

HIGHFIELDS

IMMINGHAM

BEAL HOMES

Designed by you



Your New Chapter Awaits

The town of Immingham has existed as a settlement since the early medieval period. It was mentioned in the Domesday book in 1086 as "Imungeham" and the town also has historic links to the Pilgrims who sailed across the Atlantic on the Mayflower in 1620 to form one of the first English colonies in America.

Today, Immingham's port is a key gateway for trade in the UK, Europe and beyond. North East Lincolnshire is home to a range of global businesses including Phillips 66, Orsted, E.ON, Centrica and Young's, creating rich employment opportunities in the surrounding area.

Highfields is a rare opportunity to secure your luxury, new dream home from Beal Homes in a popular up-and-coming location.



HIGHFIELDS IMMINGHAM

- Legacy Range**
- Thorndale 4 bedroom home
 - Haxby 4 bedroom home
 - Swainby 4 bedroom home
 - Harome 4 bedroom home
- Aspire Range**
- Hackness 3 bedroom home
 - Castleton 3 bedroom home
 - Ripley 3 bedroom home
 - Levisham 3 bedroom home
 - Helmsley 3 bedroom home
 - Dalby 3 bedroom home
- First Step Range**
- Dalton 3 bedroom home
 - Rosedale 3 bedroom home
 - Farndale 2 bedroom home
 - Cropton 2 bedroom home
- Optional garage upgrade
(Subject to build stage)

BEAL HOMES
Designed by you



As part of the planning consent for this development, a number of new homes may have been designated as affordable housing. Where applicable, these properties will remain as affordable housing tenure and are specifically shown to make it clear that they are not available for general sale. The remaining homes on the development are available for open market sale, including "bulk sales" (meaning the sale of more than one home to a single purchaser) to purchasers, who could be private individuals or another type of purchaser (for example local authorities, housing associations or other commercial landlords), and therefore the mix of tenures on a development may change.

Measure us up

Included in the price of a Beal Home as standard:

Technology	First Step Range	Aspire Range	Legacy Range
Telephone, data & TV points included	•	•	•
PV Panels (quantity & position will vary plot by plot)	•	•	•
Waste water heat recovery	•	•	•
Safety & Security			
Hi-security multi-point door locking system to front entrance	•	•	•
External light fitting to front entrance	•	•	•
6ft privacy fencing to rear gardens	•	•	•
Smoke & carbon monoxide alarm	•	•	•
Security alarm			•
Security locks to windows (where applicable)	•	•	•
Kitchen			
Laminate worktops	•	•	•
Smeg oven / 60cm gas hob / 60 cm extractor	•	•	
Smeg oven / 60cm induction hob / 90 cm extractor			•
Tectonite sink	•	•	•
Integrated Smeg fridge with ice box		•	
Smeg 70/30 frost free fridge freezer			•
Neff integrated dishwasher			•
Electrical			
Chrome downlights (where applicable)		•	•
White downlights (where applicable)	•		
Brushed chrome switches & sockets			•
7.4kw EV charger	•	•	•
Plumbing & Heating			
Dual-zoned heating system with separate thermostat	•	•	•
Combination boiler system (Cylinder to Haxby)	•	•	•
Walk in glazed shower screen to ensuite (where applicable)	•	•	•
White towel rails to washrooms		•	•
Thermostatically controlled shower over bath (where applicable)	•	•	•
Villeroy & Boch sanitary ware		•	•
External tap	•	•	•
Thermostatic valves fitted to upstairs radiators (except bedroom 1 / bathroom / en-suites)	•	•	•
Thermostatic valves fitted to downstairs radiators (except hallway / cloakroom)	•	•	•
General			
Carpet flooring	•	•	•
Laminate flooring to kitchen / dining	•	•	•
Floor tiling to washrooms	•	•	•
Electric sockets and light(s) in garage (where applicable)		•	•
Bi-fold doors		•	•
French doors	•		
Turfed & landscaped front garden	•	•	•
Turfed rear garden with 100mm border & gate	•	•	•
Oak Handrail and white painted spindles to staircase			•
White Handrail and white painted spindles to staircase	•	•	
Painted garage walls & floors (where applicable)		•	•
Roller style garage doors (where applicable)		•	•

IMPORTANT NOTICE: Although every care has been taken to ensure the accuracy of all the information given, these particulars are for illustration only, are not to scale, and shown as a two-dimensional drawing which therefore does not show land contours and gradients, retaining walls, boundary treatments, landscaping or local authority street lighting. We operate a policy of continuous product development and individual features such as windows, garages and elevational treatments may vary from time to time. Consequently, these particulars should be treated as general guidance only and cannot be relied upon as accurately describing any of the Specified Matters prescribed by an order made under the current legislation, nor do they constitute a contract, part of a contract, or warranty . The ability to customise your home with layout changes, upgrades and other options are subject to build stage, constructional constraints, and planning conditions. The developer reserves the right to amend the specification as necessary without prior notice. Please note that items specified in the literature and show homes may depict appliances, fittings and decorative finishes that do not form part of the standard specification. Affordable housing locations are indicative and subject to change, and the tenure mix of the development is subject to change. Interested parties should direct any questions to their sales executive, and confirm all details with their solicitor. MUU/HF/2025_V1



The Haxby



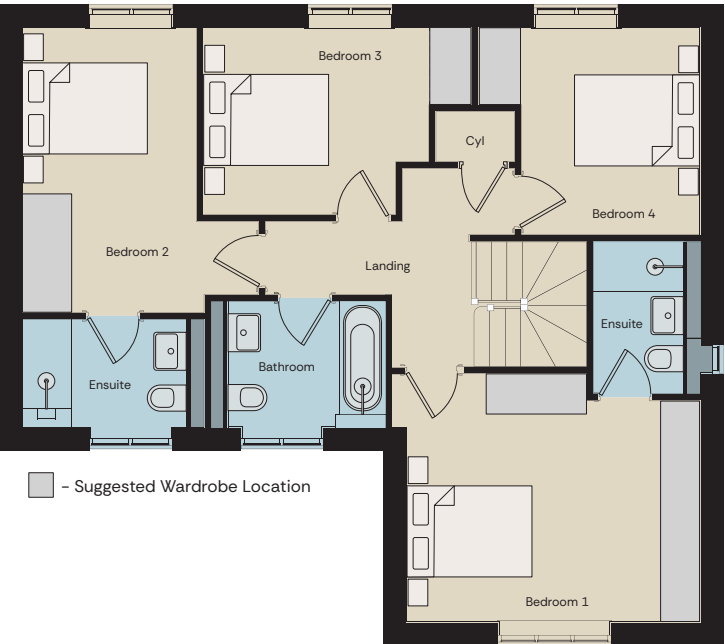
Legacy Range



Ground Floor


Kitchen/Dining	6.72m x 3.10m	22' x 10' 2"
Living	4.38m x 4.37m	14' 4" x 14' 4"

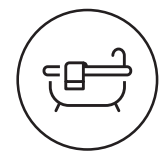
All dimensions shown are from plaster finish to plaster finish, based on the maximum possible dimensions available in each room. Kitchen layouts are indicative and not the standard kitchen layout. All furniture shown in the floor plan is for indicative purposes only and is not included with the home. Based on average sizes for furniture displayed.





First Floor


Bedroom 1	4.60m x 3.70m	15' 1" x 12' 1"
Bedroom 2	3.53m x 4.26m	11' 6" x 13' 11"
Bedroom 3	3.93m x 2.8m	12' 10" x 9' 2"
Bedroom 4	3.28m x 3.10m	10' 9" x 10' 2"



4 Bedrooms


3 Bathrooms


EPC*


Bespoke Design Service


Bi-fold Doors


Integral Garage

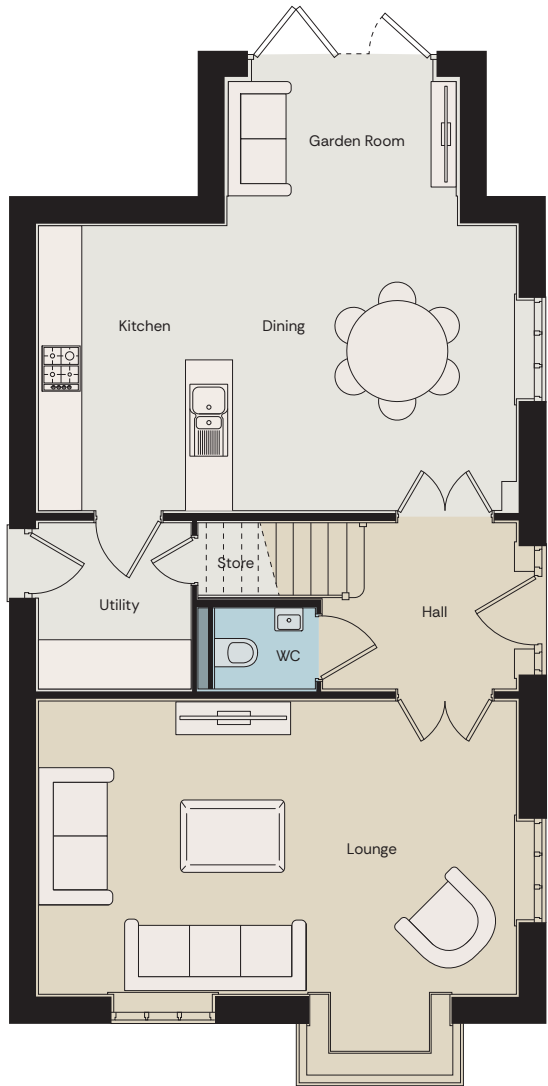


IMPORTANT NOTICE: Although every care has been taken to ensure the accuracy of all the information given, these particulars are for illustration only, are not to scale, is a two dimensional drawing and should not be used for carpet sizes, appliance spaces or furniture. Homes may be 'handed' (mirror image) versions of the illustrations, and may be detached, semi-detached or terraced. We operate a policy of continuous product development and individual features such as windows, garages and elevational treatments may vary from time to time. External finishes such as brick and roof tile colour, window frames and doors may vary from plot to plot. Consequently these particulars should be treated as general guidance only and cannot be relied upon as accurately describing any of the Specified Matters prescribed by an order made under the current legislation, nor do they constitute a contract, part of a contract or warranty. The ability to customise your home with layout changes, upgrades and other options are subject to build stage, constructional constraints, and planning conditions. Kitchen layouts are indicative only. The developer reserves the right to amend the specification as necessary without prior notice. Please note that items specified in the literature and show homes may depict appliances, fittings and decorative finishes that do not form part of the standard specification. Interested parties should direct any questions to their sales executive, and confirm all details with their solicitor.

The Thorndale



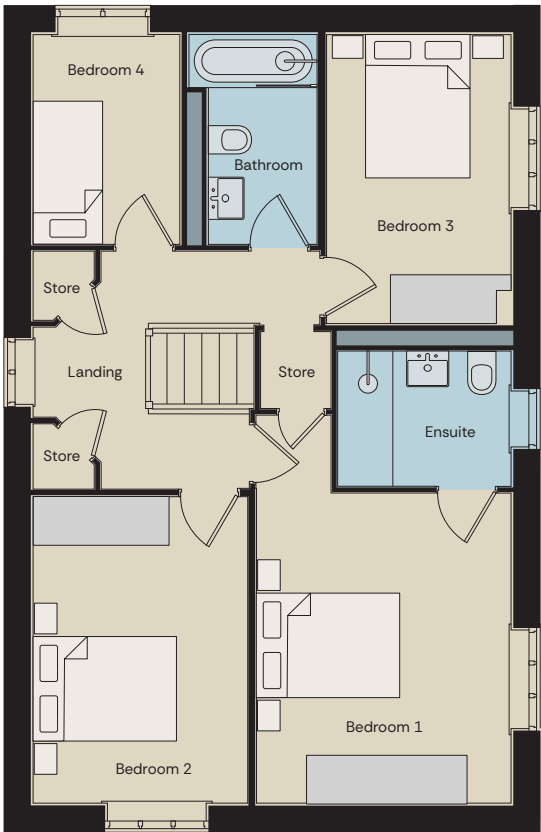
Legacy Range



Ground Floor


Lounge	3.92m x 6.36m	12' 10" x 20' 10"
Kitchen/Dining	3.81m x 6.36m	12' 6" x 20' 10"
Garden Room	1.91m x 3.1m	6' 3" x 10' 2"

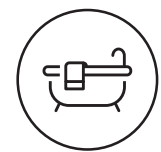
All dimensions shown are from plaster finish to plaster finish, based on the maximum possible dimensions available in each room. Kitchen layouts are indicative and not the standard kitchen layout. All furniture shown in the floor plan is for indicative purposes only and is not included with the home. Based on average sizes for furniture displayed.





First Floor


Bedroom 1	5.3m x 3.4m	17' 4" x 11' 1"
Bedroom 2	4.08m x 2.89m	13' 4" x 9' 5"
Bedroom 3	3.87m x 2.48m	12' 8" x 8' 1"
Bedroom 4	2.75m x 1.99m	9' x 6' 6"



4 Bedrooms



2 Bathrooms



EPC*


Bespoke Design Service


Bi-fold Doors


Utility Room


CONSUMER CODE
HOME BUILDERS


APPROVED CODE
TRADE STANDARDS UK

Protection for new-build home buyers

IMPORTANT NOTICE: Although every care has been taken to ensure the accuracy of all the information given, these particulars are for illustration only, are not to scale, is a two dimensional drawing and should not be used for carpet sizes, appliance spaces or furniture. Homes may be 'handed' (mirror image) versions of the illustrations, and may be detached, semi-detached or terraced. We operate a policy of continuous product development and individual features such as windows, garages and elevational treatments may vary from time to time. External finishes such as brick and roof tile colour, window frames and doors may vary from plot to plot. Consequently these particulars should be treated as general guidance only and cannot be relied upon as accurately describing any of the Specified Matters prescribed by an order made under the current legislation, nor do they constitute a contract, part of a contract or warranty. The ability to customise your home with layout changes, upgrades and other options are subject to build stage, constructional constraints, and planning conditions. Kitchen layouts are indicative only. The developer reserves the right to amend the specification as necessary without prior notice. Please note that items specified in the literature and show homes may depict appliances, fittings and decorative finishes that do not form part of the standard specification. Interested parties should direct any questions to their sales executive, and confirm all details with their solicitor.

The Swainby

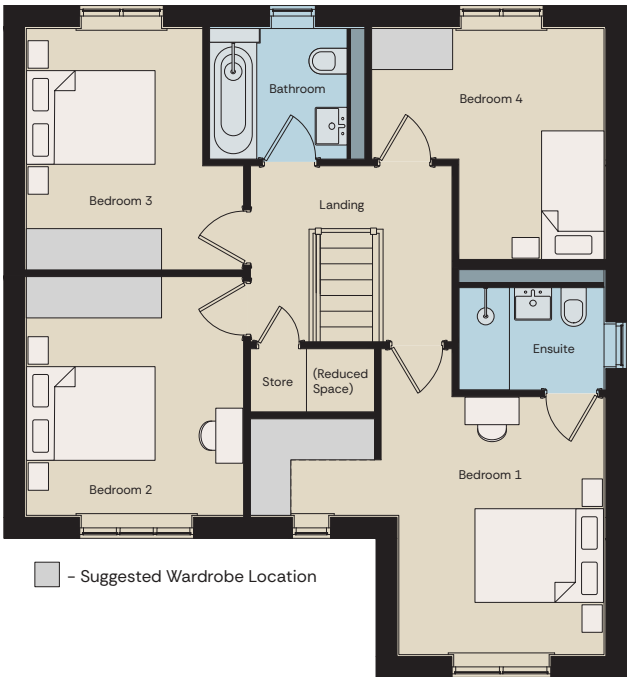
Legacy Range



Ground Floor


Kitchen/Dining	6.53m x 2.81m	21' 9" x 9' 3"
Lounge	3.21m x 4.76m	10' 6" x 15' 7"

All dimensions shown are from plaster finish to plaster finish, based on the maximum possible dimensions available in each room. Kitchen layouts are indicative and not the standard kitchen layout. All furniture shown in the floor plan is for indicative purposes only and is not included with the home. Based on average sizes for furniture displayed.

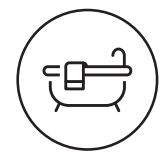


First Floor


Bedroom 1	5.23m x 4.45m	17' 2" x 14' 7"
Bedroom 2	3.21m x 3.47m	10' 6" x 11' 5"
Bedroom 3	3.51m x 3.21m	11' 6" x 10' 6"
Bedroom 4	3.36m x 3.44m	11' 1" x 11' 3"




4 Bedrooms




2 Bathrooms




EPC*



Bespoke Design Service



Bi-fold Doors



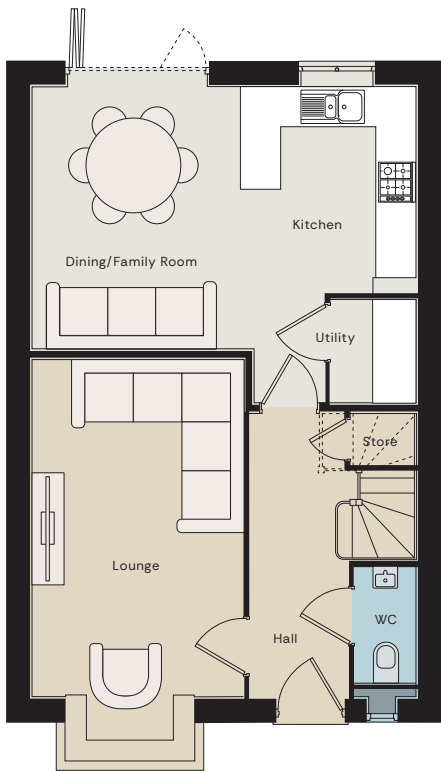
Integral Garage



IMPORTANT NOTICE: Although every care has been taken to ensure the accuracy of all the information given, these particulars are for illustration only, are not to scale, is a two dimensional drawing and should not be used for carpet sizes, appliance spaces or furniture. Homes may be 'handed' (mirror image) versions of the illustrations, and may be detached, semi-detached or terraced. We operate a policy of continuous product development and individual features such as windows, garages and elevational treatments may vary from time to time. External finishes such as brick and roof tile colour, window frames and doors may vary from plot to plot. Consequently these particulars should be treated as general guidance only and cannot be relied upon as accurately describing any of the Specified Matters prescribed by an order made under the current legislation, nor do they constitute a contract, part of a contract or warranty. The ability to customise your home with layout changes, upgrades and other options are subject to build stage, constructional constraints, and planning conditions. Kitchen layouts are indicative only. The developer reserves the right to amend the specification as necessary without prior notice. Please note that items specified in the literature and show homes may depict appliances, fittings and decorative finishes that do not form part of the standard specification. Interested parties should direct any questions to their sales executive, and confirm all details with their solicitor.

The Harome

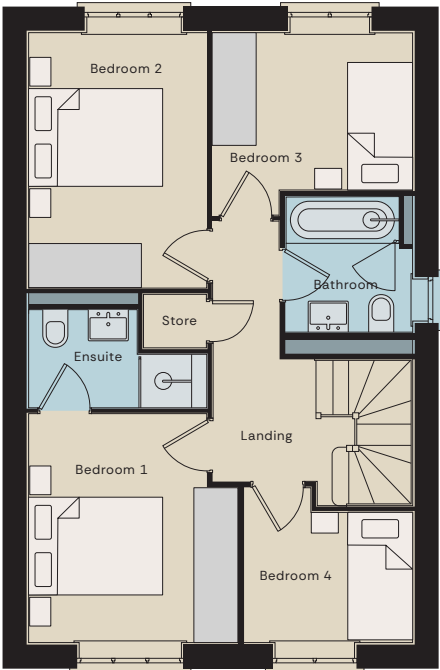
Legacy Range



Ground Floor


Kitchen/Dining	5.79m x 3.97m	18' 12" x 13'
Lounge	3.21m x 5.09m	10' 6" x 16' 8"

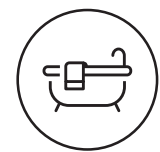
All dimensions shown are from plaster finish to plaster finish, based on the maximum possible dimensions available in each room. Kitchen layouts are indicative and not the standard kitchen layout. All furniture shown in the floor plan is for indicative purposes only and is not included with the home. Based on average sizes for furniture displayed.





First Floor


Bedroom 1	3.17m x 3.43m	10' 4" x 11' 3"
Bedroom 2	2.7m x 3.85m	8' 10" x 12' 7"
Bedroom 3	3.03m x 2.4m	9' 11" x 7' 10"
Bedroom 4	2.53m x 1.99m	8' 3" x 6' 6"



4 Bedrooms


2 Bathrooms


EPC*


Bespoke Design Service


Bi-fold Doors

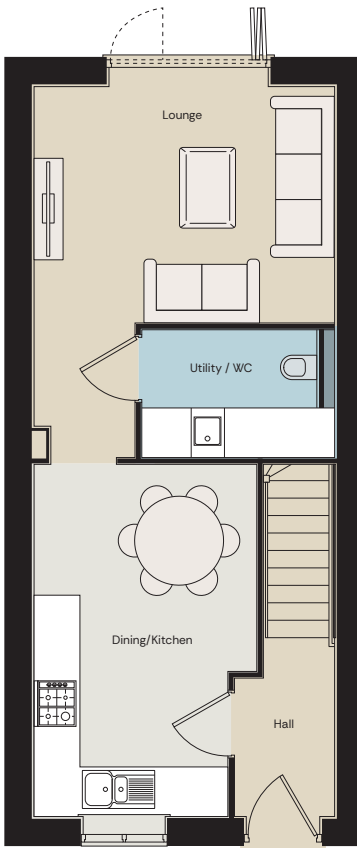

Utility Room



IMPORTANT NOTICE: Although every care has been taken to ensure the accuracy of all the information given, these particulars are for illustration only, are not to scale, is a two dimensional drawing and should not be used for carpet sizes, appliance spaces or furniture. Homes may be 'handed' (mirror image) versions of the illustrations, and may be detached, semi-detached or terraced. We operate a policy of continuous product development and individual features such as windows, garages and elevational treatments may vary from time to time. External finishes such as brick and roof tile colour, window frames and doors may vary from plot to plot. Consequently these particulars should be treated as general guidance only and cannot be relied upon as accurately describing any of the Specified Matters prescribed by an order made under the current legislation, nor do they constitute a contract, part of a contract or warranty. The ability to customise your home with layout changes, upgrades and other options are subject to build stage, constructional constraints, and planning conditions. Kitchen layouts are indicative only. The developer reserves the right to amend the specification as necessary without prior notice. Please note that items specified in the literature and show homes may depict appliances, fittings and decorative finishes that do not form part of the standard specification. Interested parties should direct any questions to their sales executive, and confirm all details with their solicitor.

The Helmsley

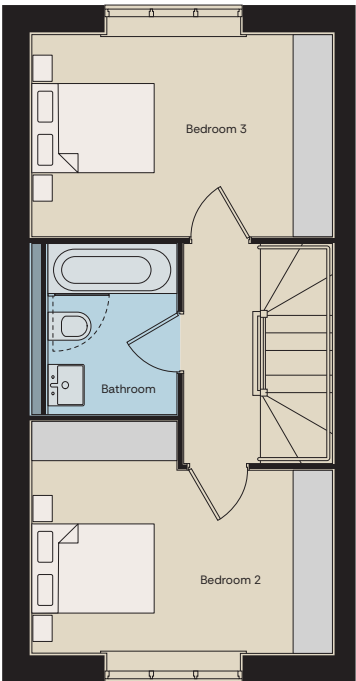
Legacy Range



Ground Floor

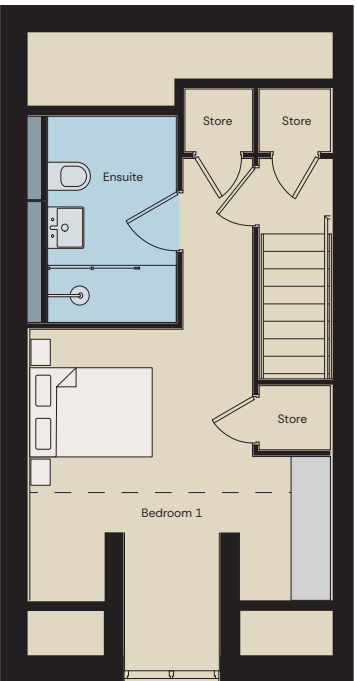
Kitchen/Dining	2.96m x 4.59m	9' 8" x 15"
Lounge	3.99m x 4.76m	13' 1" x 15' 7"

All dimensions shown are from plaster finish to plaster finish, based on the maximum possible dimensions available in each room. Kitchen layouts are indicative and not the standard kitchen layout. All furniture shown in the floor plan is for indicative purposes only and is not included with the home. Based on average sizes for furniture displayed.



First Floor

Bedroom 2	3.99m x 3.07m	13' 1" x 10'
Bedroom 3	3.99m x 2.69m	13' 1" x 8' 9"



Second Floor

Bedroom 1	2.96m x 6.28m	9' 8" x 20' 7"
-----------	---------------	----------------

..... - Reduced head height
■ - Suggested Wardrobe Location



3 Bedrooms



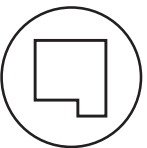
2 Bathrooms



EPC*



Bespoke
Design
Service



Open Plan
Kitchen/Dining



Bi-fold
Doors



Protection for new-build home buyers



IMPORTANT NOTICE: Although every care has been taken to ensure the accuracy of all the information given, these particulars are for illustration only, are not to scale, is a two dimensional drawing and should not be used for carpet sizes, appliance spaces or furniture. Homes may be 'handed' (mirror image) versions of the illustrations, and may be detached, semi-detached or terraced. We operate a policy of continuous product development and individual features such as windows, garages and elevational treatments may vary from time to time. External finishes such as brick and roof tile colour, window frames and doors may vary from plot to plot. Consequently these particulars should be treated as general guidance only and cannot be relied upon as accurately describing any of the Specified Matters prescribed by an order made under the current legislation, nor do they constitute a contract, part of a contract or warranty. The ability to customise your home with layout changes, upgrades and other options are subject to build stage, constructional constraints, and planning conditions. Kitchen layouts are indicative only. The developer reserves the right to amend the specification as necessary without prior notice. Please note that items specified in the literature and show homes may depict appliances, fittings and decorative finishes that do not form part of the standard specification. Interested parties should direct any questions to their sales executive, and confirm all details with their solicitor.

The Levisham



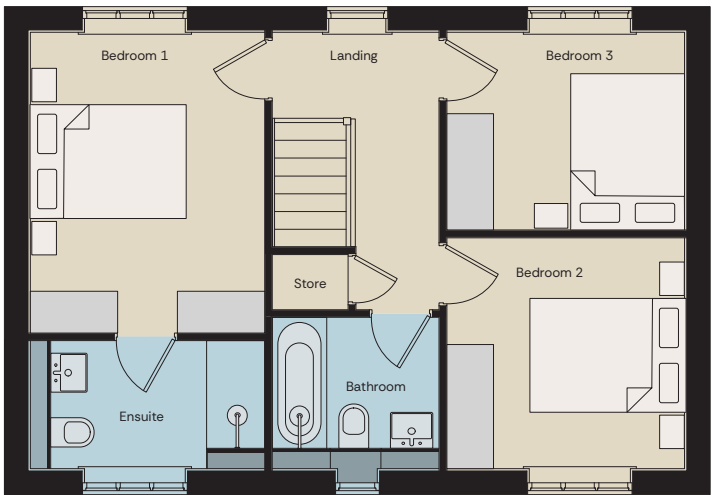
Aspire Range



Ground Floor

Kitchen/Dining	5.69m x 2.90m	18' 8" x 9' 6"
Lounge	2.99m x 5.69m	9' 10" x 18' 8"

All dimensions shown are from plaster finish to plaster finish, based on the maximum possible dimensions available in each room. Kitchen layouts are indicative and not the standard kitchen layout. All furniture shown in the floor plan is for indicative purposes only and is not included with the home. Based on average sizes for furniture displayed.



■ - Suggested Wardrobe Location

First Floor

Bedroom 1	3.01m x 4.19m	9' 11" x 13' 9"
Bedroom 2	3.07m x 2.98m	10' 1" x 9' 9"
Bedroom 3	3.07m x 2.55m	10' 1" x 8' 4"



3 Bedrooms



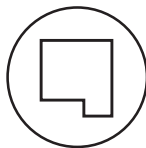
2 Bathrooms



EPC*



Bespoke
Design
Service



Open Plan
Kitchen/Dining



Bi-fold
Doors



Protection for new-build home buyers

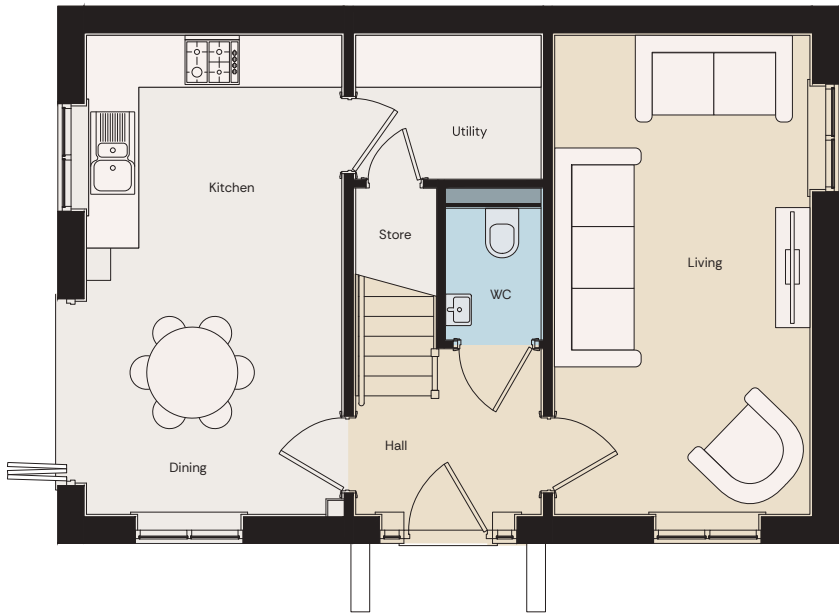


IMPORTANT NOTICE: Although every care has been taken to ensure the accuracy of all the information given, these particulars are for illustration only, are not to scale, is a two dimensional drawing and should not be used for carpet sizes, appliance spaces or furniture. Homes may be 'handed' (mirror image) versions of the illustrations, and may be detached, semi-detached or terraced. We operate a policy of continuous product development and individual features such as windows, garages and elevational treatments may vary from time to time. External finishes such as brick and roof tile colour, window frames and doors may vary from plot to plot. Consequently these particulars should be treated as general guidance only and cannot be relied upon as accurately describing any of the Specified Matters prescribed by an order made under the current legislation, nor do they constitute a contract, part of a contract or warranty. The ability to customise your home with layout changes, upgrades and other options are subject to build stage, constructional constraints, and planning conditions. Kitchen layouts are indicative only. The developer reserves the right to amend the specification as necessary without prior notice. Please note that items specified in the literature and show homes may depict appliances, fittings and decorative finishes that do not form part of the standard specification. Interested parties should direct any questions to their sales executive, and confirm all details with their solicitor.

The Dalby



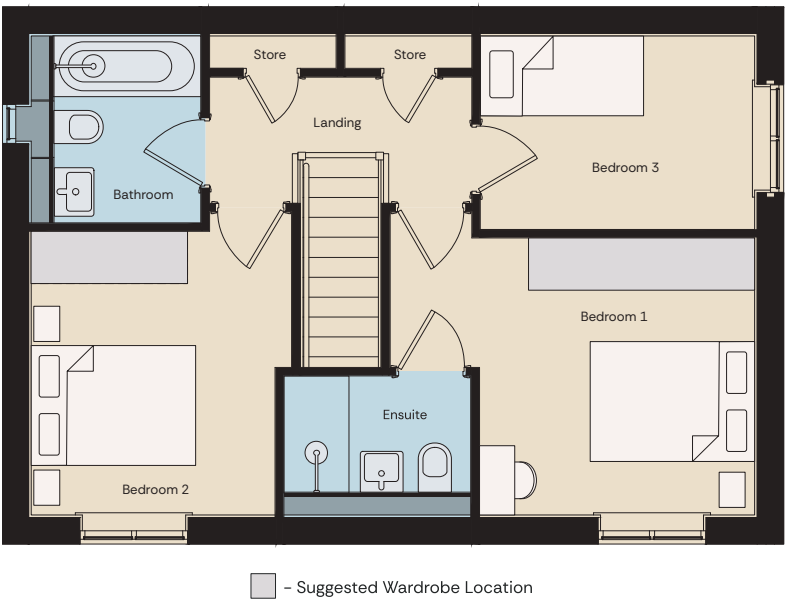
Aspire Range



Ground Floor


Kitchen/Dining	2.94m x 5.51m	9' 8" x 18' 1"
Living	2.94m x 5.51m	9' 8" x 18' 1"

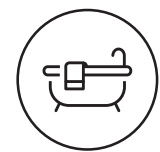
All dimensions shown are from plaster finish to plaster finish, based on the maximum possible dimensions available in each room. Kitchen layouts are indicative and not the standard kitchen layout. All furniture shown in the floor plan is for indicative purposes only and is not included with the home. Based on average sizes for furniture displayed.





First Floor

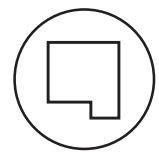
Bedroom 1	3.17m x 3.19m	10' 5" x 10' 6"
Bedroom 2	2.80m x 3.26m	9' 2" x 10' 8"
Bedroom 3	3.16m x 2.23m	10' 4" x 7' 4"



3 Bedrooms


2 Bathrooms


EPC*


Bespoke Design Service


Open Plan Kitchen/Dining


Bi-fold Doors



IMPORTANT NOTICE: Although every care has been taken to ensure the accuracy of all the information given, these particulars are for illustration only, are not to scale, is a two dimensional drawing and should not be used for carpet sizes, appliance spaces or furniture. Homes may be 'handed' (mirror image) versions of the illustrations, and may be detached, semi-detached or terraced. We operate a policy of continuous product development and individual features such as windows, garages and elevational treatments may vary from time to time. External finishes such as brick and roof tile colour, window frames and doors may vary from plot to plot. Consequently these particulars should be treated as general guidance only and cannot be relied upon as accurately describing any of the Specified Matters prescribed by an order made under the current legislation, nor do they constitute a contract, part of a contract or warranty. The ability to customise your home with layout changes, upgrades and other options are subject to build stage, constructional constraints, and planning conditions. Kitchen layouts are indicative only. The developer reserves the right to amend the specification as necessary without prior notice. Please note that items specified in the literature and show homes may depict appliances, fittings and decorative finishes that do not form part of the standard specification. Interested parties should direct any questions to their sales executive, and confirm all details with their solicitor.

The Hackness

Aspire Range



Ground Floor

Kitchen/Dining	2.64m x 6.53m	8' 8" x 21' 5"
Lounge	4.64m x 3.94m	15' 3" x 12' 11"


All dimensions shown are from plaster finish to plaster finish, based on the maximum possible dimensions available in each room. Kitchen layouts are indicative and not the standard kitchen layout. All furniture shown in the floor plan is for indicative purposes only and is not included with the home. Based on average sizes for furniture displayed.



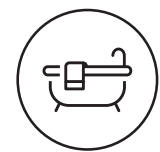
■ - Suggested Wardrobe Location

First Floor


Bedroom 1	3.05m x 3.94m	10' x 12' 11"
Bedroom 2	3.38m x 3.40m	11' 1" x 11' 2"
Bedroom 3	3.38m x 3.02m	11' 1" x 9' 11"




3 Bedrooms



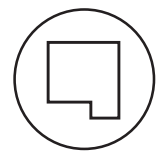
2 Bathrooms




EPC*
*(Minimum)



Bespoke
Design
Service



Open Plan
Kitchen/Dining



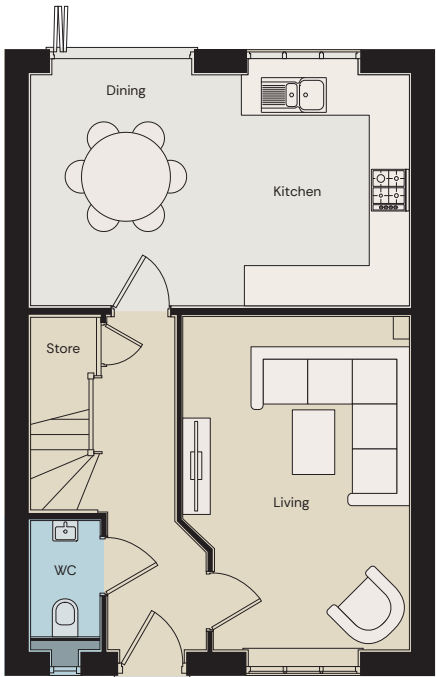
Bi-fold
Doors



IMPORTANT NOTICE: Although every care has been taken to ensure the accuracy of all the information given, these particulars are for illustration only, are not to scale, is a two dimensional drawing and should not be used for carpet sizes, appliance spaces or furniture. Homes may be 'handed' (mirror image) versions of the illustrations, and may be detached, semi-detached or terraced. We operate a policy of continuous product development and individual features such as windows, garages and elevational treatments may vary from time to time. External finishes such as brick and roof tile colour, window frames and doors may vary from plot to plot. Consequently these particulars should be treated as general guidance only and cannot be relied upon as accurately describing any of the Specified Matters prescribed by an order made under the current legislation, nor do they constitute a contract, part of a contract or warranty. The ability to customise your home with layout changes, upgrades and other options are subject to build stage, constructional constraints, and planning conditions. Kitchen layouts are indicative only. The developer reserves the right to amend the specification as necessary without prior notice. Please note that items specified in the literature and show homes may depict appliances, fittings and decorative finishes that do not form part of the standard specification. Interested parties should direct any questions to their sales executive, and confirm all details with their solicitor.

The Ripley

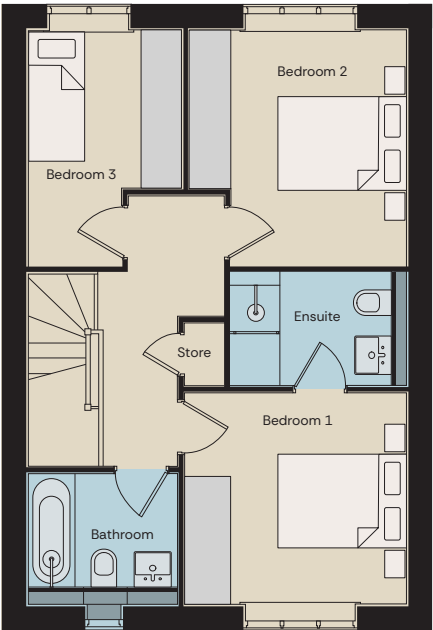
Aspire Range



Ground Floor

Kitchen/Dining	5.63m x 4.79m	18' 6" x 15' 8"
Lounge	3.42m x 4.96m	11' 2" x 16' 3"

All dimensions shown are from plaster finish to plaster finish, based on the maximum possible dimensions available in each room. Kitchen layouts are indicative and not the standard kitchen layout. All furniture shown in the floor plan is for indicative purposes only and is not included with the home. Based on average sizes for furniture displayed.



■ - Suggested Wardrobe Location

First Floor

Bedroom 1	3.31m x 3.16m	10' 10" x 10' 4"
Bedroom 2	3.24m x 3.52m	10' 7" x 11' 6"
Bedroom 3	2.30m x 3.52m	7' 6" x 11' 6"



3 Bedrooms



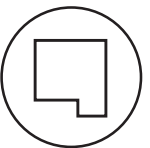
2 Bathrooms



EPC*



Bespoke
Design
Service



Open Plan
Kitchen/Dining



Bi-fold
Doors



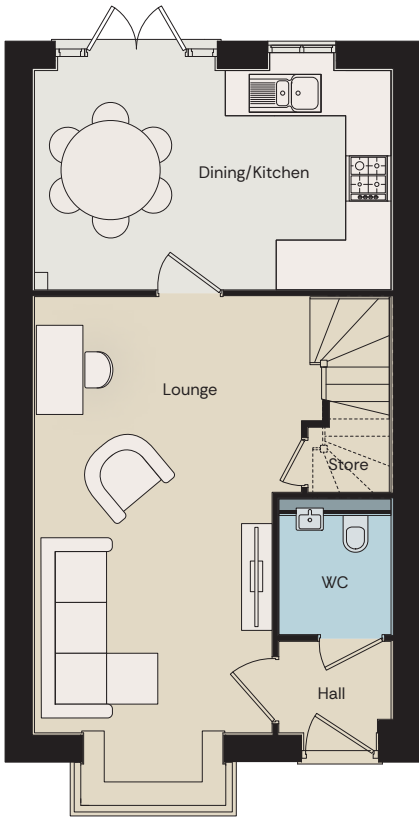
Protection for new-build home buyers



IMPORTANT NOTICE: Although every care has been taken to ensure the accuracy of all the information given, these particulars are for illustration only, are not to scale, is a two dimensional drawing and should not be used for carpet sizes, appliance spaces or furniture. Homes may be 'handed' (mirror image) versions of the illustrations, and may be detached, semi-detached or terraced. We operate a policy of continuous product development and individual features such as windows, garages and elevational treatments may vary from time to time. External finishes such as brick and roof tile colour, window frames and doors may vary from plot to plot. Consequently these particulars should be treated as general guidance only and cannot be relied upon as accurately describing any of the Specified Matters prescribed by an order made under the current legislation, nor do they constitute a contract, part of a contract or warranty. The ability to customise your home with layout changes, upgrades and other options are subject to build stage, constructional constraints, and planning conditions. Kitchen layouts are indicative only. The developer reserves the right to amend the specification as necessary without prior notice. Please note that items specified in the literature and show homes may depict appliances, fittings and decorative finishes that do not form part of the standard specification. Interested parties should direct any questions to their sales executive, and confirm all details with their solicitor.

The Dalton

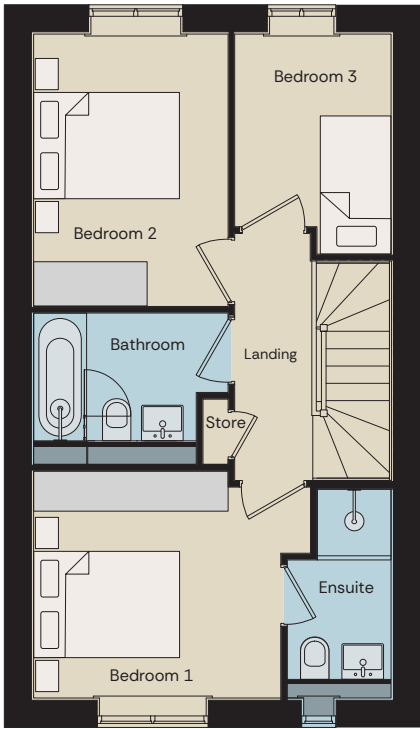
First Step Range



Ground Floor

Kitchen/Dining	4.78m x 2.94m	15' 8" x 9' 7"
Lounge	3.64m x 5.82m	11' 11" x 19' 1"


All dimensions shown are from plaster finish to plaster finish, based on the maximum possible dimensions available in each room. Kitchen layouts are indicative and not the standard kitchen layout. All furniture shown in the floor plan is for indicative purposes only and is not included with the home. Based on average sizes for furniture displayed.



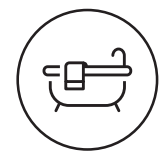
■ - Suggested Wardrobe Location

First Floor


Bedroom 1	3.65m x 3.42m	11' 11" x 11' 2"
Bedroom 2	2.56m x 3.20m	8' 4" x 10' 6"
Bedroom 3	2.06m x 3.89m	6' 9" x 12' 9"




3 Bedrooms



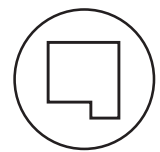
2 Bathrooms




EPC*



Bespoke Design Service



Open Plan Kitchen/Dining



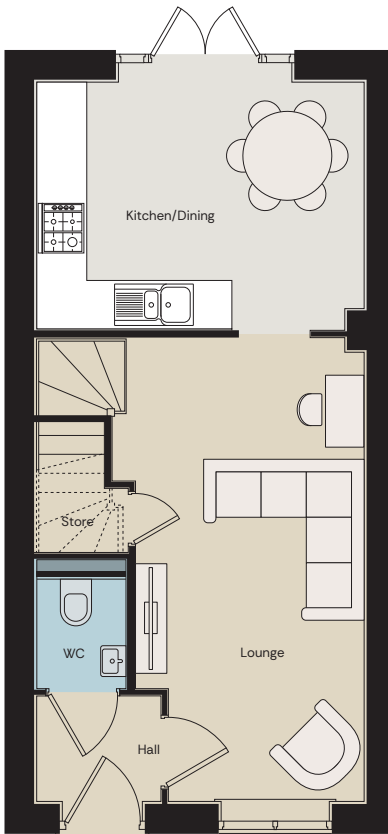
French Doors



IMPORTANT NOTICE: Although every care has been taken to ensure the accuracy of all the information given, these particulars are for illustration only, are not to scale, is a two dimensional drawing and should not be used for carpet sizes, appliance spaces or furniture. Homes may be 'handed' (mirror image) versions of the illustrations, and may be detached, semi-detached or terraced. We operate a policy of continuous product development and individual features such as windows, garages and elevational treatments may vary from time to time. External finishes such as brick and roof tile colour, window frames and doors may vary from plot to plot. Consequently these particulars should be treated as general guidance only and cannot be relied upon as accurately describing any of the Specified Matters prescribed by an order made under the current legislation, nor do they constitute a contract, part of a contract or warranty. The ability to customise your home with layout changes, upgrades and other options are subject to build stage, constructional constraints, and planning conditions. Kitchen layouts are indicative only. The developer reserves the right to amend the specification as necessary without prior notice. Please note that items specified in the literature and show homes may depict appliances, fittings and decorative finishes that do not form part of the standard specification. Interested parties should direct any questions to their sales executive, and confirm all details with their solicitor.

The Farndale

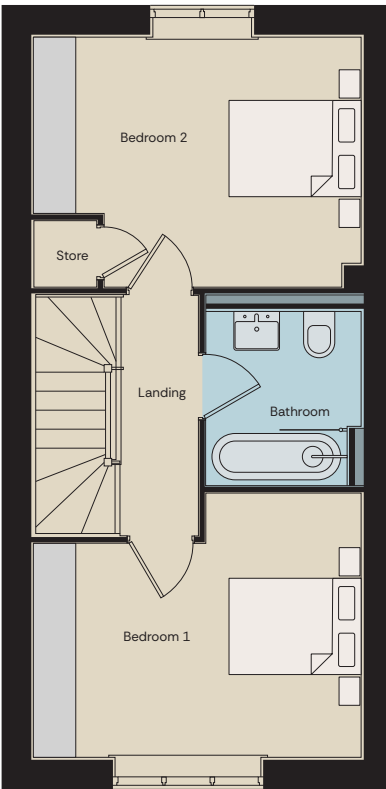
First Step Range



Ground Floor


Kitchen/Dining	3.99m x 3.14m	13' 1" x 10' 3"
Lounge	2.79m x 5.73m	9' 1" x 18' 9"

All dimensions shown are from plaster finish to plaster finish, based on the maximum possible dimensions available in each room. Kitchen layouts are indicative and not the standard kitchen layout. All furniture shown in the floor plan is for indicative purposes only and is not included with the home. Based on average sizes for furniture displayed.

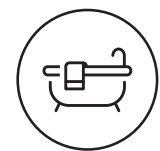


First Floor


Bedroom 1	3.99m x 3.33m	13' 1" x 10' 11"
Bedroom 2	3.99m x 3.16m	13' 1" x 10' 4"




2 Bedrooms



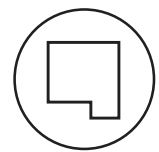
1 Bathrooms



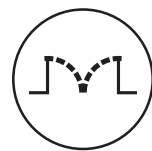
EPC*



Bespoke Design Service



Open Plan Kitchen/Dining



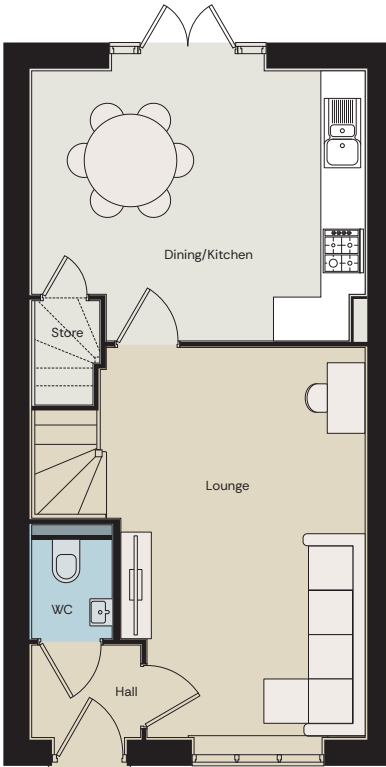
French Doors



IMPORTANT NOTICE: Although every care has been taken to ensure the accuracy of all the information given, these particulars are for illustration only, are not to scale, is a two dimensional drawing and should not be used for carpet sizes, appliance spaces or furniture. Homes may be 'handed' (mirror image) versions of the illustrations, and may be detached, semi-detached or terraced. We operate a policy of continuous product development and individual features such as windows, garages and elevational treatments may vary from time to time. External finishes such as brick and roof tile colour, window frames and doors may vary from plot to plot. Consequently these particulars should be treated as general guidance only and cannot be relied upon as accurately describing any of the Specified Matters prescribed by an order made under the current legislation, nor do they constitute a contract, part of a contract or warranty. The ability to customise your home with layout changes, upgrades and other options are subject to build stage, constructional constraints, and planning conditions. Kitchen layouts are indicative only. The developer reserves the right to amend the specification as necessary without prior notice. Please note that items specified in the literature and show homes may depict appliances, fittings and decorative finishes that do not form part of the standard specification. Interested parties should direct any questions to their sales executive, and confirm all details with their solicitor.

The Rosedale

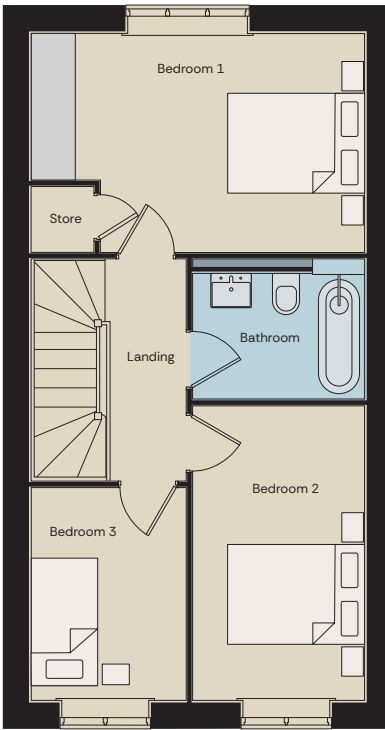
First Step Range



Ground Floor


Kitchen/Dining	4.61m x 3.73m	15' 1" x 12' 2"
Living	3.67m x 5.37m	12' x 17' 7"

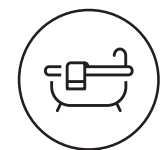
All dimensions shown are from plaster finish to plaster finish, based on the maximum possible dimensions available in each room. Kitchen layouts are indicative and not the standard kitchen layout. All furniture shown in the floor plan is for indicative purposes only and is not included with the home. Based on average sizes for furniture displayed.





First Floor

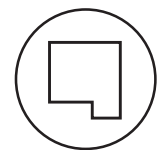
Bedroom 1	4.61m x 3.03m	15' 1" x 9' 11"
Bedroom 2	2.39m x 4.06m	7' 10" x 13' 3"
Bedroom 3	2.16m x 2.95m	7' 1" x 9' 8"



3 Bedrooms


1 Bathrooms


EPC*


Bespoke Design Service


Open Plan Kitchen/Dining

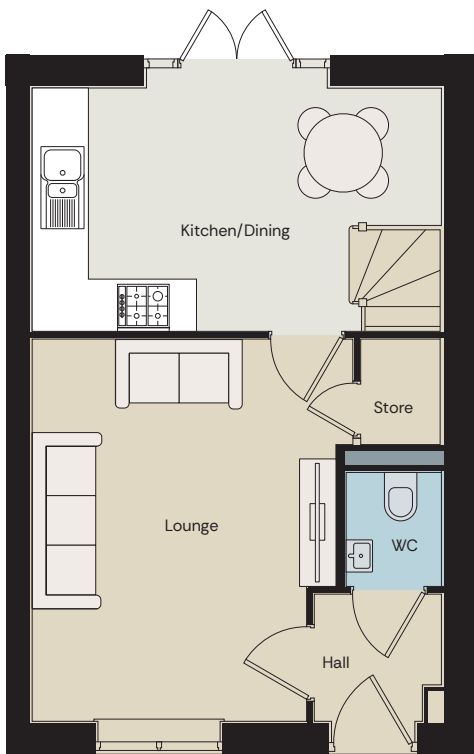

French Doors



IMPORTANT NOTICE: Although every care has been taken to ensure the accuracy of all the information given, these particulars are for illustration only, are not to scale, is a two dimensional drawing and should not be used for carpet sizes, appliance spaces or furniture. Homes may be 'handed' (mirror image) versions of the illustrations, and may be detached, semi-detached or terraced. We operate a policy of continuous product development and individual features such as windows, garages and elevational treatments may vary from time to time. External finishes such as brick and roof tile colour, window frames and doors may vary from plot to plot. Consequently these particulars should be treated as general guidance only and cannot be relied upon as accurately describing any of the Specified Matters prescribed by an order made under the current legislation, nor do they constitute a contract, part of a contract or warranty. The ability to customise your home with layout changes, upgrades and other options are subject to build stage, constructional constraints, and planning conditions. Kitchen layouts are indicative only. The developer reserves the right to amend the specification as necessary without prior notice. Please note that items specified in the literature and show homes may depict appliances, fittings and decorative finishes that do not form part of the standard specification. Interested parties should direct any questions to their sales executive, and confirm all details with their solicitor.

The Cropton

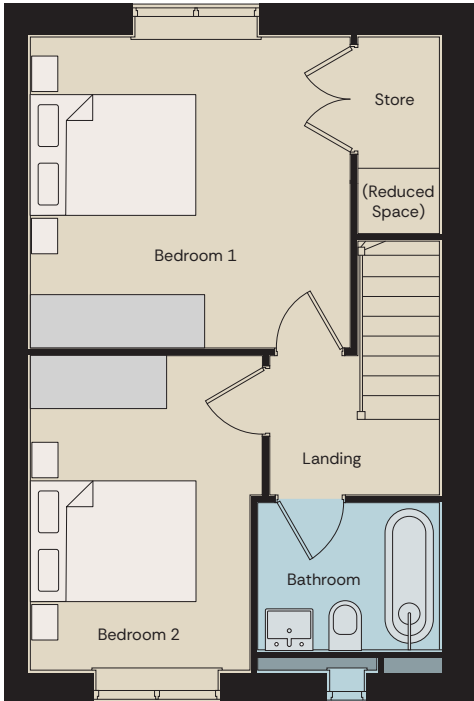
First Step Range



Ground Floor


Kitchen/Dining	4.78m x 2.85m	15' 8" x 9' 4"
Living	3.55m x 4.45m	11' 7" x 14' 7"

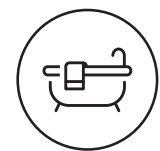
All dimensions shown are from plaster finish to plaster finish, based on the maximum possible dimensions available in each room. Kitchen layouts are indicative and not the standard kitchen layout. All furniture shown in the floor plan is for indicative purposes only and is not included with the home. Based on average sizes for furniture displayed.





First Floor

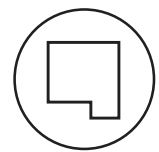
Bedroom 1	3.65m x 3.63m	11' 1" x 11' 10"
Bedroom 2	2.72m x 3.67m	8' 11" x 12'

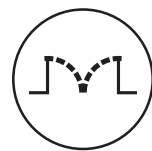

2 Bedrooms


1 Bathrooms


EPC*
*(Minimum)


Bespoke
Design
Service


Open Plan
Kitchen/Dining


French
Doors



IMPORTANT NOTICE: Although every care has been taken to ensure the accuracy of all the information given, these particulars are for illustration only, are not to scale, is a two dimensional drawing and should not be used for carpet sizes, appliance spaces or furniture. Homes may be 'handed' (mirror image) versions of the illustrations, and may be detached, semi-detached or terraced. We operate a policy of continuous product development and individual features such as windows, garages and elevational treatments may vary from time to time. External finishes such as brick and roof tile colour, window frames and doors may vary from plot to plot. Consequently these particulars should be treated as general guidance only and cannot be relied upon as accurately describing any of the Specified Matters prescribed by an order made under the current legislation, nor do they constitute a contract, part of a contract or warranty. The ability to customise your home with layout changes, upgrades and other options are subject to build stage, constructional constraints, and planning conditions. Kitchen layouts are indicative only. The developer reserves the right to amend the specification as necessary without prior notice. Please note that items specified in the literature and show homes may depict appliances, fittings and decorative finishes that do not form part of the standard specification. Interested parties should direct any questions to their sales executive, and confirm all details with their solicitor.



Want to
Know More?

Call us on 07495 132 867
or email highfields@beal-homes.co.uk

Stallingborough Road, Immingham,
North East Lincolnshire, DN40 1NR

Thursday to Monday, 10am – 5pm

BEAL HOMES
Designed by you