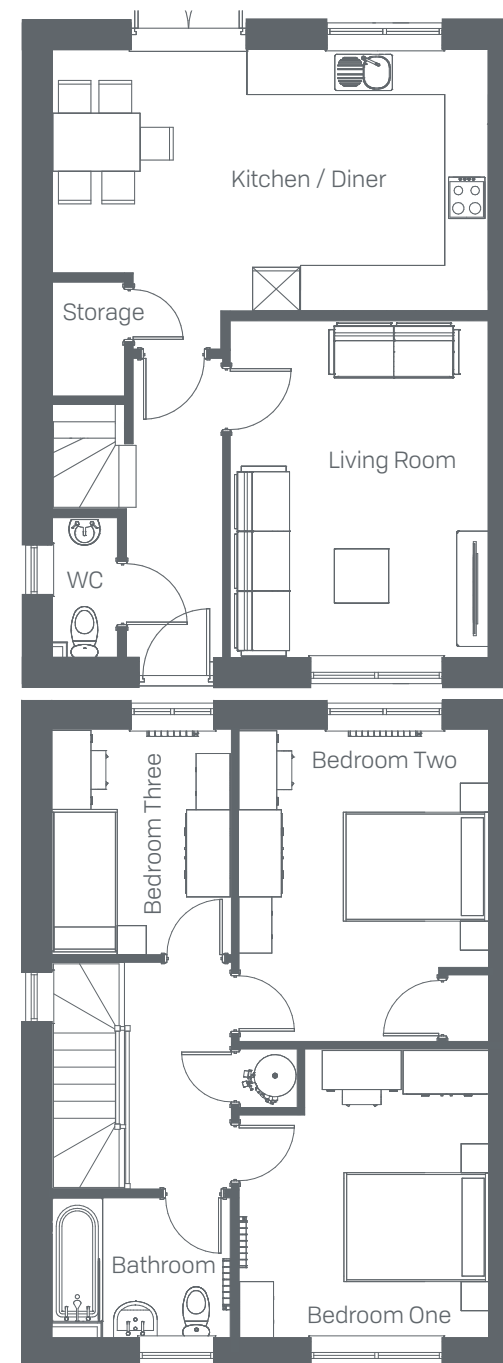
FIRST FLOOR

Bedroom 1
3.5m x 4m / 11'6" x 13'1"

Bedroom 2
3.5m x 4.2m / 11'6" x 13'9"

Bedroom 3
2.5m x 3.1m / 8'2" x 10'2"

Bathroom
2.5m x 2m / 8'2" x 6'7"



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SITE PLAN



- THE STONESDALE
- THE SEAGRAVE
- THE SHOREWOOD
- AFFORDABLE HOUSING



The site plan is drawn to show the relative position of individual properties. NOT TO SCALE. This is a two dimensional drawing and will not show land contours and gradients, boundary treatments, landscaping or local authority street lighting. Footpaths subject to change. For details of individual properties and availability please refer to our Sales Advisor.

S P A C E

H O M E S

BAYCROFT

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