

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

| | |
|--|---|
| | Thorndale 4 bedroom home |
| | Haxby 4 bedroom home |
| | Swainby 4 bedroom home |
| | Harome 4 bedroom home |
| | Hackness 3 bedroom home |
| | Castleton 3 bedroom home |
| | Ripley 3 bedroom home |
| | Levisham 3 bedroom home |
| | Helmsley 3 bedroom home |
| | Dalby 3 bedroom home |
| | 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:

| | First Step Range | Aspire Range | Legacy Range |
|--|------------------|--------------|--------------|
| Technology | | | |
| 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



CONSUMER
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HOME BUILDERS
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BEAL HOMES
Designed by you

The Haxby

Legacy Range



4 Bedrooms



3 Bathrooms



EPC*



Bespoke
Design
Service



Bi-fold
Doors



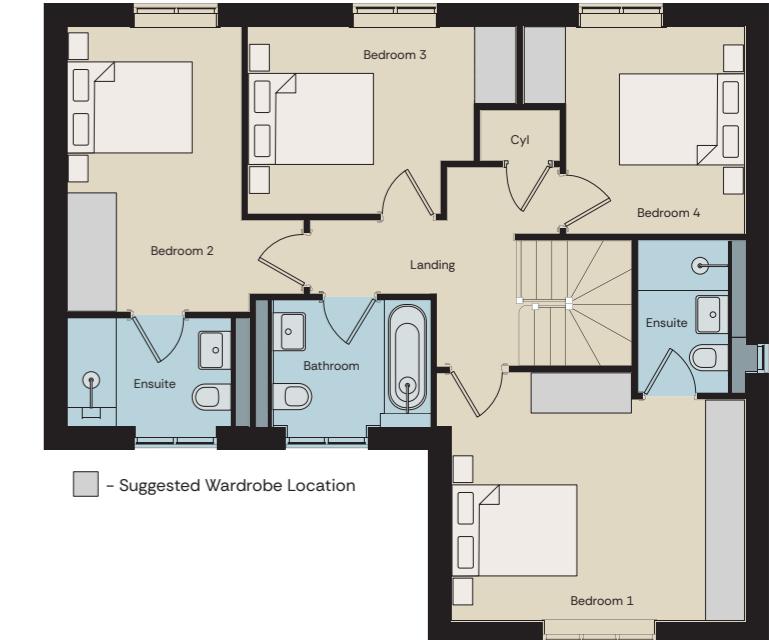
Integral
Garage



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.

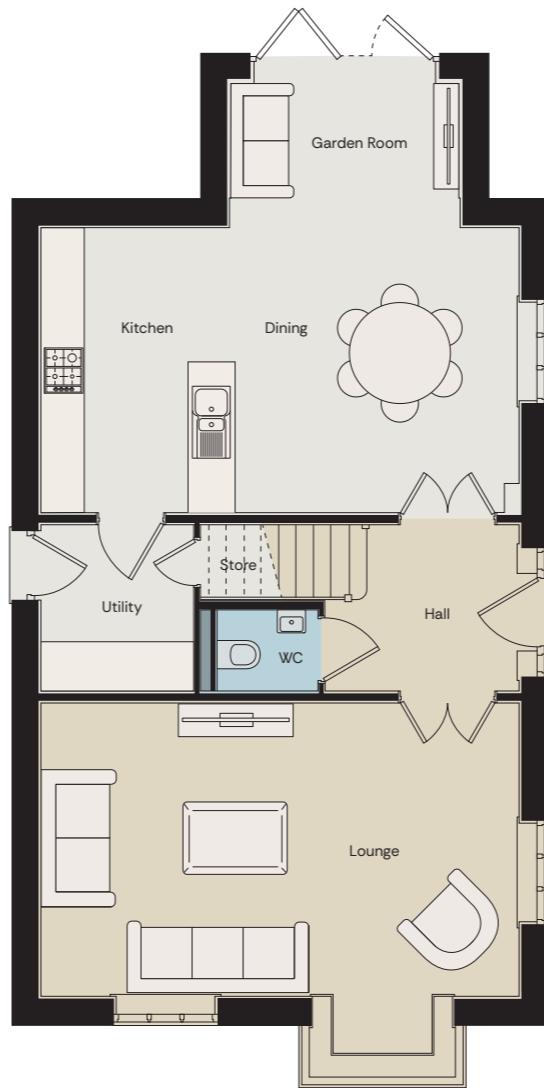


First Floor

| | | |
|-----------|---------------|------------------|
| 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" |

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" |

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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

The Swainby

Legacy Range



4 Bedrooms



2 Bathrooms



EPC*



Bespoke
Design
Service



Bi-fold
Doors



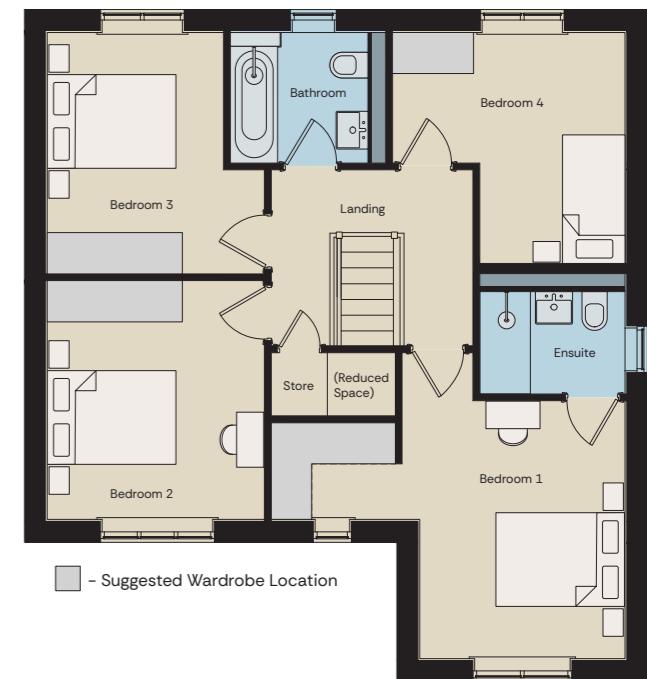
Integral
Garage



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" |

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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" |



The Harome

Legacy Range



4 Bedrooms



2 Bathrooms



EPC*



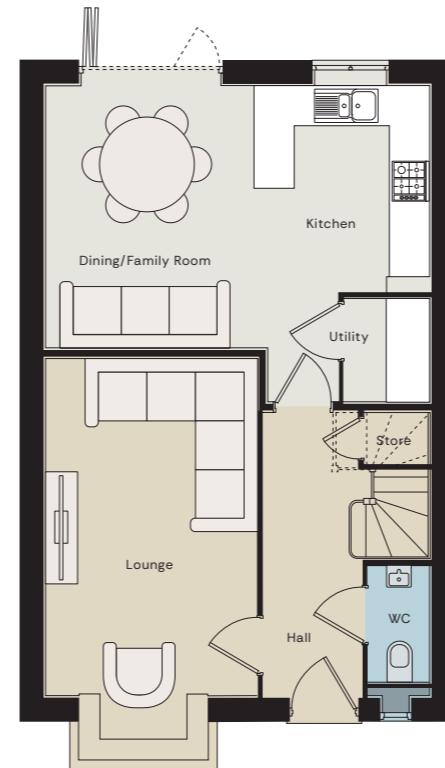
Bespoke Design Service



Bi-fold Doors



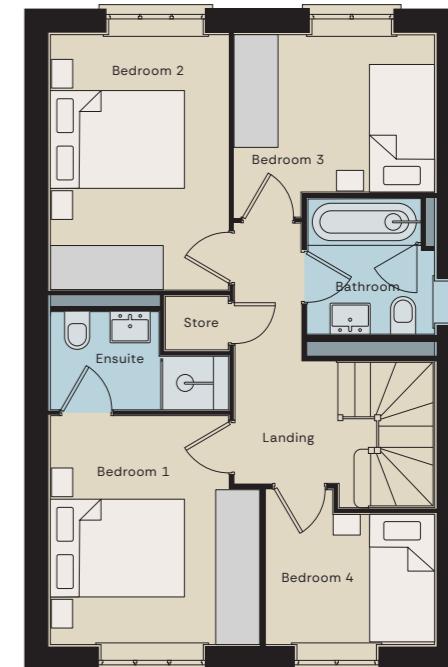
Utility Room



Ground Floor

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

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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" |

The Helmsley

Legacy Range



3 Bedrooms



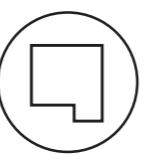
2 Bathrooms



EPC*



Bespoke
Design
Service



Open Plan
Kitchen/Dining



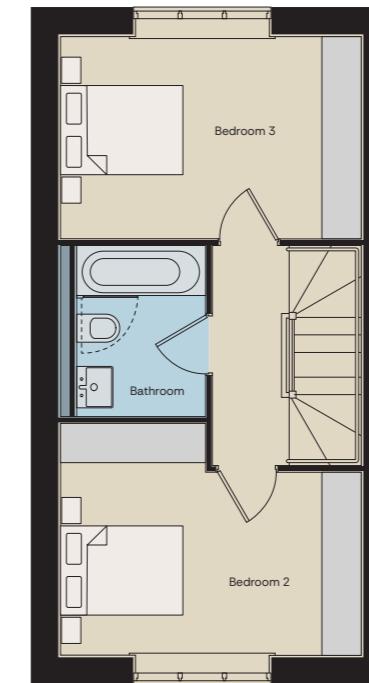
Bi-fold
Doors



Ground Floor

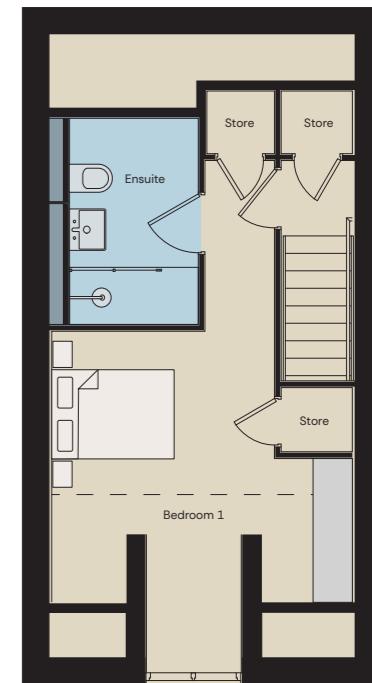
| | | |
|----------------|---------------|-----------------|
| Kitchen/Dining | 2.96m x 4.59m | 9' 8" x 15" |
| Lounge | 3.99m x 4.76m | 13' 1" x 15' 7" |

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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



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The Levisham

Aspire Range



3 Bedrooms



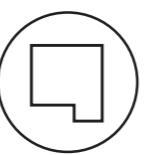
2 Bathrooms



EPC*



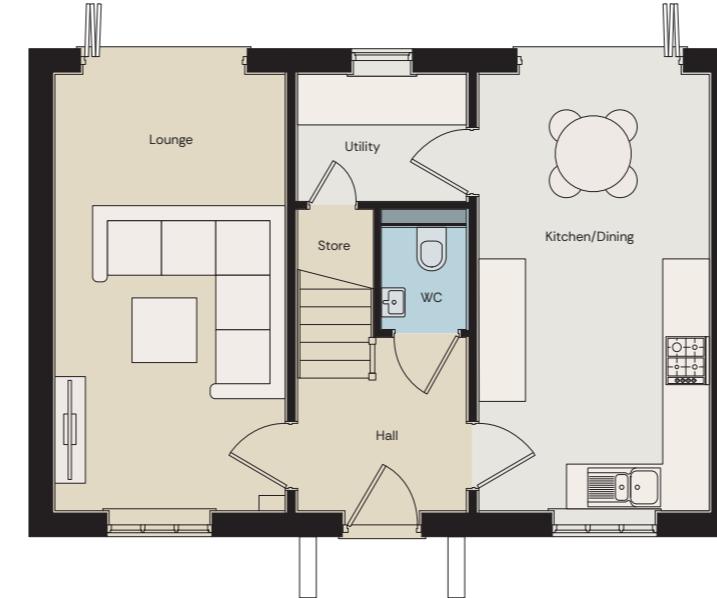
Bespoke
Design
Service



Open Plan
Kitchen/Dining



Bi-fold
Doors



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" |

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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" |

The Dalby

Aspire Range



3 Bedrooms



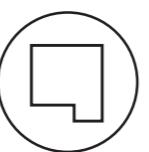
2 Bathrooms



EPC*



Bespoke
Design
Service



Open Plan
Kitchen/Dining



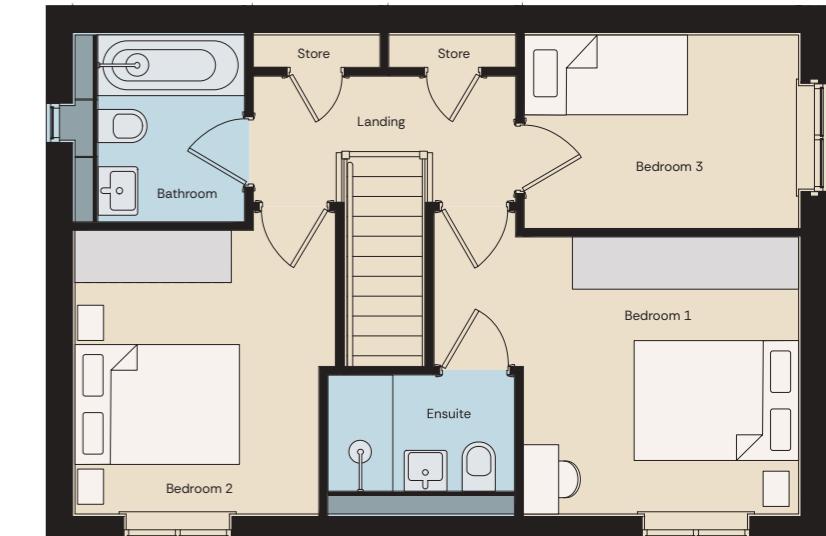
Bi-fold
Doors



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" |

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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" |

The Hackness

Aspire Range



3 Bedrooms

2 Bathrooms

EPC*

Bespoke
Design
Service

Open Plan
Kitchen/Dining

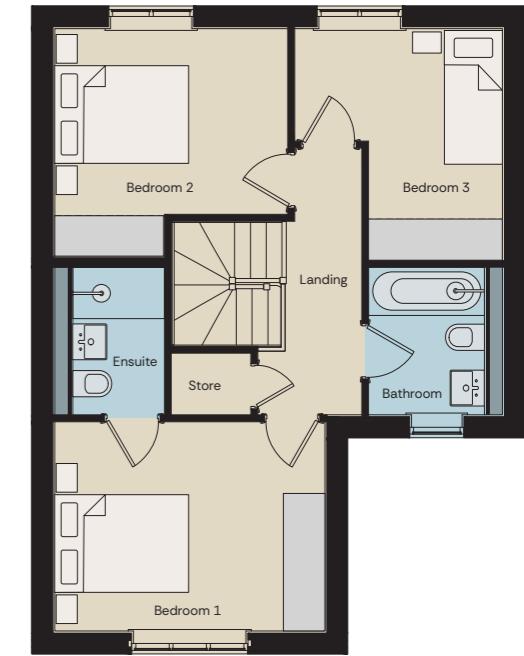
Bi-fold
Doors



Ground Floor

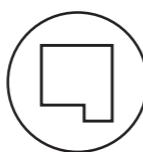
| | | |
|----------------|---------------|------------------|
| Kitchen/Dining | 2.64m x 6.53m | 8' 8" x 21' 5" |
| Lounge | 4.64m x 3.94m | 15' 3" x 12' 11" |

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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" |



The Ripley

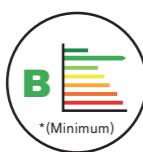
Aspire Range



3 Bedrooms



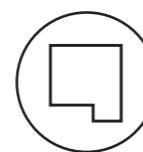
2 Bathrooms



EPC*



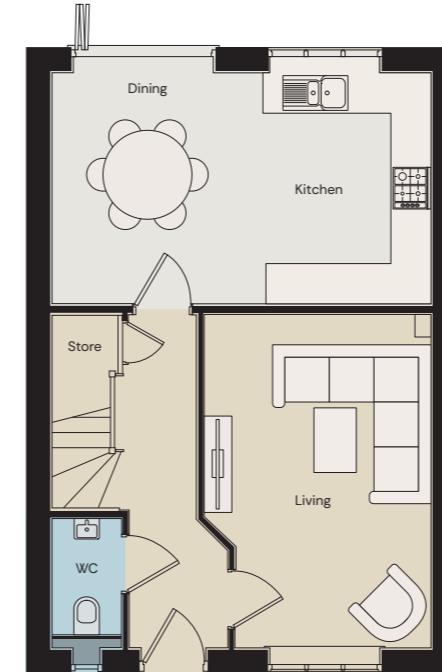
Bespoke
Design
Service



Open Plan
Kitchen/Dining



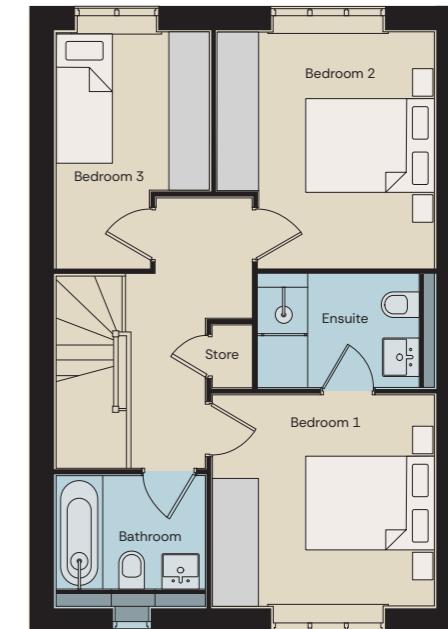
Bi-fold
Doors



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" |

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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" |

The Dalton



3 Bedrooms

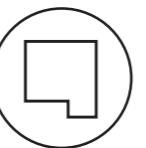
2 Bathrooms

EPC*

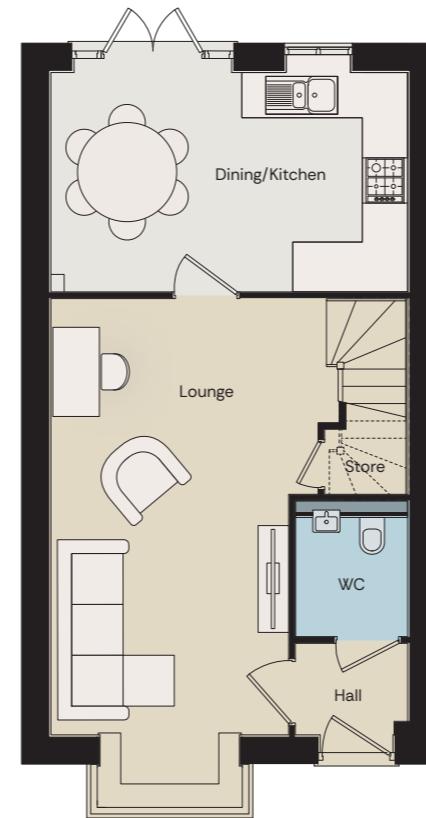
Bespoke
Design
Service

Open Plan
Kitchen/Dining

French
Doors



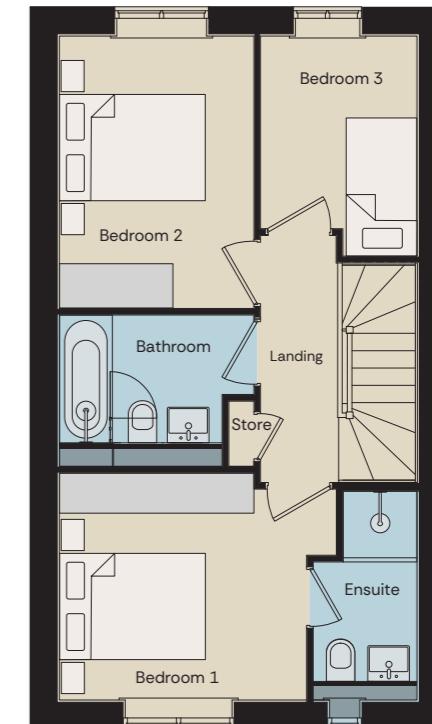
First Step Range



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" |

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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" |

The Farndale



2 Bedrooms



1 Bathrooms



EPC*



Bespoke
Design
Service



Open Plan
Kitchen/Dining



French
Doors



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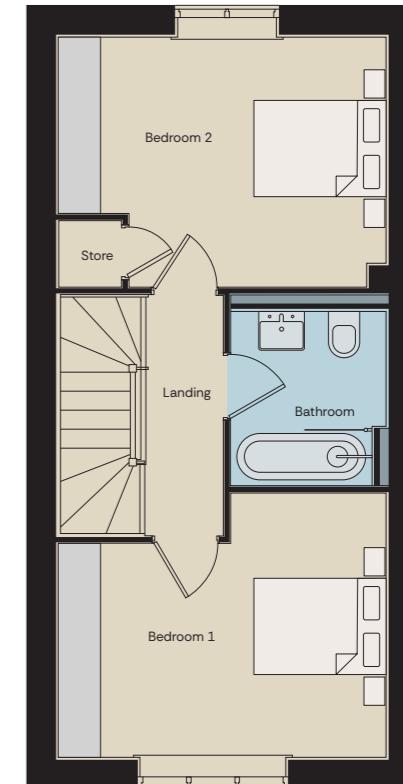
First Step Range



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" |

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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" |

The Rosedale



3 Bedrooms



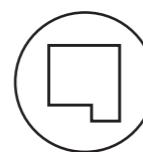
1 Bathrooms



EPC*



Bespoke
Design
Service



Open Plan
Kitchen/Dining



French
Doors

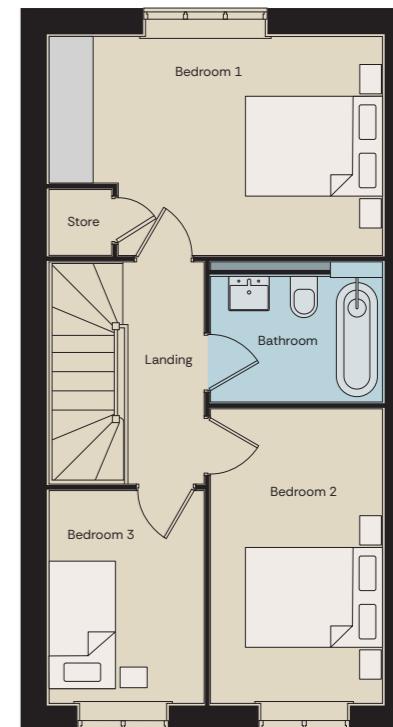


Ground Floor

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

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First Step Range



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" |

The Cropton



2 Bedrooms



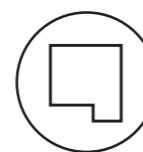
1 Bathrooms



EPC*



Bespoke
Design
Service

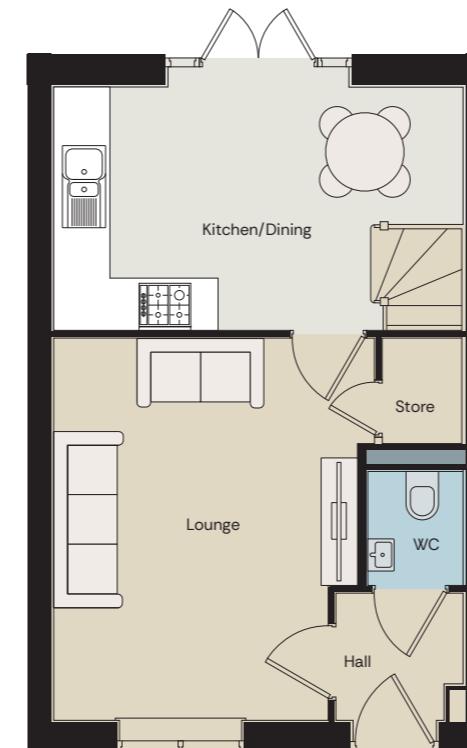


Open Plan
Kitchen/Dining



French
Doors

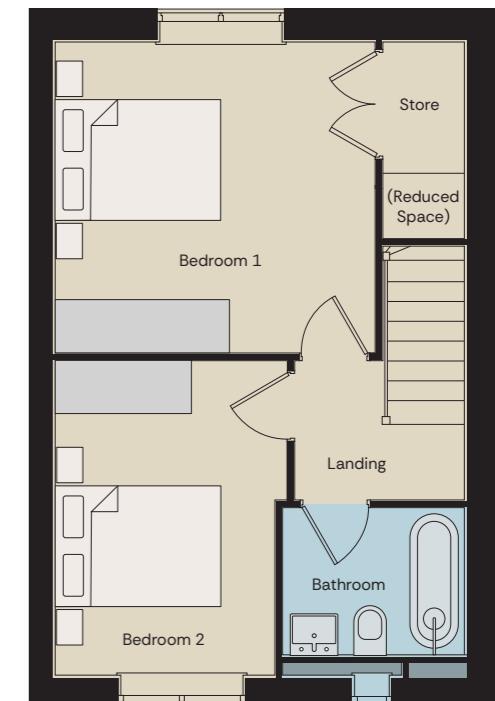
First Step Range



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' |



Want to
Know More?

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