Leland's View

Beverley

NEW HOMES QUALITY CODE

Linden Homes



A taste of **local life**

Just a short stroll from the bustling town of Beverley, bordered by green space and less than 20 minutes from the city of Hull, Leland's View is an expansion of this exciting new community and all it's local amenities, balancing metropolitan buzz and countryside peace.

Leland's View

Minster Way, Beverley, Yorkshire HU17 0UX | **01482 262 719**

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Welcome to **Leland's View**

If you're looking for proximity to a popular town centre but with the stillness of rural living, then Leland's View is the community for you.

The development and the local area is well-connected by road and rail. Beverley train station is a 6-minute drive away, and Hull station is 28 minutes away by car, offering travel across the country. For drivers, major A-roads connect the development with Hull, Leeds, York, and the wider Yorkshire region.

It's just as easy to get to the bustling town centre as it is to enjoy green open space and the great outdoors. Leland's View offers the best of both worlds, making it easy for you to live the lifestyle you choose.





The perfect **location**

We're not just proud of the homes we build - we love the areas we build them in. A new development of 2, 3 & 4-bedroom homes, Leland's View is conveniently located near to useful transport links and well-regarded schools, and all the amenities you need.

Leland's View is just a 17-minute drive from the city of Hull, which is home to countless shops and restaurants, inviting parks and historic buildings. Thanks to its transport links, it's perfectly located for day trips and commutes, whilst offering plenty of things to do in the local area.

Everything you need, right on your doorstep

At Leland's View, all your needs are catered for. In the heart of the popular, welcoming town of Beverley, you've got supermarkets, shops, health services and well-regarded schools to ensure the essentials are taken care of. For leisure, there's cafés, pubs, and bars, weekly markets hosting independent vendors, and the popular Flemingate Shopping Centre for your retail therapy needs.

Explore, escape, enjoy

For fans of the outdoors, Leland's View is a stone's throw from Beverley Nature Reserve, as well as several parks and playgrounds. Whether you're looking for a casual stroll at the weekend, running routes to keep fit, or space for the children to play, it's all just moments away.

The city of Hull is just a short drive away, home to excellent shopping, a thriving food scene and plenty of cultural and historic attractions to ensure no two days are the same.

For sports fans, there's also Premier League football with Hull City FC, and Super League rugby with Hull F.C. For something a little different, why not check out The Deep? It's a stunning aquarium home to more than 300 species of exotic and exciting marine life, from penguins to sharks.

Homes designed for modern living

Leland's View has a home to suit every lifestyle. As a 5-star HBF Housebuilder for 7 years running, we build high quality, energy efficient homes that deliver modern comfort and innovative features in equal measure.

Whether you're hosting friends in the garden on a summer evening, enjoying a family film night in the cosy living room or simply relaxing in your spacious bedroom sanctuary, you'll always feel right at home.

Thanks to energy efficient appliances, and features like EV charging points and solar panels, our homes are 21% cheaper to run than older properties - that's an average saving of £420 a year.*

Leland's View - Your dream home, your perfect lifestyle.

*Source HBF Watt a Save report

Leland's View

Flemingate Shopping Centre
0.5 miles | 12 mins walk

Lidl Supermarket
0.5 miles | 3 mins drive

Beverley Minster
0.7 miles | 15 mins walk

Beverley Train Station
0.8 miles | 18 mins walk

Tesco Superstore
1.1 miles | 9 mins drive

East Riding Community Hospital
1.9 miles | 8 mins drive

Beverley Market
2.1 miles | 8 mins drive

Beverley Westwood Park and Garden
3.6 miles | 9 mins drive

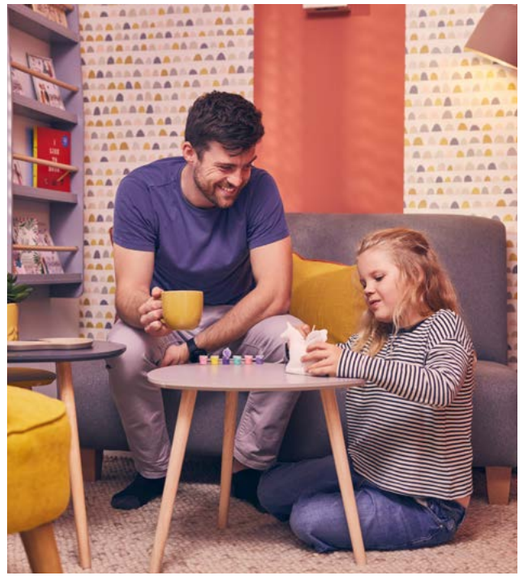






Purchase assistance **schemes**

Wherever you are in the home-buying market - a **first-time buyer,** looking to **step up** the property ladder or a **downsizer** - we have a variety of great purchase assistance schemes!



Smooth Move

Smooth Move is our scheme for all existing property owners to save time and money. We deal with the estate agents to sell your home and even pay the estate agents' fees!

Key Worker

Helping essential **key workers** get on the housing ladder with assistance from Linden Homes and access to purchase assistance schemes requiring as little as a 5% deposit.

Personalise your new home with upgrades and extras from our **Enhance** range, where the choice is yours

There's nothing more exciting than reserving your dream new Linden home, with **Enhance** there is even more reason to look forward to moving day.

Enhance offers you the chance to personalise your new home with a wide range of options and upgrades available. It suits your needs and wants perfectly and moving day can't come quick enough!

From customising your kitchen with stylish cupboards and worktops to having the latest modern appliances.

Choose your tiles in the bathroom or complete your bedroom with fitted wardrobes. Whatever your style, it's your canvas to make your own and allow your personality to sing.

The best thing is that you don't have to decide all this at the time of reserving - you can think about how you want your new home to look in the comfort of your current home.

The availability of items is subject to the stage of build, and can vary by development and house type. Our sales consultants will be happy to provide you with guidance.

We're here to help you make it completely unique, so express yourself with **Enhance**.



GREENER BY DESIGN

Green living **starts here**

We know that the area surrounding your new home is just as important as the features within your new property. As well as bringing a range of new homes to the area, we also make a commitment, these commitments are chosen based on the needs of our new community and we work with the local council to deliver them. We are proud to have invested towards local schemes to support the community surrounding your new home in Beverley.

Our homes are **Greener by Design**! From solar panels, high class installation and EV charging points, our homes have everything you need to save on your energy bills.







Green initiatives found at Leland's View:

- HEDGEHOG HIGHWAYS TO ALL PLOTS
- WASTE WATER HEAT RECOVERY SYSTEMS
- VEHICLE CHARGING POINTS TO ALL PLOTS
- A+ RATED DOUBLE-GLAZED WINDOWS
- PV PANELS TO EVERY HOME
- TONNES OF WASTE DIVERTED

Some of our **community contributions** include:

- PUBLIC OPEN SPACES
- PEDESTRIAN ROUTES AND FOOTBRIDGE
- INVESTMENT IN EDUCATION
- HIGHWAY AND ROAD IMPROVEMENT

Scan me
for directions

Leland's View

Minster Way, Beverley,
Yorkshire HU17 0UX

01482 262 719

Cover photography of Beverley Minster. Not view from the development. The street scene shown has been produced for illustrative purposes only. Please check the details of the homes you are interested in with our sales consultant.

Vistry East Yorkshire region
Suite 2/3, 1175 Thorpe Park, Century Way, Leeds, LS15 8ZB. Telephone: 0113 204 4400

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Development **plan**

Leland's View

Minster Way, Beverley, Yorkshire HU17 0UX | **01482 262 719**

Linden Homes

Leland's View

Beverley



The Ashburn
2 bedroom home

The Hamps
2 bedroom home

The Blythe
3 bedroom home

The Greta
3 bedroom home

The Churn
3 bedroom home

The Sowe
3 bedroom home

The Sheppey
4 bedroom home

The Blackwater
4 bedroom home

The site plan shown on this page has been produced for home identification purposes only and is not to scale. The development layout, landscaping and tenure of all dwellings may be subject to change throughout the course of the development. Homes shown as "pre sold" and other properties sold on the general market may not be sold to individual owner occupiers and may instead be transferred to other purchasers, including private investors or affordable housing providers. As partner arrangements are agreed, the mix of tenures across a development can change significantly and rapidly. Finishes and materials may vary from those shown. Please check the details of your chosen plot and house type with the sales consultant. Development layout plan correct at time of production.

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The Hamps

2 bedroom home

- Open-plan kitchen and dining area with French doors
- Separate lounge for privacy and relaxation
- Master bedroom with private en-suite
- Spacious second bedroom for a multitasking lifestyle

Leland's View

Beverley, Yorkshire HU17 0UX | **01482 262 719**

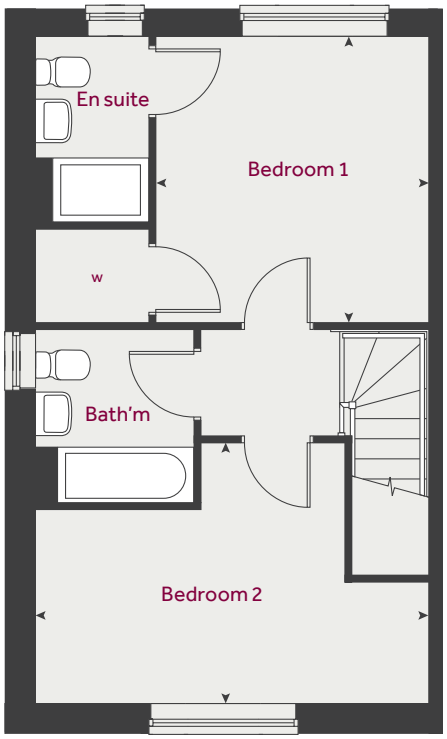
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The Hamps

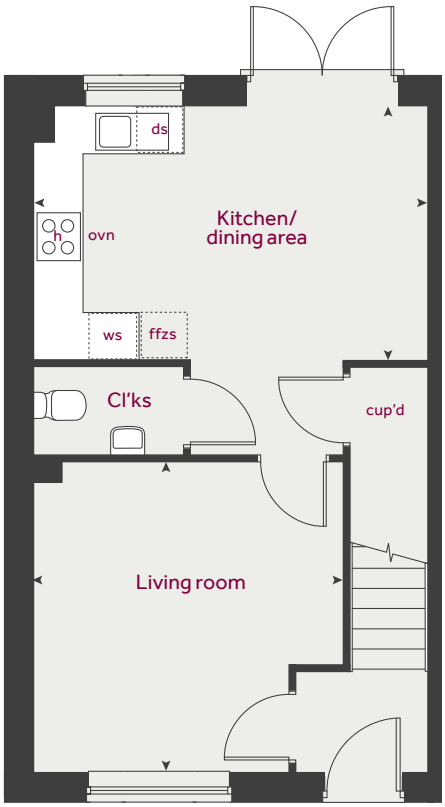
2 bedroom home



First floor



Ground floor



Ground floor	metres	feet / inches
Kitchen / dining area	4.87 x 3.16	16' 0" x 10' 4"
Living room	3.84 x 3.83	12' 6" x 12' 6"

First floor		
Bedroom 1	3.54 x 3.38	11' 7" x 11' 1"
Bedroom 2	4.87 x 3.22	16' 0" x 10' 6"

h	hob	ws	washing machine space
ovn	oven	cup'd	cupboard
ffzs	fridge freezer space	w	wardrobe
ds	dishwasher space	◄ ►	measuring points

The Hamps | Leland's View |

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The Ashburn

2 bedroom home

- A chic two-storey home brimming with personality
- Two stylish bedrooms, including one with fitted wardrobes
- A dynamic open-plan space blending kitchen, dining, and lounge areas seamlessly
- Thoughtfully designed with modern, energy-efficient, sustainable features

Leland's View

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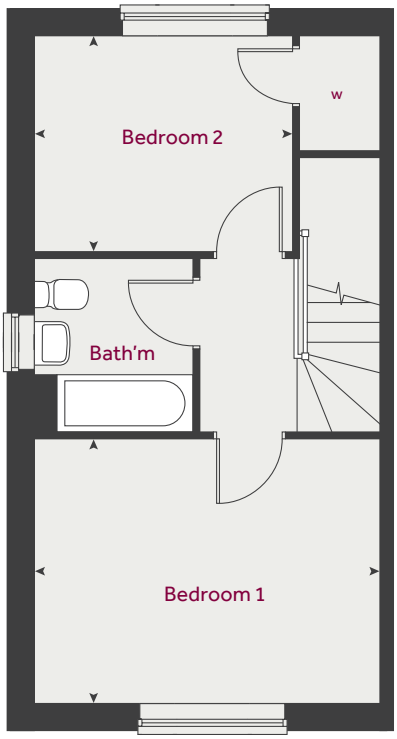
Linden Homes

The Ashburn

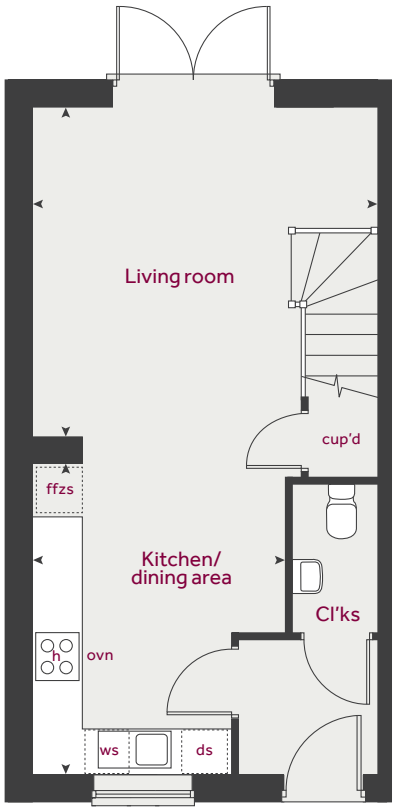
2 bedroom home



First floor



Ground floor



Ground floor	metres	feet / inches
Kitchen / dining area	3.85 x 3.15	12' 7" x 10' 4"
Living room	4.41 x 4.32	14' 5" x 14' 2"

First floor		
Bedroom 1	4.32 x 3.27	14' 2" x 10' 8"
Bedroom 2	3.28 x 2.66	10' 8" x 8' 8"

h	hob	ws	washing machine space
ovn	oven	cup'd	cupboard
ffzs	fridge freezer space	w	wardrobe
ds	dishwasher space	◄ ►	measuring points

The Ashburn | Leland's View |

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The Blythe

3 bedroom home

- Inspiring three-bedroom home with convenient en-suite to Bedroom 1
- Spacious inviting lounge with front-facing view
- Open plan kitchen/diner with French doors and handy utility space
- Energy-efficient design to help you live sustainably every day

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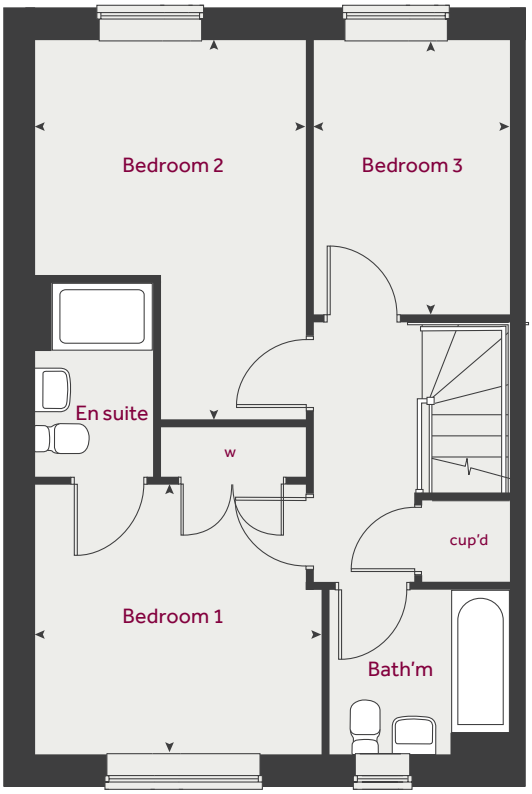
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The Blythe

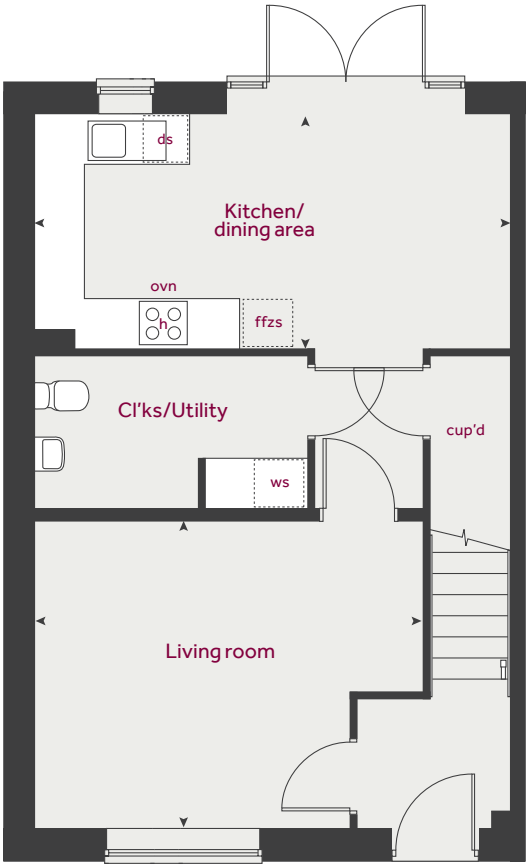
3 bedroom home



First floor



Ground floor



Ground floor	metres	feet / inches
Kitchen / dining area	5.65 x 2.79	18' 6" x 9' 2"
Living room	4.61 x 3.64	15' 1" x 11' 10"

First floor		
Bedroom 1	3.41 x 3.21	11' 2" x 10' 6"
Bedroom 2	4.51 x 3.22	14' 8" x 10' 6"
Bedroom 3	3.26 x 2.34	10' 7" x 7' 7"

h	hob	ws	washing machine space
ovn	oven	cup'd	cupboard
ffzs	fridge freezer space	w	wardrobe
ds	dishwasher space	◄ ►	measuring points

The Blythe | Leland's View |

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The Churn

3 bedroom home

- Three spacious bedrooms, including a double with its own en-suite
- Bright kitchen/diner with French doors opening to the garden
- Open, airy rooms perfect for relaxing or entertaining
- Energy-efficient design to help you live sustainably every day

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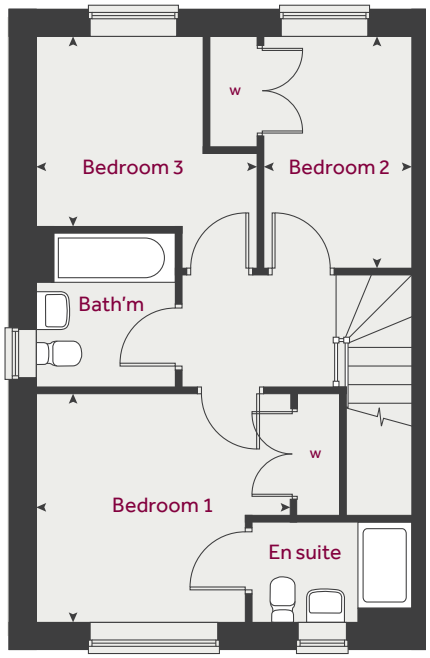
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The Churn

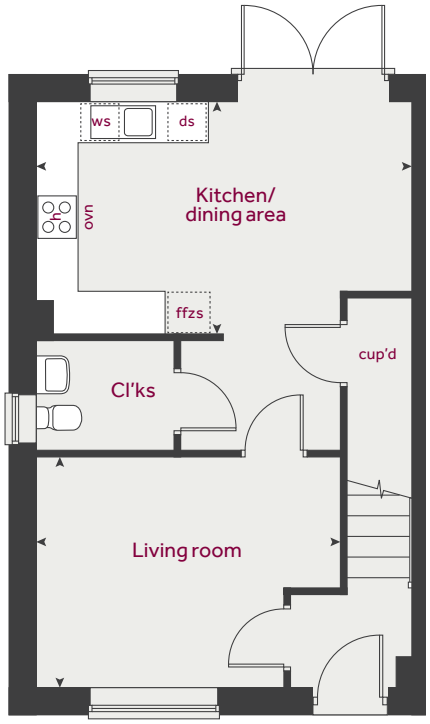
3 bedroom home



First floor



Ground floor



Ground floor	metres	feet / inches
Kitchen / dining area	5.33 x 3.27	17' 5" x 10' 8"
Living room	4.30 x 3.21	14' 1" x 10' 6"

First floor		
Bedroom 1	3.61 x 3.25	11' 9" x 10' 7"
Bedroom 2	3.26 x 2.15	10' 7" x 7' 1"
Bedroom 3	3.10 x 2.68	10' 2" x 8' 8"

h	hob	ws	washing machine space
ovn	oven	cup'd	cupboard
ffzs	fridge freezer space	w	wardrobe
ds	dishwasher space	◄ ►	measuring points

The Churn | Leland's View |

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The Greta

3 bedroom home

- Three bedroom detached home including a bright and spacious main double with en-suite
- Relaxing lounge with triple windows flooding the space with light
- Sleek kitchen/diner opens to the outdoors through french doors
- Energy-efficient design with sustainable features throughout the home

Leland's View

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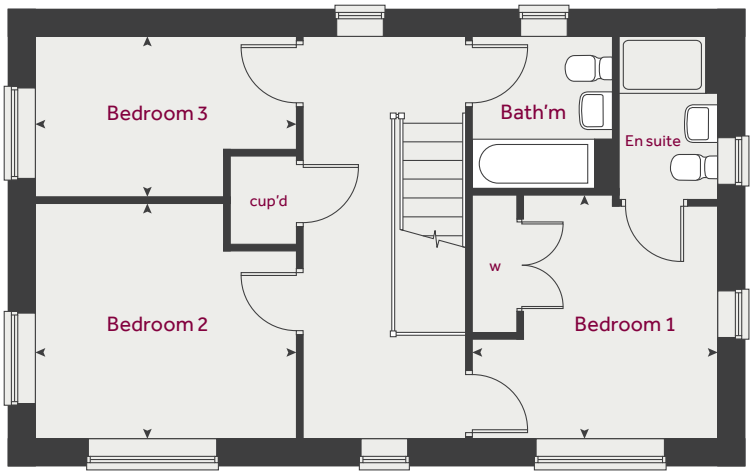
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The Greta

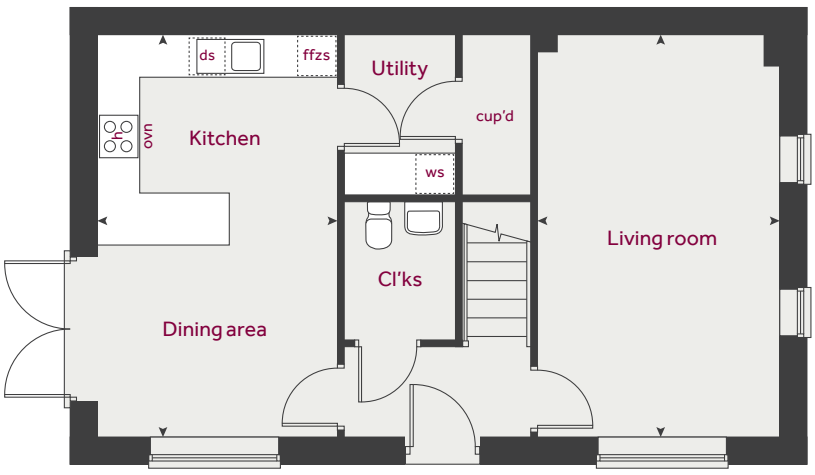
3 bedroom home



First floor



Ground floor



Ground floor	metres	feet / inches
Kitchen / dining area	5.67 x 3.34	18' 6" x 11' 0"
Living room	5.67 x 3.39	18' 6" x 11' 1"

First floor		
Bedroom 1	3.45 x 3.43	11' 3" x 11' 3"
Bedroom 2	3.67 x 3.33	12' 1" x 10' 10"
Bedroom 3	3.67 x 2.25	12' 1" x 7' 4"

h	hob	ws	washing machine space
ovn	oven	cup'd	cupboard
ffzs	fridge freezer space	w	wardrobe
ds	dishwasher space	◄ ►	measuring points

The Greta | Leland's View |

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The Sowe

3 bedroom home with study

- Outstanding detached three-bedroom home with integral garage
- Spacious modern kitchen-diner opening onto the garden
- French doors blur the line between indoor and outdoor living
- Three double bedrooms upstairs, including a master with en-suite and separate study

Leland's View

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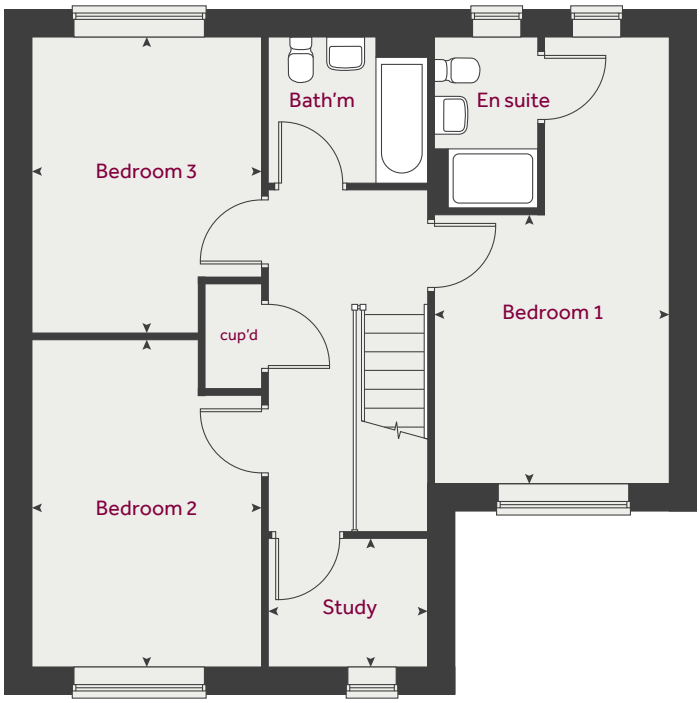
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The Sowe

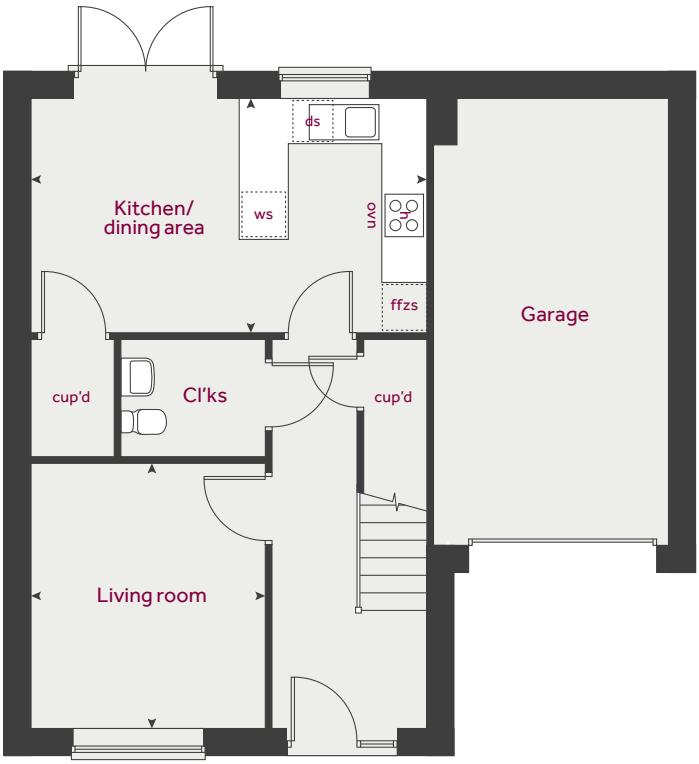
3 bedroom home



First floor



Ground floor



Ground floor	metres	feet / inches
Kitchen / dining area	5.33 x 3.13	17' 5" x 10' 3"
Living room	3.57 x 3.15	11' 8" x 10' 4"

First floor		
Bedroom 1	3.62 x 3.18	11' 9" x 10' 5"
Bedroom 2	4.41 x 3.09	14' 5" x 10' 2"
Bedroom 3	3.98 x 3.09	13' 1" x 10' 2"
Study	2.15 x 1.73	7' 1" x 5' 8"

h	hob	ws	washing machine space
ovn	oven	cup'd	cupboard
ffzs	fridge freezer space	w	wardrobe
ds	dishwasher space	◄ ►	measuring points

The Sowe | Leland's View |

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The Sheppey

4 bedroom home

- Stunning four-bedroom detached home with modern, spacious design
- Bright kitchen/diner with French doors for outdoor connection
- Inviting lounge and integral garage for convenience
- Energy efficient features including solar panels and electric vehicle charger

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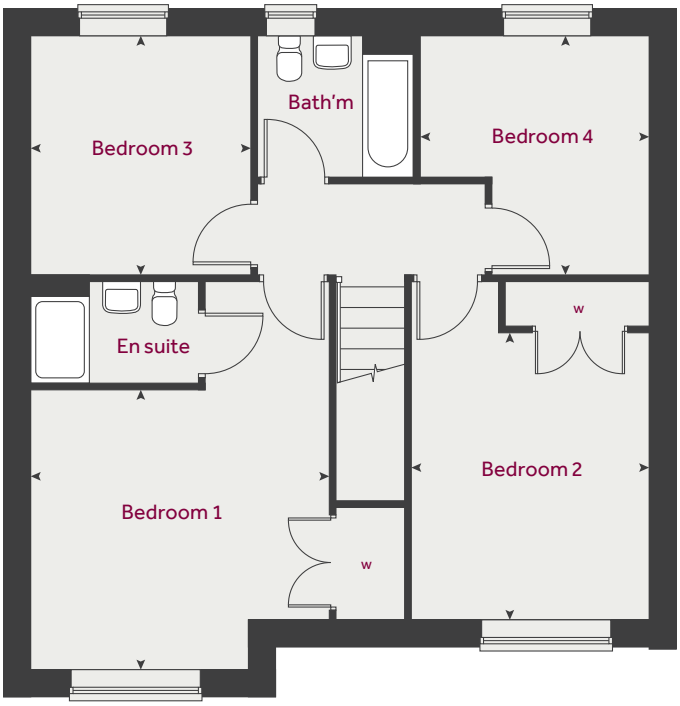
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The Sheppey

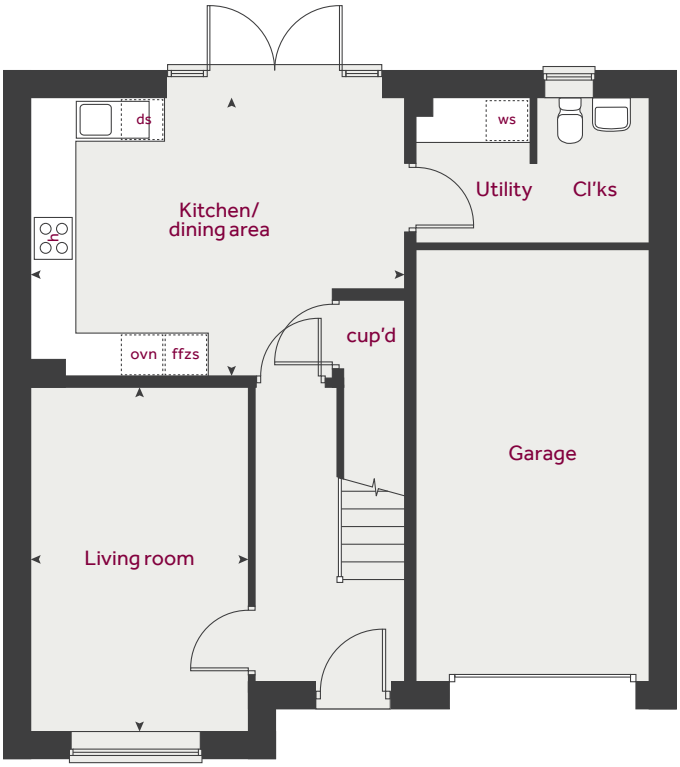
4 bedroom home



First floor



Ground floor



Ground floor	metres	feet / inches
Living room	4.77 x 3.02	15' 8" x 9' 11"
Kitchen / dining area	5.22 x 3.89	17' 1" x 12' 9"

First floor		
Bedroom 1	5.36 x 4.13	17' 6" x 13' 6"
Bedroom 2	4.69 x 3.30	15' 5" x 10' 10"
Bedroom 3	3.33 x 3.05	10' 11" x 10' 0"
Bedroom 4	3.32 x 3.18	10' 11" x 10' 5"

h	hob	ws	washing machine space
ovn	oven	cup'd	cupboard
ffzs	fridge freezer space	w	wardrobe
ds	dishwasher space	◄ ►	measuring points

The Sheppey | Leland's View |

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The Blackwater

4 bedroom home

- Stunning four-bedroom detached home with bright, open interiors
- Includes lounge, study, and kitchen/diner with French doors
- Quality finish with storage throughout and energy-efficient features
- Two doubles plus en-suite retreat, and two versatile single bedrooms

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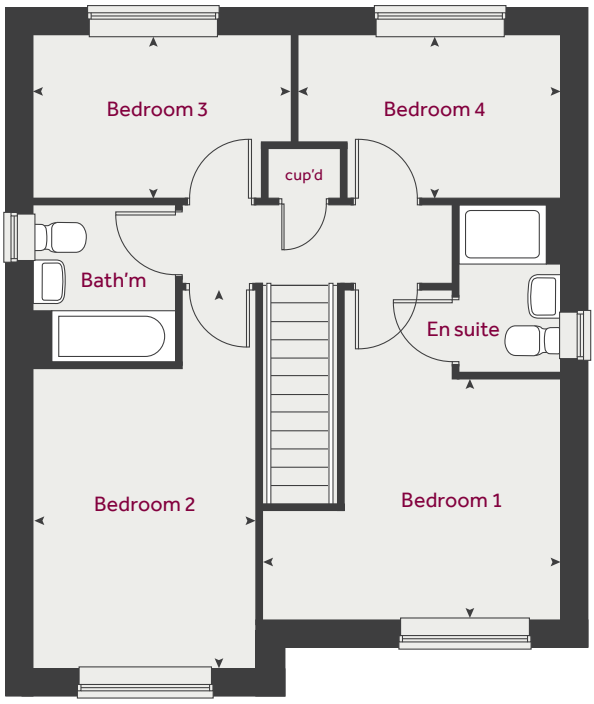
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The Blackwater

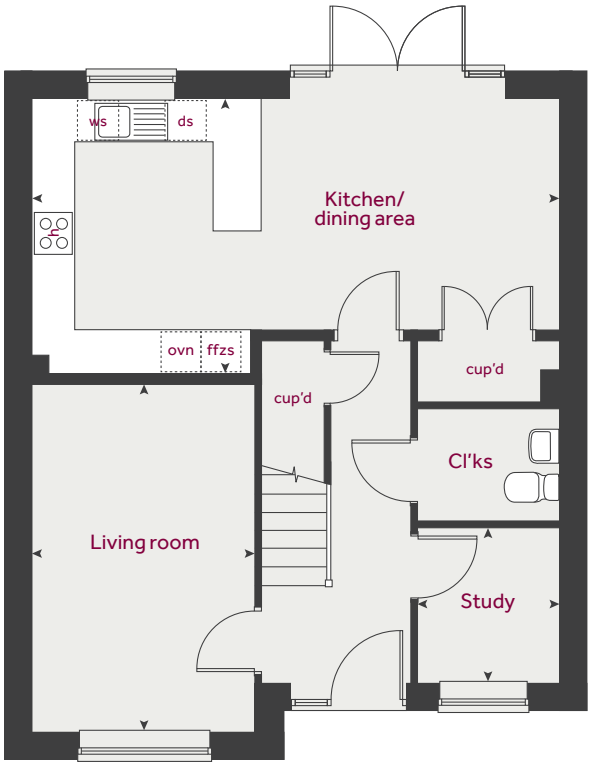
4 bedroom home



First floor



Ground floor



Ground floor	metres	feet / inches
Living room	4.78 x 3.07	15' 7" x 10' 1"
Kitchen / dining area	7.24 x 3.78	23' 8" x 12' 4"
Study	2.14 x 1.95	7' 0" x 6' 4"

First floor		
Bedroom 1	4.08 x 3.30	13' 4" x 10' 8"
Bedroom 2	4.13 x 3.07	13' 6" x 10' 1"
Bedroom 3	3.54 x 2.25	11' 6" x 7' 4"
Bedroom 4	3.61 x 2.25	11' 8" x 7' 4"

h	hob	ws	washing machine space
ovn	oven	cup'd	cupboard
ffzs	fridge freezer space	w	wardrobe
ds	dishwasher space	◄ ►	measuring points

The Blackwater | Leland's View |

The floorplan has been produced for illustrative purposes only. Room sizes shown are between arrow points as indicated on plan. The dimensions have tolerances of + or -50mm and should not be used other than for general guidance. If specific dimensions are required, enquiries should be made to the sales consultant. The floor plans shown are not to scale. Measurements are based on the original drawings. Slight variations may occur during construction.

The illustrations shown are computer generated impressions of how the property may look and are indicative only. External details or finishes may vary on individual plots and homes may be built in either detached or attached styles depending on the development layout. Exact specifications, window styles and whether a property is left or right-handed may differ from plot to plot. Please speak to our sales consultant for specific plot details.

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Linden Homes



Specification

Use this guide to see what features are included in your new home. Your sales consultant will be happy to discuss the **Enhance** range of extras available.

Leland's View

Beverley, Yorkshire HU17 0UX | **01482 262304**

Linden Homes

Leland's View

Specification

Every home comes thoughtfully designed and beautifully appointed with a high-quality standard specification that reflects our commitment to craftsmanship and comfort. From sleek, contemporary kitchens, to stylish bathrooms featuring modern fittings and elegant tiling, every detail has been carefully considered.

Energy-efficient heating systems, double-glazed windows, and superior insulation ensure your home is as practical as it is beautiful. With a focus on both form and function, our standard specification offers everything you need to move in and start enjoying your new lifestyle from day one.

	2 bedroom		3 bedroom				4 bedroom	
	The Ashnurn	The Hamps	The Churn	The Blythe	The Sowe	The Greta	The Blackwater	The Sheppey
Kitchen								
Standard range kitchen with laminate worktop	■	■	■	■	■	■	■	■
Stainless steel sink and drainer (single bowl) with chrome mixer tap	■	■	■	■	■	■		
Stainless steel sink and drainer (Bowl and 1/2) with chrome mixer tap							■	■
Indesit ceramic hob (60cm) with Indesit built-in single under oven, with stainless steel splashback and integrated silver hood.	■	■	■	■	■	■		
Indesit electric hob (60 cm) with built-in single High-level, with stainless steel splashback and 60cm stainless steel chimney hood.							■	■
White pendant light holder	■	■	■	■	■	■	■	■
Fridge/ freezer space	■	■	■	■	■	■	■	■
Space for integrated dishwasher with plumbing and electrics	■	■	■	■	■	■	■	■
Space for washing machine with plumbing and electrics in kitchen	■	■	■	■	■		■	
Space for washing machine with plumbing and electrics in utility						■		■
Bathrooms and en suite(s)								
Ideal Standard contemporary white sanitaryware	■	■	■	■	■	■	■	■
Ideal Standard close coupled WC to cloakroom	■	■	■	■	■	■	■	■
Ideal Standard low profile shower tray with glass enclosure in ensuite - to Bedroom 1	■	■	■	■	■	■	■	■
Choice of standard Saloni wall tiling (splashback, 450mm height over bath, and full-height to shower cubicle)	■	■	■	■	■	■	■	■
White batten light holder	■	■	■	■	■	■	■	■
Doors and Windows								
Front door with multi-point security locking system and security chain	■	■	■	■	■	■	■	■
Chrome plated front door numerals	■	■	■	■	■	■	■	■
PVCu double glazing to windows	■	■	■	■	■	■	■	■





	2 bedroom		3 bedroom				4 bedroom	
	The Ashnurn	The Hamps	The Churn	The Blythe	The Sowe	The Greta	The Blackwater	The Sheppey
Doors and Windows continued								
Double glazed PVCu French doors	■	■	■	■	■	■	■	■
Internal ladder door style pre-primed with Brass Satin finish handles	■	■	■	■	■	■	■	■
Paving outside French doors	■	■	■	■	■	■	■	■
General								
PV Solar Panels	■	■	■	■	■	■	■	■
EV charger points	■	■	■	■	■	■	■	■
White painted walls and smooth white ceilings	■	■	■	■	■	■	■	■
Combined usbc/double sockets in kitchen & Bedroom 1	■	■	■	■	■	■	■	■
TV point to lounge and family room (where applicable)	■	■	■	■	■	■	■	■
Master telephone socket to lounge and study where applicable	■	■	■	■	■	■	■	■
Ideal combi-boiler with Honeywell heating control and room thermostat(s)	■	■	■	■	■	■	■	■
Waste water recovery system	■	■	■	■	■	■	■	■
Contemporary lantern to front door and wiring only to the rear door	■	■	■	■	■	■	■	■
Mains wired smoke detectors with battery back-up	■	■	■	■	■	■	■	■
Battery powered Carbon Monoxide detector (wall mounted) to be provided for each floor	■	■	■	■	■	■	■	■
Power and lighting to garage (where in curtilage of the plot)	■	■	■	■	■	■	■	■
Enclosed fenced/ walled rear garden, and garden gate (where applicable)	■	■	■	■	■	■	■	■
Landscaped front garden	■	■	■	■	■	■	■	■
NHBC Buildmark cover	■	■	■	■	■	■	■	■
First two years' customer service support from Linden Homes	■	■	■	■	■	■	■	■

■ Fitted as standard - included in the property

* Subject to stage of construction and the range of choice available. Please see a sales consultant for details.

This specification indicates, by means of a dot (■), the items that are included within the home. If there is no dot in a column, the item is not included. Any item not expressly listed or indicated within this specification is excluded from the standard build. For information on the Enhance upgrade options available depending on build stage, please speak with a sales consultant.

Scan me
for directions

Leland's View

Beverley, Yorkshire

HU17 0UX

01482 262304

Cover photograph of Burrows Field. Not view from the development. The street scene shown has been produced for illustrative purposes only. Please check the details of the homes you are interested in with our sales consultant.

Vistry East Yorkshire region
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