



HEADSTOCK
MEADOWS

Preston



First Impressions

Set in the heart of Preston, East Yorkshire, Headstock Meadows is the latest development from Ward Homes Yorkshire. Comprising 24 contemporary 2, 3 and 4 bedroom homes, the development features all of the amenities needed for modern living, whilst being sensitive to its rural location. With the coastline on its doorstep, the city of Hull just a few miles away, and the Yorkshire Wolds serving as a back garden, Headstock Meadows is where your Ward Homes Yorkshire journey begins.

Site Plan

HU12 8TT

Headstock Meadows
Sproatley Road
Preston
East Yorkshire

The homes are ideal for first-time buyers, young professionals and growing families.

Choose from a selection of 2, 3 & 4 bedroom houses to suit all needs.

Easy access to local schools, leisure facilities and town centres, such as Hull and Beverley.

Characterful architecture, generous gardens and private drives are inclusive of all styles.

Carport.

South facing gardens.



Sproatley Road

A unique development of 24 high-quality homes in a privileged setting with beautifully balanced open spaces.

Headstock Meadows is a rural yet accessible location, with six bespoke house types to choose from.

stanifords

Your Home. Your Agent

If you are interested in owning a home on Headstock Meadows, please contact Stanifords Estate Agents today.

Telephone

01482 631133

Email

swansales@stanifords.com

Address

2 West End
Swanland
East Yorkshire
HU14 3PE



Plot Numbers

HU12 8TT

Headstock Meadows
Sproatley Road
Preston
East Yorkshire



- **Mellor - Plots 1-3, 15-16**
2 Bed Terraced
Front Parking
- **Elmhirst - Plots 4-5**
3 Bed Semi-detached
Side Drive
- **Hockney - Plots 11-12, 18-19, 20-21**
3 Bed Semi-detached
Side Drive (Carport Plot 12)
- **Tindall - Plots 6, 8, 23**
3 Bed Detached
Side Drive
- **Elwell - Plots 9, 10, 22**
3 Bed Detached
Side Drive
- **Asquith - Plots 7, 17, 24 Showhome**
4 Bed Detached
Single Garage



Pages 16-17

Mellor



Pages 18-19

Elmhirst



Pages 20-21

Hockney



Pages 22-23

Tindall



Pages 24-25

Elwell



Pages 26-27

Asquith

Our Promise

Ward Homes Yorkshire

Dedicated to uncompromising design and quality.

Our no-compromise promise outlines what you can expect from us and what we will always strive to achieve.

Over Deliver

We always endeavor to exceed expectations

Partnership

We're on your side and consider you in every decision we make

Exceptional Experience

We will always provide a knowledgeable, respectful and friendly service

No Compromise

We refuse to settle for anything less than the best

Integrity

We stay true to our word



Ward Homes Yorkshire

Village Farm, Main Street, Seaton, HU11 5RA

01964 534560 | hello@wardhomesyorkshire.co.uk

Need Help to Buy? Speak To Us Today.

If you're a first-time buyer in England, you can apply for a Help to Buy Equity Loan from the government.

You can borrow a minimum of 5% and up to a maximum of 20% of the full purchase price of a new-build home.

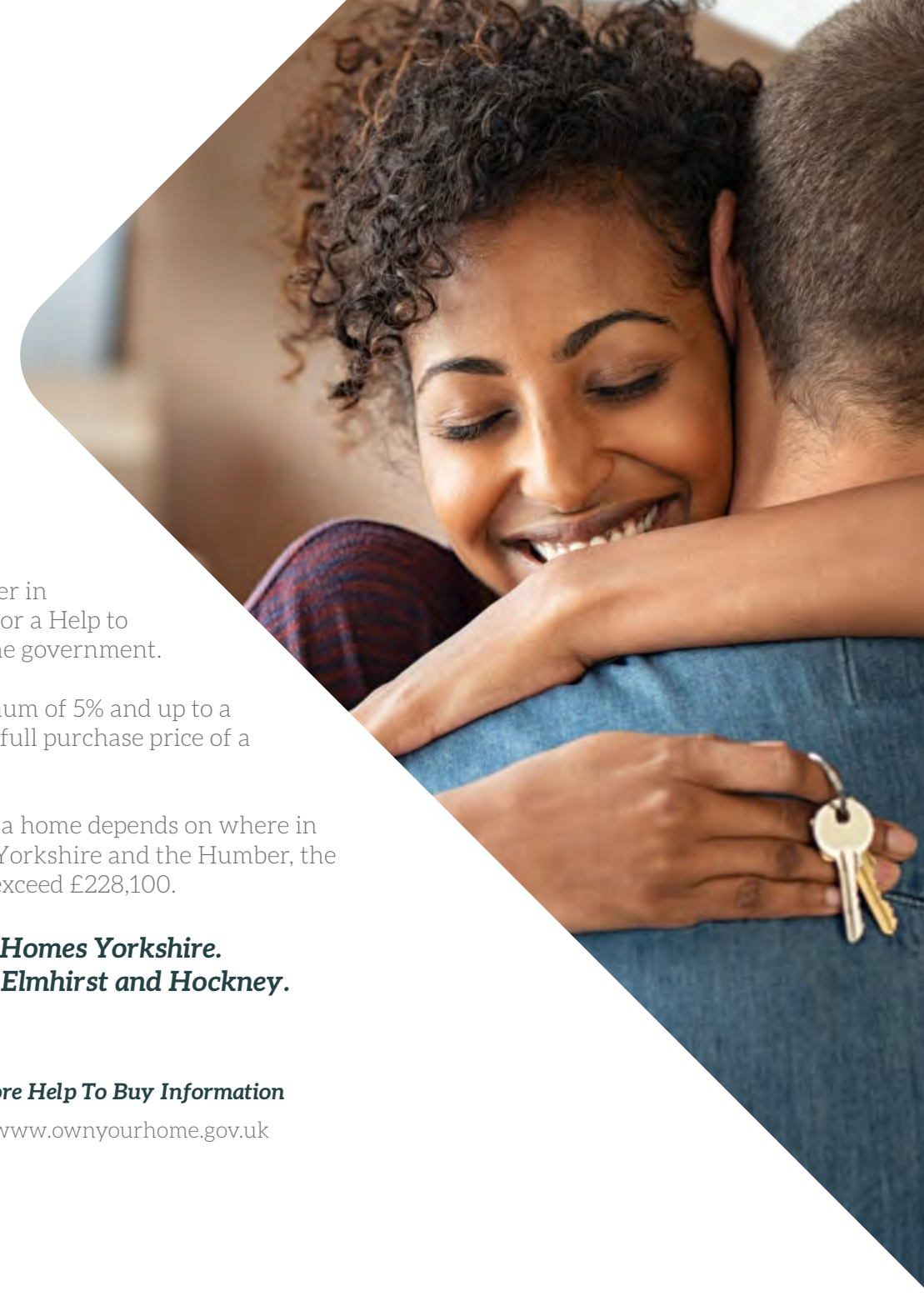
The amount you pay for a home depends on where in England you buy it. For Yorkshire and the Humber, the price of a house cannot exceed £228,100.

**Available with Ward Homes Yorkshire.
Plots include; Mellor, Elmhirst and Hockney.**



For More Help To Buy Information

Visit - www.ownyourhome.gov.uk



Heritage Community

As one of the most sought-after villages in the East Riding of Yorkshire, Ward Homes Yorkshire is very proud to be one of the first builders to build new homes in the area in recent years.

Surrounded by nature reserves and quintessential British scenery, Headstock Meadows offers the benefits of rural community life to those who move here.

With a traditional butchers shop, garden centre, farm shop and a number of award-winning country pubs within a few miles of the development, Preston's Headstock Meadows is the ideal place to settle down and make memories.

What's more, the development sits in the catchment area for a number of schools - both rated good by Ofsted and are just a stone's throw from the development.



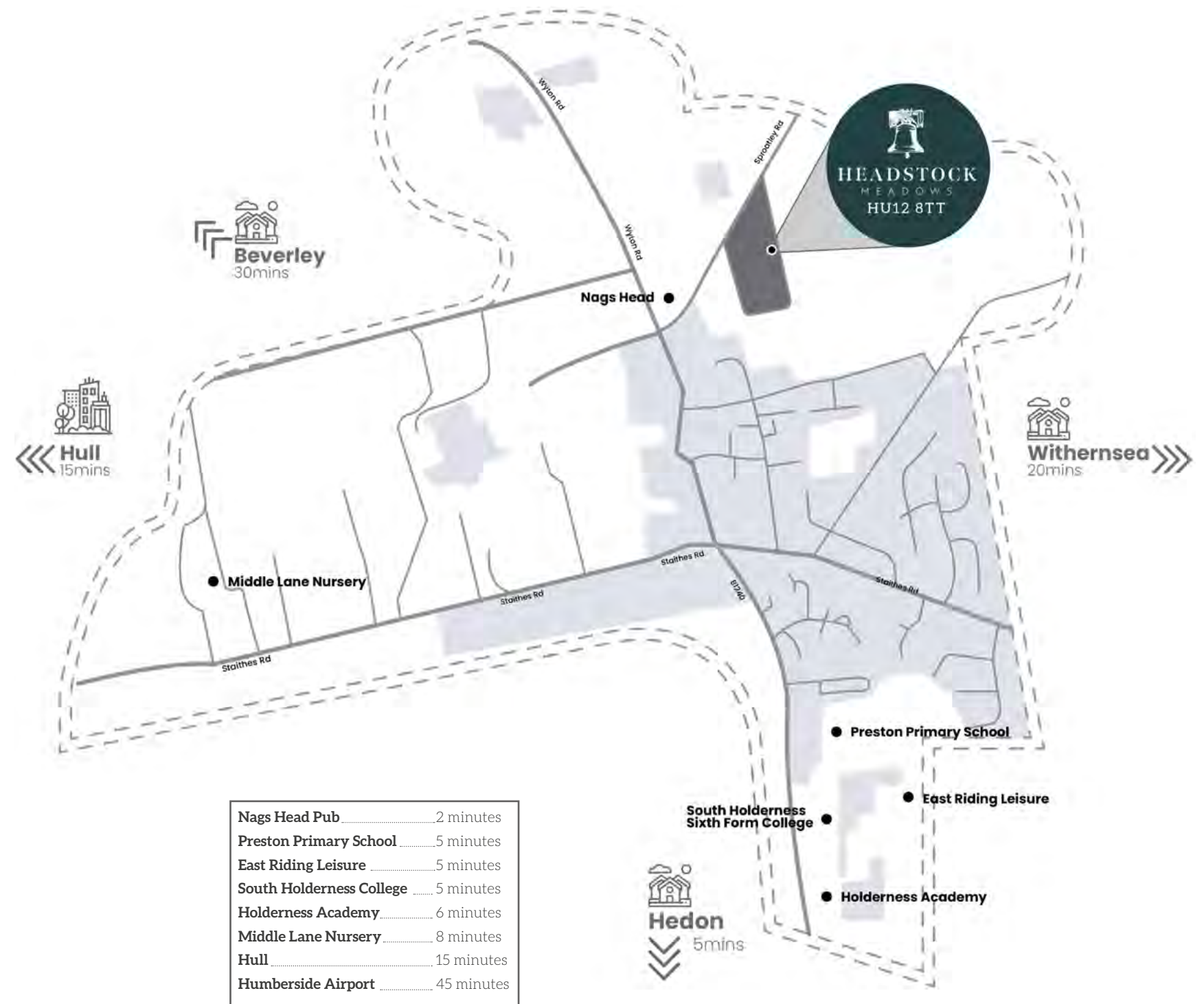
Surrounding Areas

Headstock Meadows is set in the heart of East Yorkshire, just a few miles from some of the region's quaintest towns, bustling cities and famous seaside resorts.

Less than 2 miles away is the historic town of Hedon, memorable for its beautiful historic buildings and the weekly market where you can pick up fresh fruit and veg, flowers and some of the finest cuts of locally reared meat.

If the seaside is more your thing, pop along to see Withernsea's famous lighthouse or take a stroll along the sandy beaches at Hornsea. If you're into nature, Headstock Meadows is an easy drive to Spurn Point, where you can see rare birds, the odd saltwater porpoise and even seals at certain times of the year.

If you're looking to socialise for the day, in restaurants or cafés, Beverley Town centre provides some of the highest quality establishments, just 30 minutes up the road. Or perhaps try Hull City Centre which is a swift car journey from your home and provides everything from large retailers to independent brands.



History Of Headstock Meadows

The Headstock Meadows name is derived from the rich heritage of All Saints, a Grade I listed church, sitting just a few hundred metres from our brand new development. Unique for its size, housed within the church's western tower are three bells.

The bells are the only remaining original features from a church that once stood proud in the village of Preston.

So, why Headstock Meadows? Well, much like the main beam of a building, the Headstock in a church is the large wooden beam from which the bells hang.

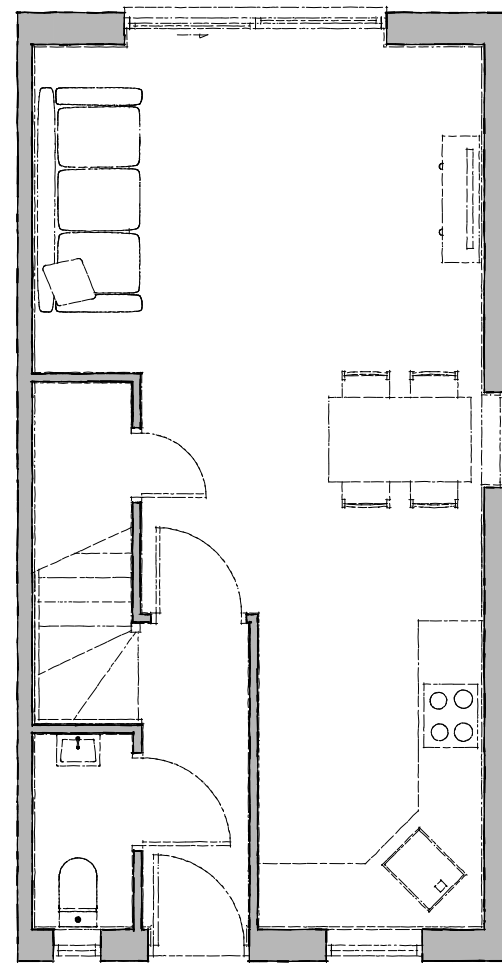




Mellor

Plots 1-3, 15-16
(See Pages 6 & 7)

The Mellor is an attractive two-bedroom terraced house. You'll find a well-appointed ground floor consisting of kitchen, with ample dining space, and on into the lounge where the sliding doors become the main focal point. The house flows effortlessly from one room to the next and situated off the hallway entrance is the convenient ground floor WC. Upstairs you'll find a family bathroom and two well-coordinated generous double bedrooms. This is a home that intelligently maximizes all the space available.



*Please note - Right side window relates to plot 1 only.

GROUND FLOOR

Kitchen/Day Room

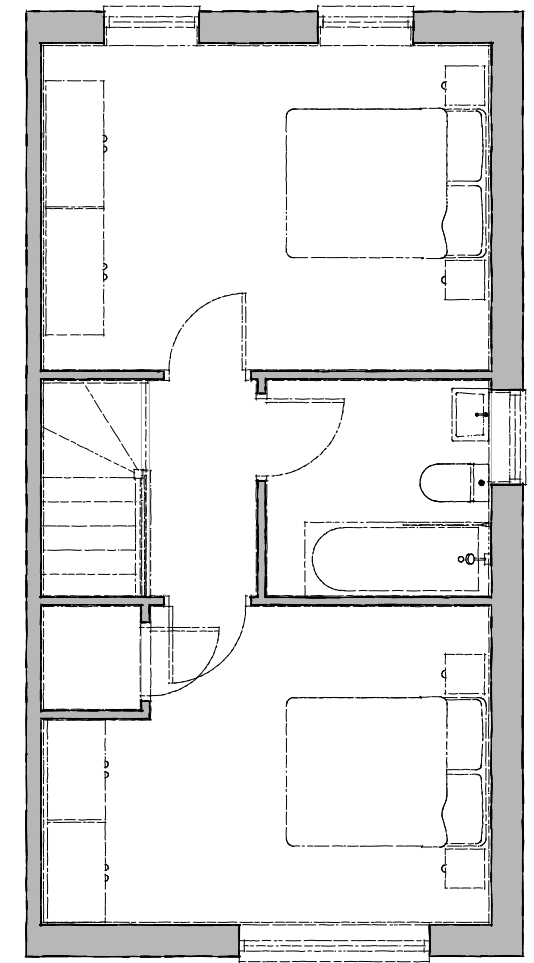
5250mm x 3200mm 17' 2" x 10' 5"

Lounge

4200mm x 3050mm 13' 9" x 10' 0"

WC

1800mm x 875mm 5' 10" x 2' 10"



FIRST FLOOR

Bedroom 1

4200mm x 3050mm 13' 9" x 10' 0"

Bedroom 2

4200mm x 2975mm 13' 9" x 9' 9"

Bathroom

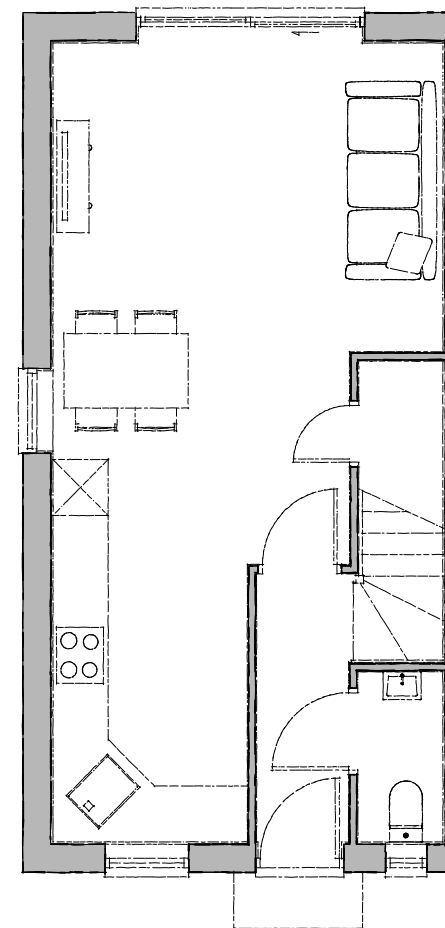
2050mm x 2050mm 6' 8" x 6' 8"



Elmhirst

Plots 4-5
(See Pages 6 & 7)

The Elmhist has all the characteristics and hallmarks of the Mellor, but is a more generous three-bedroom house. You'll find a well-appointed ground floor consisting of kitchen with ample dining space, through into the lounge where the sliding doors become the main focal point, the house flows effortlessly from one room to the next. There is also a convenient ground floor WC located off the hallway entrance. Upstairs you'll find a family bathroom and three further bedrooms, resulting in a very neat and compact property.



GROUND FLOOR

Kitchen/Day Room

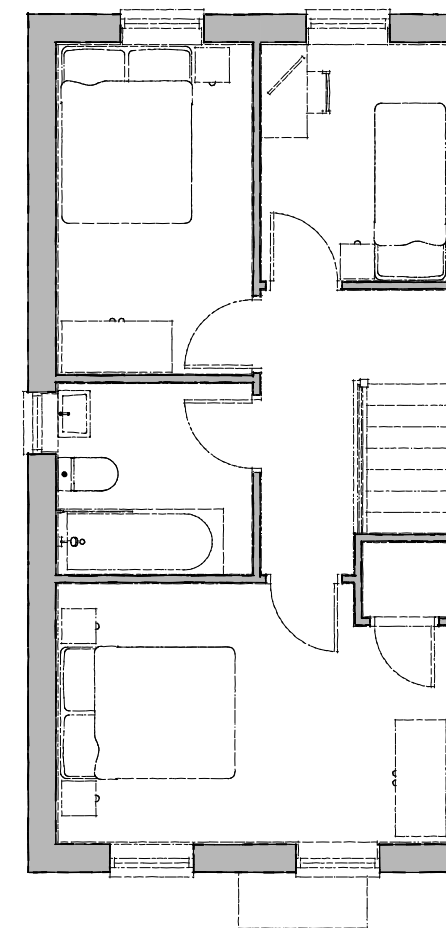
5250mm x 3200mm 17' 2" x 10' 5"

Lounge

4200mm x 3275mm 13' 9" x 10' 8"

WC

1800mm x 875mm 5' 10" x 2' 10"



FIRST FLOOR

Bedroom 1

4200mm x 2750mm 13' 9" x 9' 0"

Bedroom 2

3500mm x 2075mm 11' 5" x 6' 9"

Bedroom 3

2500mm x 1975mm 8' 2" x 6' 5"

Bathroom

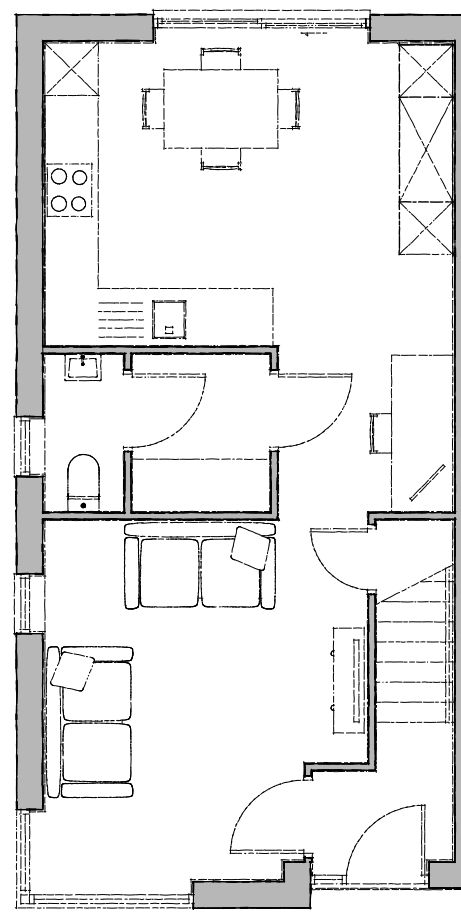
2050mm x 2050mm 6' 8" x 6' 8"



Hockney

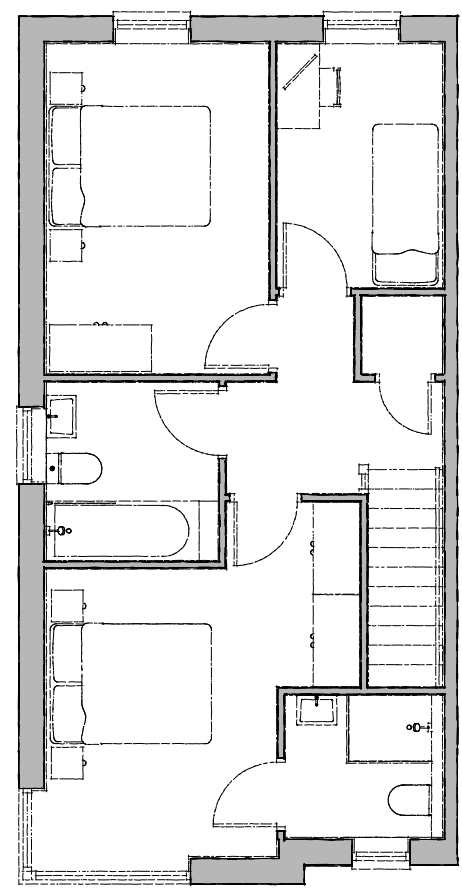
Plots 11-12, 18-19, 20-21
(See Pages 6 & 7)

The Hockney is a characterful semi-detached house with three bedrooms and distinctive features. Equipped for modern living, the downstairs provides a free-flowing open plan layout which runs from the living room into the well-utilized kitchen area with sliding doors and centralised utility and cloakroom attached. The first floor consists of a master bedroom with en-suite, a further two bedrooms and family bathroom lead off the landing. This house really makes economical use of its space.



GROUND FLOOR

- Kitchen/Day Room
4650mm x 3425mm 15' 3" x 11' 2"
- Utility
1750mm x 1550mm 5' 8" x 5' 1"
- Lounge
4075mm x 3650mm 13' 4" x 11' 11"
- Study
1950mm x 1750mm 6' 4" x 5' 8"
- WC
1750mm x 875mm 5' 8" X 2' 10"



FIRST FLOOR

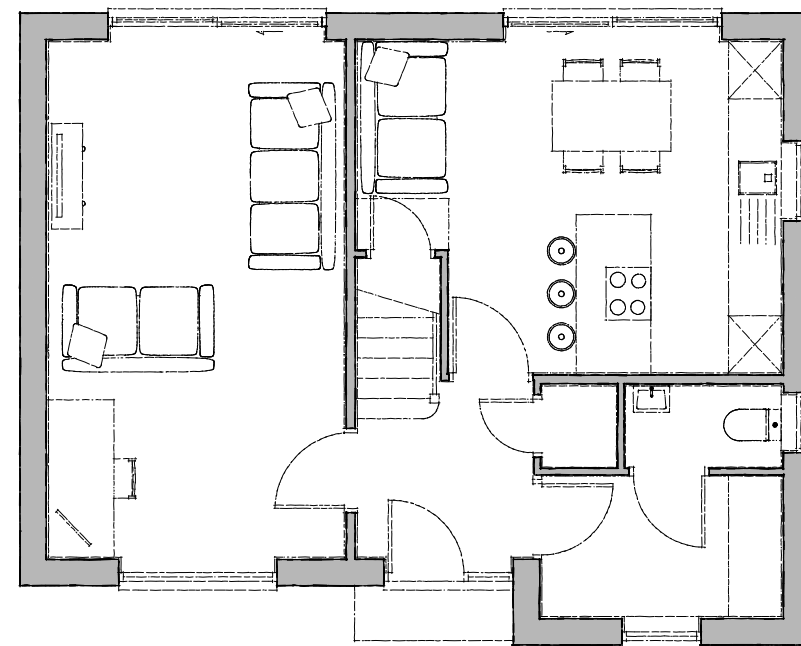
- Bedroom 1
3350mm x 2675mm 10' 11" x 8' 9"
- Ensuite
1700mm x 1800mm 5' 6" x 5' 10"
- Bedroom 2
3850mm x 2575mm 12' 7" x 8' 5"
- Bedroom 3
2825mm x 1900mm 9' 3" x 6' 2"
- Bathroom
2100mm x 2000mm 6' 10" x 6' 6"



Plots 6, 8, 23
(See Pages 6 & 7)

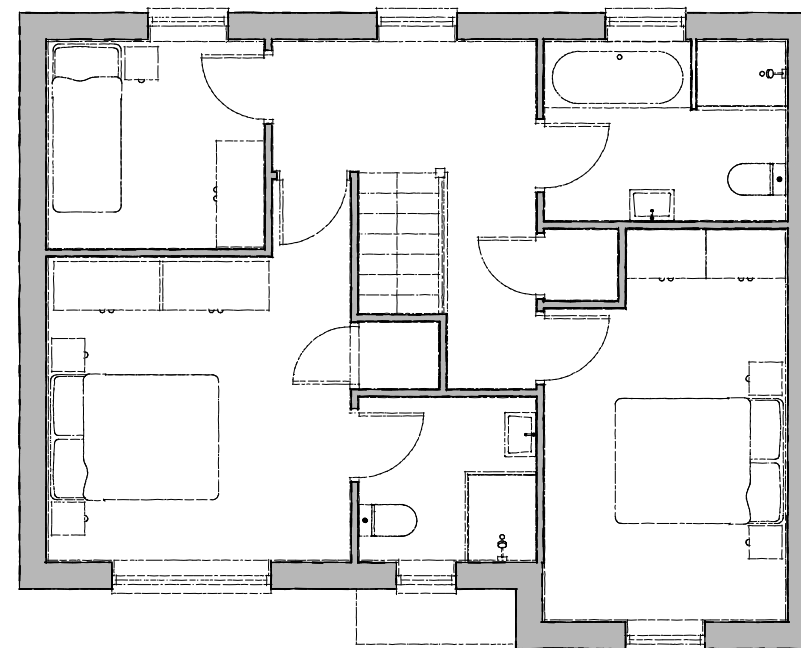
The Tindall is a three-bedroom house with an abundance of personality and kerb appeal. A carefully designed ground floor provides a welcoming entrance hall and larger-than-average kitchen/diner with sliding doors. Off the hall is a dual-aspect lounge and linked utility with cloakroom. The first floor boasts a sweeping landing with a centre window, master bedroom and en-suite with feature windows. There are two additional bedrooms and a large family bathroom making this an impeccably designed home.

Tindall



GROUND FLOOR

Kitchen/Day Room
4800mm x 3750mm 15' 8" x 12' 3"
Utility
2700mm x 1575mm 8' 10" x 5' 2"
Lounge
5850mm x 3350mm 19' 2" x 10' 11"
WC
1800mm x 900mm 5' 10" x 2' 11"



FIRST FLOOR

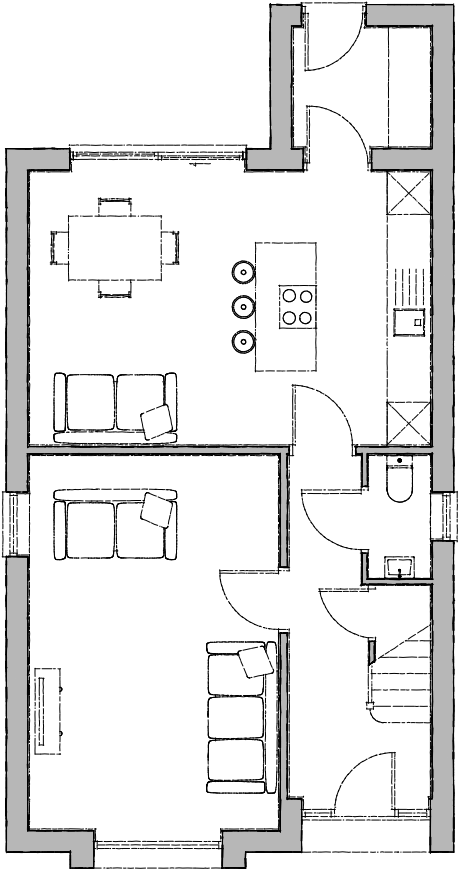
Bedroom 1
3400mm x 3400mm 11' 1" x 11' 1"
Ensuite
1950mm x 1800mm 6' 6" x 5' 10"
Bedroom 2
4500mm x 2700mm 14' 7" x 8' 10"
Bedroom 3
2400mm x 2300mm 7' 10" x 7' 6"
Bathroom
2700mm x 1950mm 8' 10" x 6' 4"



Plots 9, 10, 22
(See Pages 6 & 7)

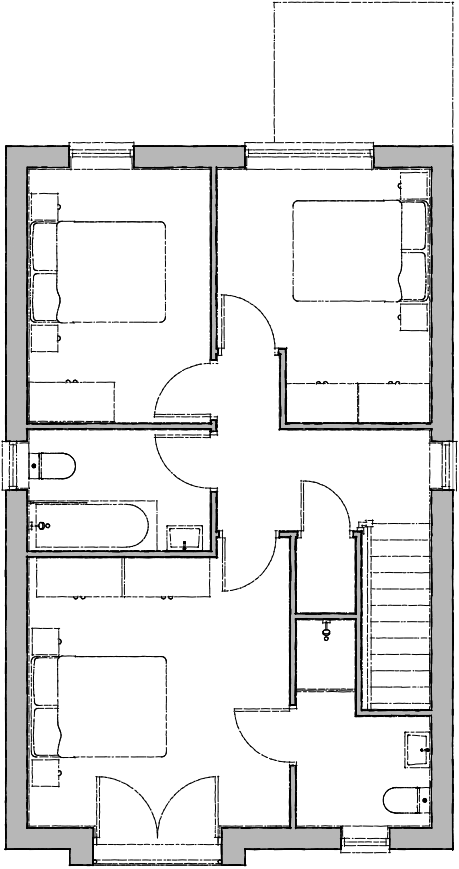
Elwell

The Elwell is an understated elegant three-bedroom house which stands out for its clean architectural lines. A perfectly blended ground floor enjoys an open plan kitchen and day room with sliding doors, as well as a linked utility room. A spacious living room and cloakroom connect from the hall. The first floor has a carefully crafted master bedroom and en-suite with glazed balcony providing admirable views. Two further bedrooms and family bathroom make up an outstanding mix of accommodation and functionality.



GROUND FLOOR


- Kitchen/Day Room**
5600mm x 3800mm 18' 4" x 12' 5"
- Utility**
1875mm x 1600mm 6' 1" x 5' 2"
- Lounge**
5200mm x 3450mm 17' 0" x 11' 3"
- WC**
1700mm x 875mm 5' 6" x 2' 10"



FIRST FLOOR

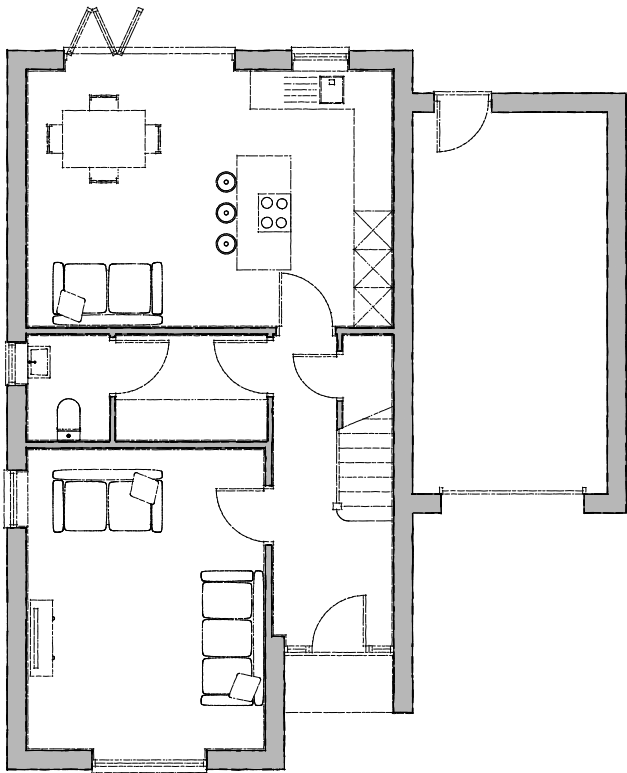
- Bedroom 1**
3725mm x 3650mm 12' 2" x 11' 11"
- Ensuite**
1850mm x 1500mm 6' 0" x 4' 11"
- Bedroom 2**
3525mm x 3000mm 11' 6" x 9' 10"
- Bedroom 3**
3525mm x 2500mm 11' 6" x 8' 2"
- Bathroom**
2500mm x 1675mm 8' 2" x 5' 5"



 **Plot 7, 17, 24 Showhome**
(See Pages 6 & 7)

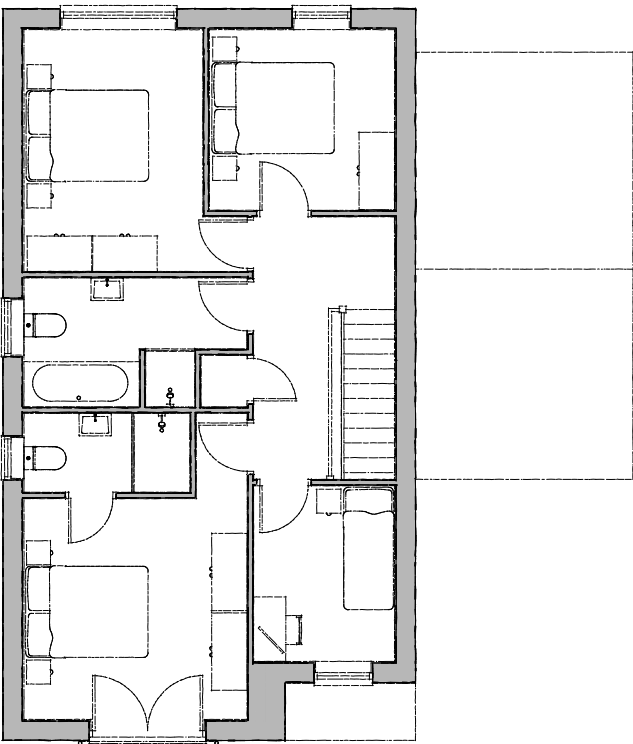
Asquith

The Asquith is a four-bedroom house, immaculately designed in every aspect. Encompassed within the ground floor is a well-proportioned open plan kitchen and day room with bi-folding doors. Centrally off the hallway is an impressive lounge, utility and cloakroom. The first floor is comprehensive with a master bedroom and ensuite including french doors and glazed balcony. Taking advantage of its size there are three more bedrooms, all ample in size, and a family bathroom oozing in modern elegance.



GROUND FLOOR

- Kitchen/Day Room**
5700mm x 4000mm 18' 8" x 13' 1"
- Utility**
2350mm x 1600mm 7' 8" x 5' 2"
- Lounge**
4700mm x 3700mm 15' 5" x 12' 1"
- WC**
1600mm x 1250mm 5' 2" x 4' 1"
- Garage**
6000mm x 3075mm 19' 8" x 10' 1"



FIRST FLOOR

- Bedroom 1**
3400mm x 3450mm 11' 1" x 11' 3"
- Ensuite**
2550mm x 1200mm 8' 4" x 3' 11"
- Bedroom 2**
3750mm x 2750mm 12' 3" x 9' 0"
- Bedroom 3**
2850mm x 2750mm 9' 4" x 9' 0"
- Bedroom 4**
2700mm x 2150mm 8' 10" x 7' 0"
- Bathroom**
3450mm x 1950mm 11' 3" x 6' 4"

Housing Specifications

Ward Homes Yorkshire prides itself on the high-quality specification included in its homes and our Headstock Meadows properties will be no different.

Our homes are finished to an exceptionally high standard, with contemporary living in mind. When buying a Ward Homes Yorkshire property, you can be assured that only the highest specification and products are used to finish the home. The quality and craftsmanship of our builds speaks for itself.

*Whilst specifications are correct at time of going to press, Ward Homes Yorkshire Limited reserves the right to alter designs, specifications, equipment and fittings where necessary. These specifications are only a general guide. Images shown are for illustrative purposes only.



KITCHEN

- Porcelanosa range as standard
- Soft close doors in a combination of 3 matt colours and 1 wood
- Choice of contemporary metallic or black handle
- Square laminate worktop complete with upstand and splashback
- Solid worktop (upgrade)
- Reginox granite sink & contemporary tap
- AEG built-in single electric oven
- AEG built-in double electric oven (Asquith)
- AEG induction hob
- CDA curved glass wall-mounted extractor (Mellor, Elmhirst, Hockney)
- CDA curved glass island extractor (Tindall, Elwell, Asquith)
- CDA integrated fridge freezer 70/30 (excluding Mellor)
- AEG integrated 60cm dishwasher (excluding Mellor)
- uPVC sliding patio doors in Agate Grey
- Aluminium bi-fold doors in Agate Grey (Asquith)
- Ceramic floor tiles from Porcelanosa (upgrade)

UTILITY

- Porcelanosa range to match kitchen
- Square laminate worktop complete with upstand
- Space for washing machine and dryer with necessary plumbing

CLOAKROOM

- Layout of sanitaryware as sales plan
- Roca Debba square close coupled pan with soft closing seat
- Floor standing cloakroom unit in basalt wood
- Mini mono basin mixer in matt black
- Henrad pre-finished white contemporary radiator
- Tiled splashback above basin

BATHROOM & ENSUITE

- Layout of sanitaryware as sales plan
- Roca Debba square close coupled pan with soft closing seat
- Roca Debba square basin and semi pedestal
- Roca Debba wall hung vanity in gloss white (Asquith)
- Mono basin mixer in matt black
- Deck mounted bath filler in matt black
- Single ended bath with hinged glass shower screen (Mellor, Elmhirst, Hockney)
- Bar shower mixer in matt black over bath
- Double ended bath (Tindall, Elwell, Asquith)
- Reinforced bath panel
- Twin outlet bar shower mixer in matt black (Hockney, Tindall, Elwell, Asquith)
- Aqualisa Lumi bathroom shower (Tindall, Asquith)
- Low profile shower tray and glass shower door
- Redroom TT towel rail in matt black
- Ceramic wall tiles from Porcelanosa
- Half tiled to all walls, full height in shower
- Ceramic floor tiles from Porcelanosa (upgrade)

ELECTRICAL

- White slimline PVC electrical accessories throughout
- Metal slimline electrical accessories (upgrade)
- Lounge fitted with TV, satellite, and phone point
- Network point in lounge
- Satin chrome downlights to kitchen/bathroom/ensuite with GU10 LED lamps
- Low energy pendant light fittings throughout
- Digital TV aerial located in roof with loft light
- Satellite dish mounted externally
- Garage light and switch (Asquith)
- Garage double socket (Asquith)
- Contemporary external lights to front and rear
- Spotlight to porches
- Car charging points on drive
- Smart meters
- Fibre broadband

STAIRS

- Timber stairs with square newel posts and gun metal newel caps
- Painted stop chamfered balustrades

HEATING

- Full central heating to comply with NHBC standards
- Ideal Standard combination boiler (2yr. guarantee)
- Zoned heating and digital thermostats
- Henrad pre-finished white contemporary radiators throughout
- Thermostatic radiator valves
- Redroom TT heated towel rail in matt black

INTERNAL FINISHES

- Neutral emulsion to walls
- Smooth ceilings in white emulsion
- Staircase and handrail painted in neutral satin
- Woodwork in neutral satin throughout
- On panel moulded semi solid doors
- Contemporary square architraves
- Contemporary square skirting
- Polished chrome lever door handle
- No floor coverings are provided (discount through partnership)
- Bespoke fitted bedroom furniture (upgrade)

SECURITY

- Mains-operated alarm with keypad (upgrade)
- Bells-only external box (upgrade)
- Mains-operated carbon monoxide, smoke and heat detectors

LANDSCAPING

- Turfed front & rear gardens
- Landscaping and trees where shown

BOUNDARY FENCING

- 1.8m feather edge fencing between boundaries
- Timber gate with barrel bolt and Suffolk latch

PATHS/PATIOS

- Driveways in grey permeable setts
- Saxon neutral paving slabs to paths and patio

OTHER EXTERNAL FEATURES

- Composite front door in Anthracite Grey
- uPVC double glazed casement windows and doors in Agate Grey
- uPVC double glazed French doors to balcony in Agate Grey
- External tap to garden
- Ascot steel up & over garage door in Anthracite Grey (Asquith)
- White half round plastic gutters and matching fall pipes
- Glazed Balcony (Elwell, Asquith)

CONSTRUCTION

- Traditionally constructed brick and block outer walls, cavity filled with insulation
- Screed floors to ground floors, timber floors to first floor
- Exterior treatments are complementing red and buff facing brick
- White external cladding where specified
- Concrete roof tiles and matching cloaked verges
- All mains services are connected including water, electric, gas, telecoms and drainage

WARRANTY

- 10 year NHBC warranty

TENURE

- Freehold



HEADSTOCK
MEADOWS

FAQs

Here for you

How do I reserve a plot?

Reserving is simple. Once you've found your dream home, pop into our sales office to complete some paperwork and pay a fully refundable deposit*.

Once that's done, we'll keep you informed of build progress and will let you know in advance any key dates you need to be working towards (for example, when to have a mortgage in place).

*any costs incurred (such as legal fees) at time of refund will be deducted.

How does the Early Bird Reservation Scheme work?

The Early Bird Reservation Scheme allows home buyers to reserve any available early bird plot for just £1000. Early Bird reservations usually take place 6-12 months prior to anticipated build completion.

This fully refundable fee gives homebuyers the reassurance that their dream home is secured while they take time to save for a deposit, source a mortgage or sell their current home.

Do I need to have sold my house before reserving?

No - when you reserve your home we'll work back from our anticipated completion date to advise when it's best to sell your existing home and secure the funds. We know house buying can be daunting, so we'll be with you to help and assist every step of the way.

We can also put you in touch with our preferred estate agent should you need help selling your home.

What is Help to Buy?

If you're a first-time buyer in England, you can apply for a Help to Buy: Equity Loan. This is a loan from the government that you put towards the cost of buying a newly built home.

You can borrow a minimum of 5% and up to a maximum of 20% of the full purchase price of a new-build home.

The amount you pay for a home depends on where in England you buy it. For Yorkshire and the Humber, the price of the house cannot exceed £228,100.

Can I pull out of the house purchase?

Under the NHBC consumer code you are fully protected when buying new homes. What that means is if you change your mind, or you're unable to source the funds or sell your existing home, you are entitled to a full refund of any monies paid (minus any costs incurred).

Can I customise my new home?

Buyers reserving at an early stage will have the opportunity to make choices within their new home, such as kitchen and bathroom tiles or any upgrades.

Do all the properties come with a new home warranty?

All homes come with a 10-year NHBC warranty and 2-year builders warranty.

Is there affordable housing on site?

There will be a percentage of shared ownership on site, please speak with our sales advisor for more details.

Are all the properties freehold or leasehold?

The properties are all freehold.



About Ward Homes Yorkshire

For easy, modern living.

Launched in 2016, Ward Homes Yorkshire is a new generation of independent house builder, dedicated to uncompromising design and quality property development.

Founder Charles Ward comes from a family of house builders and has grown up working in the industry. His broad skill set has been developed over many years, working on the ground in all areas, from land acquisition to site management. He is now applying his ample knowledge and understanding to his own business.

Ward Homes Yorkshire is now establishing its own niche and gaining recognition as a respected independent housebuilder. Currently working on bringing new sites to the market in Hull and the East Riding, Ward Homes Yorkshire aims to deliver award-winning new homes in prominent locations, built to the very highest standard, each embracing its own unique concept and style.

Headstock Meadows is Charles Ward's third development, the last being The Pastures at Holme-on-Spalding-Moor, for which the team won a NHBC Pride in the Job award. The Pastures is an exclusive development of 27 contemporary and stylish properties, consisting of 1, 3 and 4 bedroom accommodation, made up of seven unique house styles.



To get a feel for the style of Ward Homes Yorkshire's properties and to find out more about Headstock Meadows, visit:
www.wardhomesyorkshire.co.uk

WARD
HOMES
YORKSHIRE

**PRIDE IN
THE JOB
AWARDS 2020**

Ward Homes Yorkshire prides itself on the high-quality specification included in its homes and our Headstock Meadows properties will be no different.

In 2020, Ward Homes Yorkshire was a recipient of the NHBC Pride in the Job quality award for its Pastures development, an accolade given to the top 400 developments across the country. The award recognises quality craftsmanship and attention to detail.



NHBC Consumer Code

The Consumer Code for Home Builders is an industry-led scheme which gives protection and rights to the purchasers of new homes, ensuring that new home buyers are treated fairly and are fully informed about their purchase before and after they sign the contract.

All home builders registered with NHBC, and the other home warranty bodies who support the scheme, agree to comply with the Code requirements.

The Code is designed to help you understand what levels of service to expect from your home builder, feel fully informed about your purchase and know your consumer rights before and after you move in.



**CONSUMER
CODE FOR
HOME BUILDERS**

www.consumercode.co.uk





HEADSTOCK
MEADOWS

Lasting Impressions

We hope you can see yourself settling into Headstock Meadows. Please get in touch and reserve your new home today.

Charles Ward

Charles Ward
Managing Director

stanifords

Your Home. Your Agent

01482 631133

swansales@stanifords.com

www.stanifords.com



Whilst this brochure is correct at the time of going to press (January 2022), Ward Homes Yorkshire reserves the right to alter house types, location and layout on this site. This brochure is only a general guide. This brochure does not form part of any contract. On room layouts, dimensions should not be relied on for carpet sizes, appliance spaces or items of decoration, fitments or furniture. Any images used are of a similar property but features, including windows and elevations, may vary from time to time.