



CHAPEL GATE

MOULTON CHAPEL

A COLLECTION OF 3, 4 & 5 BEDROOM HOMES



ALLISON
HOMES

ALL ABOUT A UNIQUE HISTORY AND DISTINCTIVE VILLAGE

Life begins at Chapel Gate





ALL ABOUT THE CHARMING VILLAGE LIFE

A village that celebrates community spirit.

Located on the edge of Moulton Chapel village with its iconic octagonal church, Chapel Gate offers beautifully styled homes blending craftsmanship with contemporary interiors and energy efficiency.

Available in three to five-bedroom options, these homes feature unique architectural details and landscaped open spaces, perfect for those seeking tranquillity close to village amenities. With easy access to market towns like Spalding and Holbeach and excellent road connections, Chapel Gate ensures convenience alongside serene living.

Moulton Chapel offers various amenities along Roman Road, including a village store, post office and hair salon.

The area features a primary school rated Good by Ofsted – Moulton Chapel Primary School, the Honeypot Day Nursery, and access to high-performing post-11 schools like Spalding Academy and Bourne Academy Sixth Form.

Local highlights include The Jolly Farmer pub – a family and dog-friendly pub serving up a warm welcome and home-cooked food. Moulton Chapel Youth and Community Centre are a hub for a range of activities from fitness classes to coffee, cake and play sessions, and each year sees annual events including the The Moulton Village Festival and Tulip Parade, which has been running since 1977.



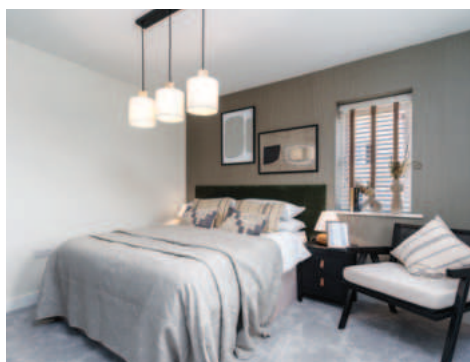
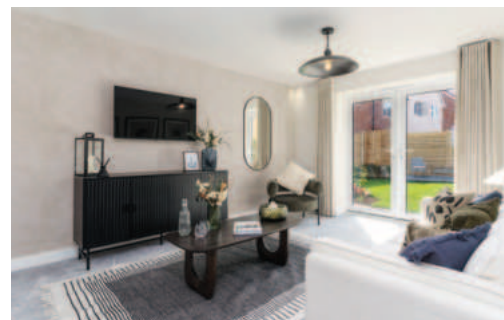
Traditional market towns and modern outlet shopping centres, a wealth of entertainment and landscape rich in natural beauty, Chapel Gate opens up a wonderful lifestyle.

Nearby Spalding, known for its market-gardening, hosts weekly Tuesday and Saturday markets, along with a monthly Farmers' market. Spalding's Springfields Outlet features discounted brands, and Springfields Adventure Land entertains children with JCB mini-diggers and dinosaur golfing. The Castle Sports Centre offers a wide range of facilities, including a swimming pool, spacious gym and fitness classes. While the South Holland Arts Centre offers performances ranging from musicals to opera and comedy.

For garden inspiration, visit Festival Gardens, designed by celebrity gardeners, accessible by water-taxi in summer. Nearby Peterborough's Queensgate Centre is a top destination for shopping, dining, and entertainment.

Explore the outdoors with the Nene Valley heritage railway, local walks, and bike rides, or visit the coast to enjoy rockpools, golden sands, and kite-surfing against stunning sunsets.

ALL ABOUT THE QUALITY



Each home at Chapel Gate has been designed to maximise light and space and, according to location, comes equipped with PV (solar) panels.



Synonymous with the quality of design and craftsmanship associated with all Allison Homes developments, all the houses at Chapel Gate benefit from a high standard specification.

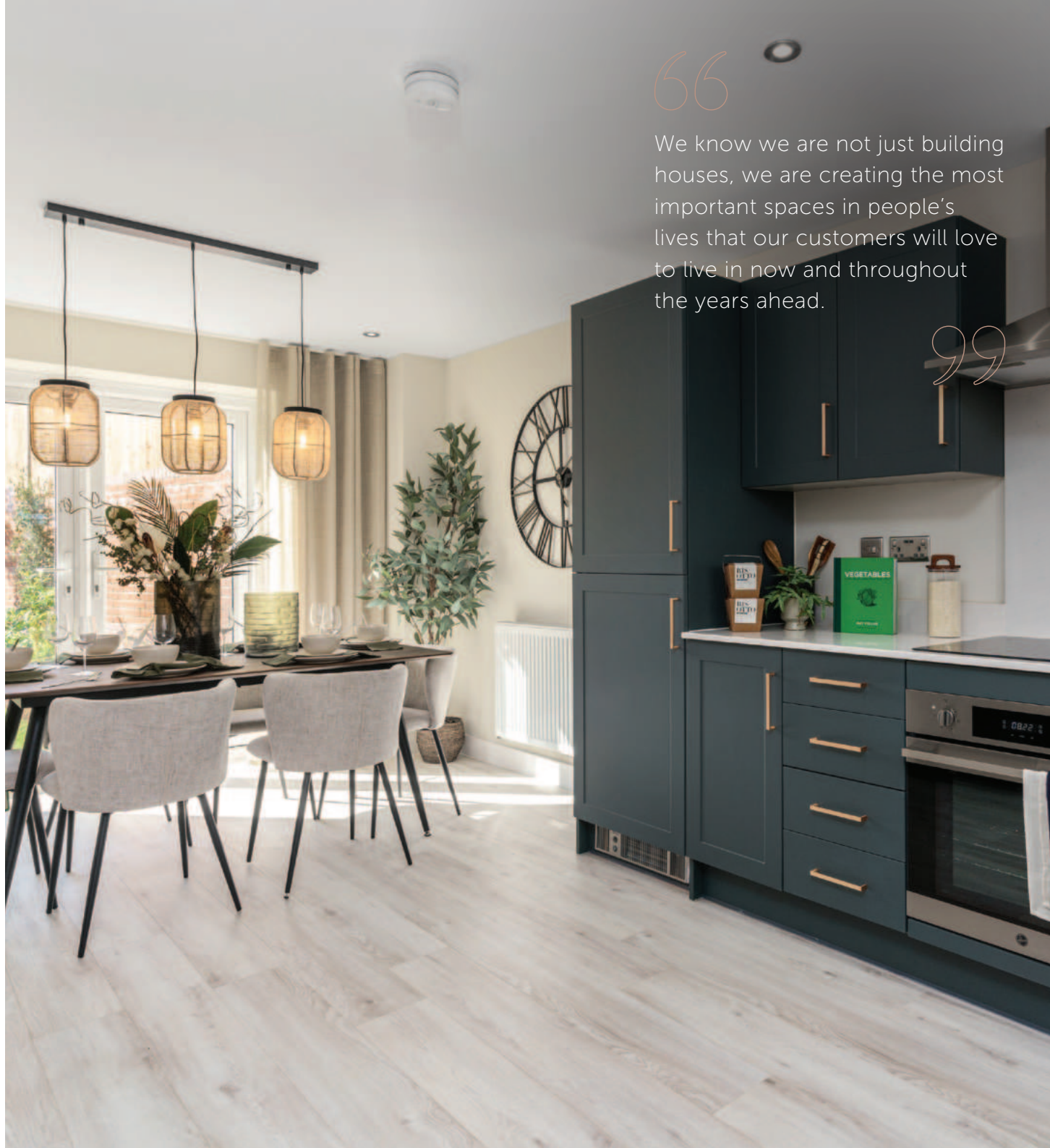
This includes contemporary kitchens with glass splashbacks, integrated appliances (on selected homes), a ceramic or induction hob and chimney-style extractors.

In all homes the bathrooms and en suites feature white Roca sanitaryware. To help reduce energy bills, all homes feature energy efficient thermostatic radiator valves to all habitable rooms. Low energy LED down lights to the kitchen, bathroom and en suite also come as standard.

ALL ABOUT HOMES BUILT ON SOLID VALUES

We are passionate about beautiful design that fits with evolving lifestyles, creating homes that are modern, sustainable and affordable. Our love of quality and great craftsmanship underpins everything we do, because homes are such an important and integral part of all of our lives.

That's why we ensure every Allison home is something exceptional.



66

We know we are not just building houses, we are creating the most important spaces in people's lives that our customers will love to live in now and throughout the years ahead.

99



SITEPLAN

THE PEAR
3 bedroom home
Homes 115, 119, 124 & 177

THE SNOWBERRY
3 bedroom home
Homes 116, 117, 118, 120, 121,
125 & 175

THE FERN
3 bedroom home
Homes 151, 152, 153, 154, 167,
168, 170, 171, 183, 184 & 185

THE HOLLY
3 bedroom home
Homes 112, 129 & 141

THE HOLLY SPECIAL
3 bedroom home
Homes 150 & 155

THE GUELDER ROSE
4 bedroom home
Homes 140 & 182

THE WALNUT SPECIAL
4 bedroom home
Home 101

THE MULBERRY
4 bedroom home
Homes 102, 103 & 111

THE REDBOURNE
4 bedroom home
Home 180

THE ELM
4 bedroom home
Homes 126, 142 & 181

THE TATTERSHALL
4 bedroom home
Homes 122, 123, 156, 165,
178 & 186

THE ROWAN
4 bedroom home
Homes 157 & 161

THE WILLOW
4 bedroom home
Homes 145, 146, 148 & 149

THE WALNUT
4 bedroom home
Homes 147, 159, 160, 162,
166, 172 & 176

THE LARCH
4 bedroom home
Homes 158, 163, 164, 169,
173 & 174

THE CEDAR
5 bedroom home
Home 179



**ALLISON
HOMES**



- MS** Marketing Suite
- SH** Show Home
- Shared
- Rented
- Partnership
- NEAP** Neighbourhood Equipped Area of Play
- LEAP** Local Equipped Area of Play
- BCP** Bin Collection Point
- V** Visitor Parking
- S/S** Substation

CHAPEL GATE

MOULTON CHAPEL

Every care has been taken to ensure the accuracy of these particulars, but the contents shall not form part of any contract and the vendors reserve the right to alter specification and/or delay without notice. 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 or local authority street lighting. Landscaping shown is for illustration purposes only and is subject to change. Footpaths subject to change. Purchasers are advised to check with our Sales Executives on the home of their choice. The site details and individual house types are subject to planning variation.

THE GUELDER ROSE

4 bedroom home
Homes 140 & 182

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MOULTON CHAPEL



ALLISON
HOMES

THE GUELDER ROSE

4 bedroom home
Homes 140 & 182

GROUND FLOOR

Kitchen	2660mm x 4770mm	8'9" x 15'8"
Living Room	4620mm x 3180mm	15'2" x 10'5"
Dining	2510mm x 3350mm	8'3" x 10'12"
Utility	1660mm x 1760mm	5'5" x 5'9"
WC	880mm x 1760mm	2'11" x 5'9"

FIRST FLOOR

Bedroom 1	2660mm x 3870mm	8'9" x 12'8"
En Suite	2050mm x 1170mm	6'9" x 3'10"
Bedroom 2	2540mm x 3850mm	8'4" x 12'8"
Bedroom 3	2660mm x 2700mm	8'9" x 8'10"
Bedroom 4	2340mm x 2700mm	7'8" x 8'10"
Bathroom	2250mm x 1700mm	7'5" x 5'7"



GROUND FLOOR



FIRST FLOOR

CHAPEL GATE

MOULTON CHAPEL

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THE REDBOURNE

4 bedroom home
Home 180



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MOULTON CHAPEL



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HOMES

THE REDBOURNE

4 bedroom home
Home 180

GROUND FLOOR

Living Room	3000mm x 4240mm	9'10" x 13'11"
Kitchen/Dining	7770mm x 3030mm	9'1" x 9'11"
Study	2550mm x 2510mm	8'4" x 8'3"
Utility	1940mm x 1620mm	6'4" x 5'4"
WC	1450mm x 1620mm	4'9" x 5'4"

FIRST FLOOR

Bedroom 1	5120mm x 3010mm	16'10" x 9'11"
En Suite	2560mm x 1860mm	8'5" x 6'1"
Bedroom 2	3670mm x 2690mm	8'10" x 8'9"
Bedroom 3	2680mm x 2660mm	7'1" x 8'9"
Bedroom 4	2170mm x 2660mm	7'1" x 8'9"
Bathroom	1700mm x 2730mm	5'7" x 8'11"

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GROUND FLOOR



FIRST FLOOR

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THE TATTERSHALL

4 bedroom home

Homes 122, 123, 156, 165, 178 & 186



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ALLISON
HOMES

THE TATTERSHALL

4 bedroom home

Homes 122, 123, 156, 165, 178 & 186

GROUND FLOOR

Living Room	4980mm x 3610mm	16'4" x 11'10"
Kitchen	4210mm x 4670mm	13'10" x 15'4"
Dining	3560mm x 4230mm	11'8" x 13'11"
Utility	1590mm x 1860mm	5'3" x 6'1"
WC	1010mm x 1850mm	3'4" x 6'1"

FIRST FLOOR

Bedroom 1	2940mm x 4640mm	9'8" x 15'3"
En Suite	1200mm x 2530mm	3'11" x 8'4"
Bedroom 2	3560mm x 2580mm	11'8" x 8'6"
Bedroom 3	2880mm x 3140mm	9'5" x 10'4"
Bedroom 4	2000mm x 3280mm	6'7" x 10'9"
Bathroom	1880mm x 2100mm	6'2" x 6'11"



FIRST FLOOR



GROUND FLOOR

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THE CEDAR

5 bedroom home
Home 179



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HOMES

THE CEDAR

5 bedroom home
Home 179

GROUND FLOOR

Kitchen/Dining	3950mm x 7090mm	12'12" x 23'3"
Living Room	3700mm x 7090mm	12'2" x 23'3"
Utility	1750mm x 1940mm	5'9" x 6'4"
WC	1750mm x 1150mm	5'9" x 3'9"

FIRST FLOOR

Bedroom 1	3750mm x 3310mm	12'4" x 10'10"
En Suite	1480mm x 2190mm	4'10" x 7'2"
Bedroom 2	3750mm x 3700mm	12'4" x 12'2"
Bedroom 3	3880mm x 2550mm	12'9" x 8'4"
Bedroom 4	2850mm x 2190mm	9' 4" x 7'2"
Bedroom 5	2850mm x 2170mm	9'4" x 7'1"
Bathroom	2450mm x 2190mm	8'0" x 7'2"

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FIRST FLOOR



GROUND FLOOR

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THE WALNUT SPECIAL

4 bedroom home
Home 101

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HOMES

Please be aware that the final appearance of home 101, The Walnut Special, will differ from this visual representation. Due to design updates, there will be less render applied and stone banding. For detailed and accurate information, please consult with a sales negotiator.

THE WALNUT SPECIAL

4 bedroom home
Home 101

GROUND FLOOR

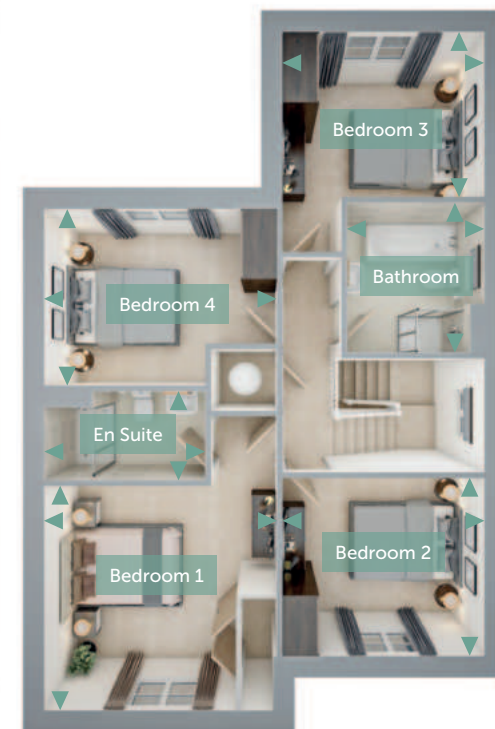
Living Room	3760mm x 4980mm	12'4" x 16'4"
Kitchen	3370mm x 3400mm	11'1" x 11'2"
Dining	3760mm x 3190mm	12'4" x 10'6"
Utility	2020mm x 1760mm	6'8" x 5'9"
WC	1730mm x 970mm	5'8" x 3'2"

FIRST FLOOR

Bedroom 1	3770mm x 3690mm	12'4" x 12'1"
En Suite	2630mm x 1470mm	8'8" x 4'10"
Bedroom 2	3770mm x 2920mm	12'4" x 9'7"
Bedroom 3	3380mm x 2940mm	11'1" x 9'8"
Bedroom 4	3370mm x 2700mm	11'1" x 8'10"
Bathroom	2270mm x 2460mm	7'5" x 8'1"



GROUND FLOOR



FIRST FLOOR

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THE FERN

3 bedroom home

Homes 151, 152, 153, 154, 167,
168, 170, 171, 183, 184 & 185



CHAPEL GATE

MOULTON CHAPEL



ALLISON
HOMES

THE FERN

3 bedroom home

Homes 151, 152, 153, 154, 167,
168, 170, 171, 183, 184 & 185

GROUND FLOOR

Living Room	3420mm x 3900mm	11'3" x 12'10"
Kitchen/Dining	4760mm x 3040mm	15'7" x 9'12"
Utility	2060mm x 1870mm	6'9" x 6'2"
WC	1000mm x 1870mm	3'3" x 6'2"

FIRST FLOOR

Bedroom 1	2890mm x 3040mm	9'6" x 9'12"
En Suite	1770mm x 1860mm	5'10" x 6'1"
Bedroom 2	2480mm x 3970mm	8'2" x 13'0"
Bedroom 3	2190mm x 2960mm	7'2" x 9'9"
Bathroom	2480mm x 1790mm	8'2" x 5'10"



GROUND FLOOR



FIRST FLOOR

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THE HOLLY

3 bedroom home
Homes 112, 129 & 141



CHAPEL GATE
MOULTON CHAPEL



ALLISON
HOMES

THE HOLLY

3 bedroom home
Homes 112, 129 & 141

GROUND FLOOR

Living Room	3140mm x 5630mm	10'4" x 18'6"
Kitchen/Dining	3570mm x 5630mm	11'9" x 18'6"
WC	1010mm x 1960mm	3'4" x 6'5"

FIRST FLOOR

Bedroom 1	3200mm x 2920mm	10'6" x 9'7"
En Suite	1450mm x 1430mm	4'9" x 4'8"
Bedroom 2	3600mm x 3100mm	11'10" x 10'2"
Bedroom 3	2500mm x 2440mm	8'2" x 8'0"



GROUND FLOOR



FIRST FLOOR

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THE MULBERRY

4 bedroom home
Homes 102, 103 & 111

CHAPEL GATE
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ALLISON
HOMES

THE MULBERRY

4 bedroom home
Homes 102, 103 & 111

GROUND FLOOR

Living Room	4970mm x 3400mm	16'4" x 11'2"
Kitchen/Dining	2990mm x 6030mm	9'10" x 19'9"
Utility	2990mm x 1760mm	9'10" x 5'9"
WC	90mm x 1770mm	2'11" x 5'10"

FIRST FLOOR

Bedroom 1	4310mm x 4360mm	14'2" x 14'4"
En Suite	2340mm x 2960mm	7'8" x 9'9"
Bedroom 2	3310mm x 3430mm	10'10" x 11'3"
Bedroom 3	2640mm x 4710mm	8'8" x 15'5"
Bedroom 4	2520mm x 3070mm	8'3" x 10'1"
Bathroom	2090mm x 1710mm	6'10" x 5'7"

CHAPEL GATE

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GROUND FLOOR



FIRST FLOOR

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THE ELM

4 bedroom home
Homes 126, 142 & 181

CHAPEL GATE
MOULTON CHAPEL



ALLISON
HOMES

THE ELM

4 bedroom home
Homes 126, 142 & 181

GROUND FLOOR

Living Room	3440mm x 6870mm	11'3" x 22'6"
Kitchen/Dining	2860mm x 6870mm	9'5" x 22'6"
Utility	2060mm x 2700mm	6'9" x 8'10"
WC	1000mm x 1650mm	3'3" x 5'5"

FIRST FLOOR

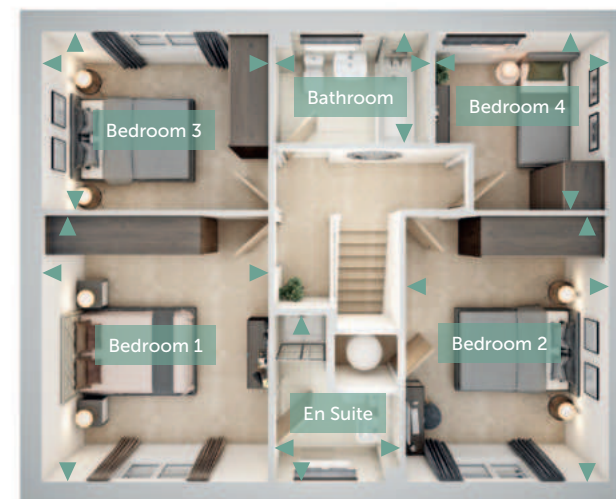
Bedroom 1	3460mm x 3400mm	11'4" x 11'2"
En Suite	1940mm x 2540mm	6'4" x 8'4"
Bedroom 2	3080mm x 4060mm	10'1" x 13'4"
Bedroom 3	3460mm x 2710mm	11'4" x 8'11"
Bedroom 4	2650mm x 2720mm	8'8" x 8'11"
Bathroom	2370mm x 1700mm	7'9" x 5'7"

CHAPEL GATE

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GROUND FLOOR



FIRST FLOOR

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ALL ABOUT THE SPECIFICATION

3 BEDROOM HOMES
4 BEDROOM HOMES
5 BEDROOM HOMES

3 BEDROOM HOMES
4 BEDROOM HOMES
5 BEDROOM HOMES

INTERNAL FIXTURES AND FITTINGS

GENERAL

Traditional construction	•	•	•
NHBC 10 year warranty	•	•	•
Single colour (white) matt emulsion wall and ceiling colour throughout	•	•	•
Smooth ceilings throughout	•	•	•
Internal joinery painted white	•	•	•
Staircase handrails and newel caps in oak		•	•
Staircase handrails and newel caps in white	•		
Ironmongery	•	•	•
Wardrobes to Bedroom 1 (where applicable)	•	•	•
Smooth white 5 vertical panel internal doors	•	•	•

KITCHEN

Choice of Kitchen unit door fronts from selected range*	•	•	•
Choice of laminate worktops with matching upstands from selected range*	•	•	•
Soft close hinges to all cupboard doors	•	•	•
Stainless steel splashback	•	•	•
Single bowl sink with mixer tap	•		
1.5 bowl sink with mixer tap (detached properties only)	•	•	•
Integrated stainless steel finish single oven	•		
Integrated stainless steel finish eye level double oven (detached properties only)	•	•	•
Integrated ceramic hob	•		
Integrated induction hob (detached properties only)	•	•	•
Stainless steel chimney hood	•		
Curved glass chimney hood (detached properties only)	•	•	•
Integrated dishwasher (detached properties only)	•	•	•
Plumbing and removable unit for future installation of dishwasher	•		
Space and plumbing for washing machine	•	•	•
Tumbledryer space (where applicable)	•	•	•

CLOAKROOM

White sanitaryware	•	•	•
Tiled splashback to basin - choice from standard range	•	•	•

BATHROOM

White sanitaryware	•	•	•
Contemporary mixer taps	•	•	•
Bath filler mixer	•	•	•
Bath filler and shower mixer (no En Suite)	•	•	•
White heated towel rail (where applicable)	•	•	•
Half height tiling behind bath - choice from standard range	•	•	•
Full height tiling and screen to shower area (no En Suite)	•	•	•

EN SUITE

White sanitaryware	•	•	•
Contemporary mixer taps	•	•	•
White heated towel rail (where applicable)	•	•	•
Shower enclosure and screen to en suite (where applicable)	•	•	•
Full height tiling to shower area	•	•	•

HEATING AND HOT WATER

LPG gas system	•	•	•
Pre-finished Radiators	•	•	•
Thermostatic radiator valves to most radiators	•	•	•
Smart meters as standard	•	•	•
500mm mineral wool insulation to roof space	•	•	•

3 BEDROOM HOMES
4 BEDROOM HOMES
5 BEDROOM HOMES

INTERNAL FIXTURES AND FITTINGS

ELECTRICAL

White LED downlighters to Kitchen	•	•	•
White LED downlighters to Bathroom and En Suite (where applicable)	•	•	•
Low energy lighting	•	•	•
All sockets to be white fittings	•	•	•
Telephone points to Living Room, Hallway/Cupboard and Bedroom 1	•	•	•
TV points to Living Room, Family room and Bedroom 1	•	•	•
Mains wired smoke detectors fitted to Building Regulation standards	•	•	•
Mains wired carbon monoxide detector fitted to Building Regulation standards	•	•	•
Fibre internet for high speed connectivity	•	•	•

FLOOR FINISHES

Range of carpets and flooring available as upgrade option*	•	•	•
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3 BEDROOM HOMES
4 BEDROOM HOMES
5 BEDROOM HOMES

EXTERNAL FIXTURES AND FITTINGS

GENERAL

House type bricks and roof tiles as per external plot schedule/charter plan	•	•	•
Double glazed uPVC windows throughout, white handles	•	•	•
Footpaths and driveways as per charter plan	•	•	•

EXTERNAL DOORS

GRP external doors with chrome lever furniture	•	•	•
French uPVC doors	•	•	•
Chrome effect numerals	•	•	•

GARDENS

Front garden turfing and planting to approved landscape scheme	•	•	•
Paths, patios and fencing to approved layout	•	•	•
External tap	•	•	•
Turfing to rear garden upgrade option available	•	•	•

EXTERNAL LIGHTING AND ELECTRICS

Front exterior PIR light fitting provided	•	•	•
Power & lighting to garage where within curtilage (where applicable)	•	•	•
Car charging ducting only as per car charging location plan	•	•	•
Solar Panels installed on roof as per plan PV orientation plan	•	•	•

3 BEDROOM HOMES

The Fern, The Holly, The Pear, The Snowberry & The Holly Special

4 BEDROOM HOMES

The Guelder Rose, The Redbourne, The Tattershall, The Walnut Special, The Mulberry, The Elm, The Cedar, The Rowan, The Willow, The Walnut & The Larch

5 BEDROOM HOMES

The Cedar

*Subject to build stage. These particulars shall not form any contract and Allison Homes reserve the right to alter specification and/or design without notice. Purchasers are advised to check with our Sales Executives on the plot of their choice.

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