



Spark Mill Meadows Beverley

A new collection of stylish 2, 3 and 4 bedroom homes.

Spark Mill Meadows is a fabulous new development of stylish, energy-efficient homes, conveniently situated in the traditional East Yorkshire market town of Beverley. Adjacent to open countryside, this thriving town enjoys a host of amenities, including boutique shops, historic pubs, cafés, bars and restaurants, plus entertainment venues, a theatre, museums, sports facilities, including a golf course, and excellent local schools. A former tannery site is now home to the Flemingate Shopping Centre and offers leisure options including a cinema, while the magnificent 13th century Beverley Minster serves as a parish church.

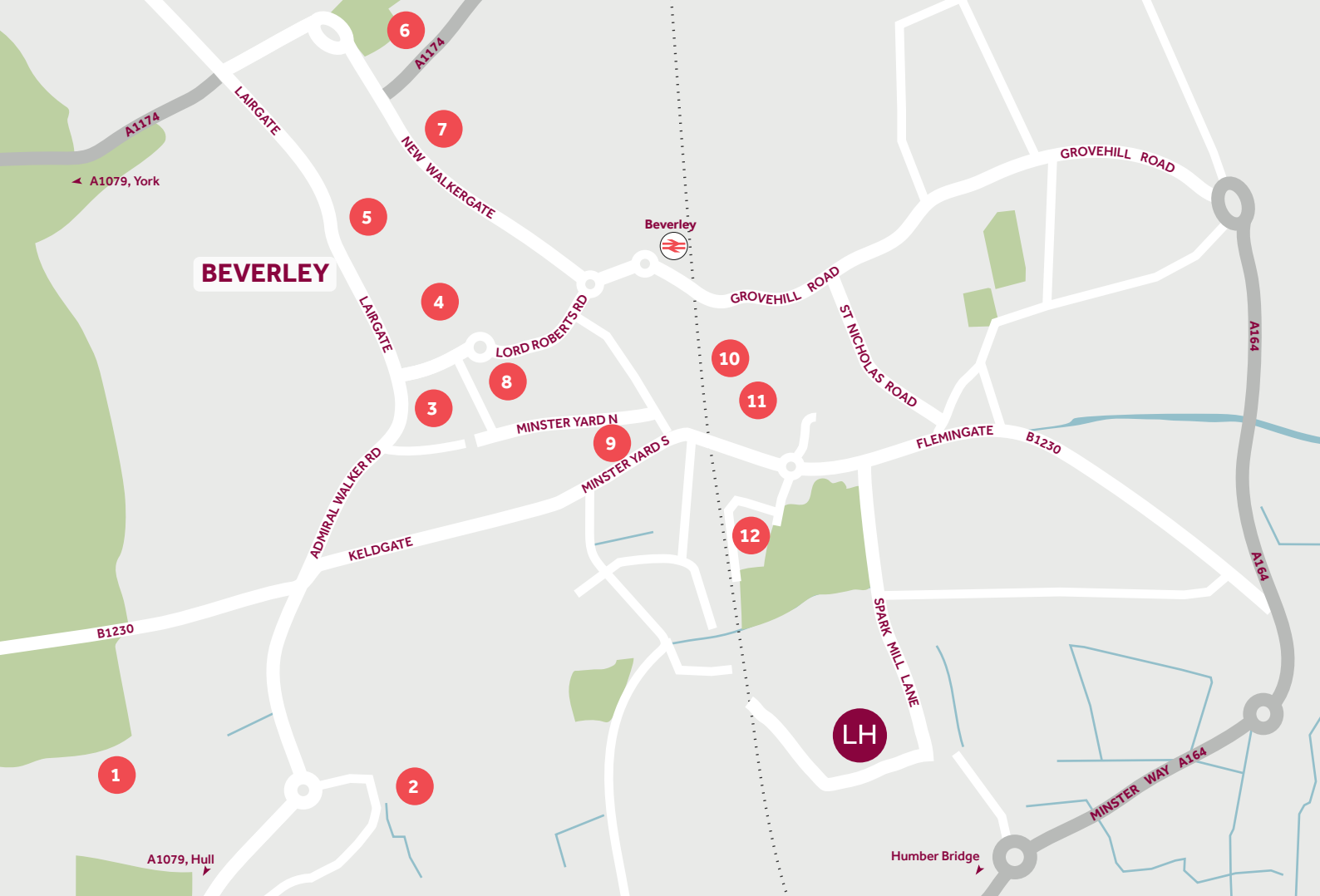
Set within the undulating hills and valleys of the Yorkshire Wolds and just 14 miles from the coast, the gorgeous countryside around Beverley affords countless opportunities for leisure. With a host of delightful villages and exciting visitor attractions nearby and the major port city of Hull within easy reach, you'll be spoilt for choice for great family days out. Spark Mill Meadows is 31 miles from York and 8 miles from the centre of Hull, both via the A1079, while the A164 is also nearby, giving easy access to the Humber Bridge. Beverley train station provides direct services to destinations including Hull (14 mins) and Scarborough (66 mins).

Spark Mill Meadows

Minster Way, Beverley HU17 0UX | 01482 904 125

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Around the local neighbourhood

- | | | |
|--|---------------------------------------|--------------------------------------|
| 1 Beverley Grammar School (Boys) | 5 Beverley Market | 9 Beverley Minster |
| 2 Keldmarsh Primary School | 6 Beverley High School (Girls) | 10 Parkway Cinema |
| 3 Beverley Memorial Hall (Community Centre) | 7 Tesco Superstore | 11 Flemingate Shopping Centre |
| 4 Beverley Guildhall (Museum) | 8 East Riding Theatre | 12 East Riding Leisure Centre |

Distances shown are by road (Source: Google). Fastest journey times are shown (Source: National Rail Enquiries).
March 2023.

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Development layout



- 4 bedroom home**
- The Goodridge
 - The Mylne
 - The Grainger
 - The Pembroke
- 3 bedroom home**
- The Emmett
 - The Eveleigh
 - The Elmslie
 - The Mountford
- 2 bedroom home**
- The Harcourt
- Affordable Housing ***
- 2 bedroom homes
 - 3 bedroom homes

BCP Bin Collection Point
LEAP Local Equipped Area of Play

Not to scale. Trees and landscaping are indicative only and may alter during construction. The trees, shrubs and gardens shown are illustrative only. Finishes and materials may vary from those shown here. Please ask your Sales Consultant for specific details.



The Elmslie 3 bedroom home

Homes 167, 168, 186, 187, 193, 194, 222, 223, 228 & 229

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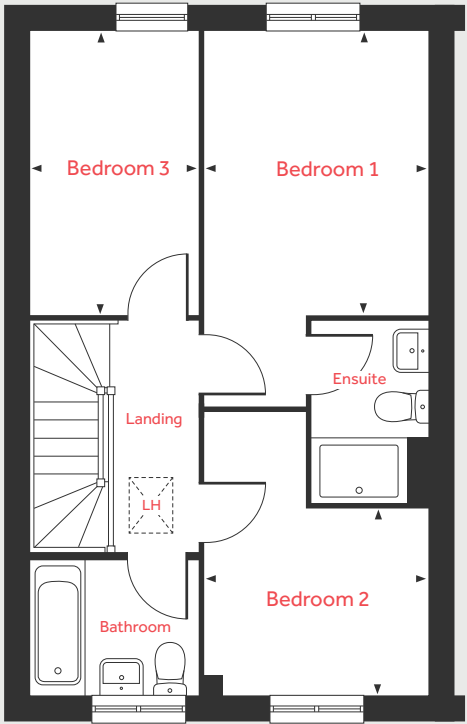
The Elmslie

3 bedroom home

Homes 167, 168*, 186*, 187, 193*, 194, 222*, 223, 228* & 229

*Handed/Mirror image

First Floor



Ground Floor

Living Room

5.09m x 3.63m 16'9" x 11'11"

Kitchen/Dining Area

4.75m x 2.91m 15'7" x 9'7"

First Floor

Bedroom 1

3.66m x 2.86m 12'0" x 9'4"

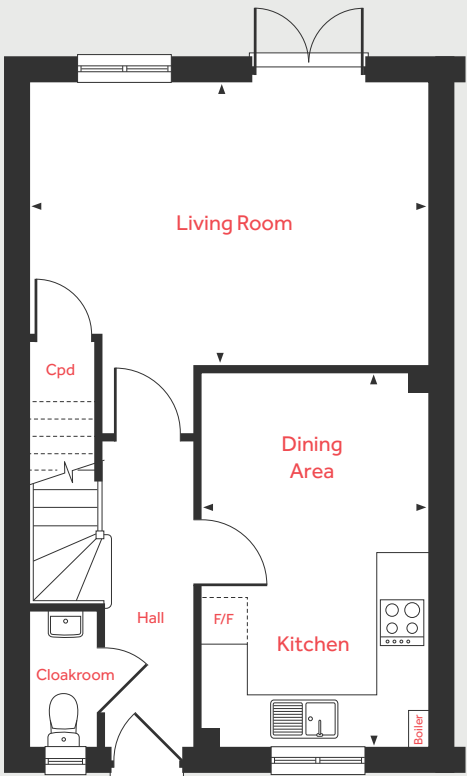
Bedroom 2

2.86m x 2.37m 9'4" x 7'9"

Bedroom 3

3.64m x 2.15m 11'11" x 7'1"

Ground Floor



LH Loft hatch Cpd Cupboard
F/F Space for fridge freezer < > Measuring points

Please note, floorplans and dimensions are taken from architectural drawings and are for guidance only. Dimensions stated are within a tolerance of plus or minus 50mm. Overall dimensions are usually stated and there may be projections into these. With our continual improvement policy we constantly review our designs and specification to ensure we deliver the best product to our customers. Computer generated images not to scale. Finishes and materials may vary and landscaping is illustrative only. Kitchen layouts are indicative only and may change. To confirm specific details on our homes please ask your Sales Consultant. March 2023.

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The Emmett 3 bedroom home

Homes 211, 212, 226 & 227

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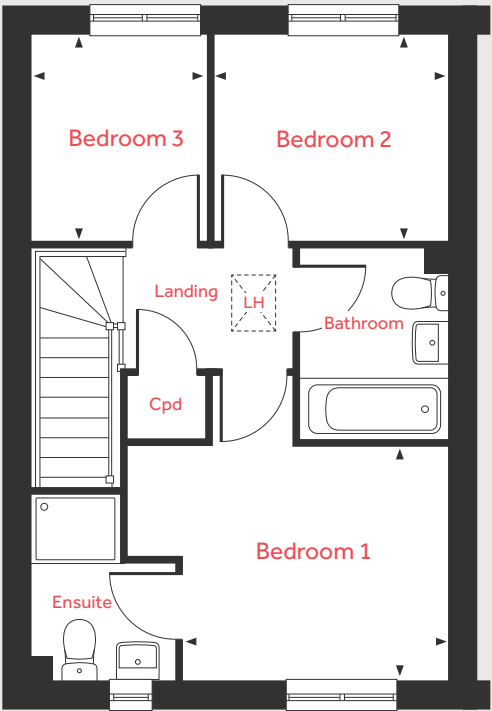
The Emmett

3 bedroom home

Homes 211*, 212, 226* & 227

*Handed/Mirror image

First Floor



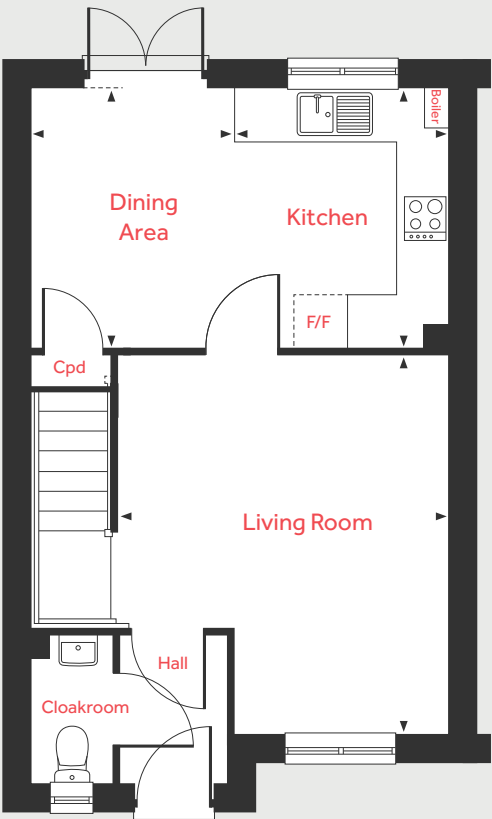
Ground Floor

Living Room	4.34m x 3.77m	14'3" x 12'4"
Dining Area	2.96m x 2.31m	9'9" x 7'7"
Kitchen	2.96m x 2.44m	9'9" x 8'0"

First Floor

Bedroom 1	3.03m x 2.68m	9'11" x 8'9"
Bedroom 2	2.67m x 2.35m	8'9" x 7'9"
Bedroom 3	2.35m x 1.98m	7'9" x 6'7"

Ground Floor



LH	Loft hatch	Cpd	Cupboard
F/F	Space for fridge freezer	◀ ▶	Measuring points

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The Eveleigh 3 bedroom home

Homes 172, 188, 201, 202, 203, 204, 216, 218 & 219

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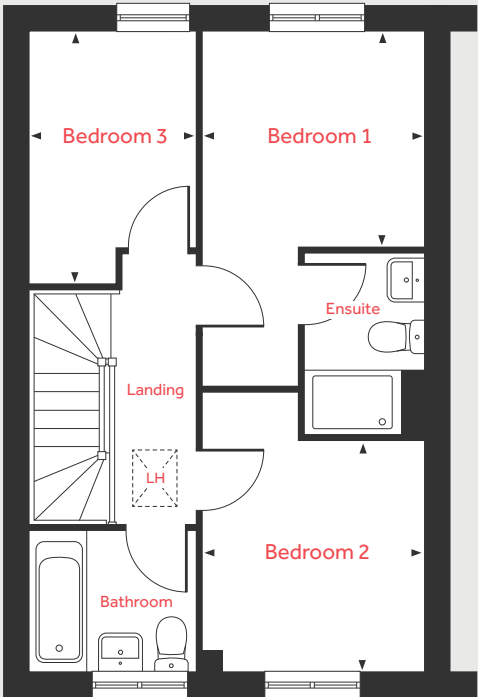
The Eveleigh

3 bedroom home

Homes 172*, 188*, 201*, 202, 203*, 204, 216*, 218* & 219

*Handed/Mirror image

First Floor



Ground Floor

Living Room
4.98m x 3.19m 16'4" x 10'6"

Kitchen/Dining Area
4.78m x 2.80m 15'8" x 9'2"

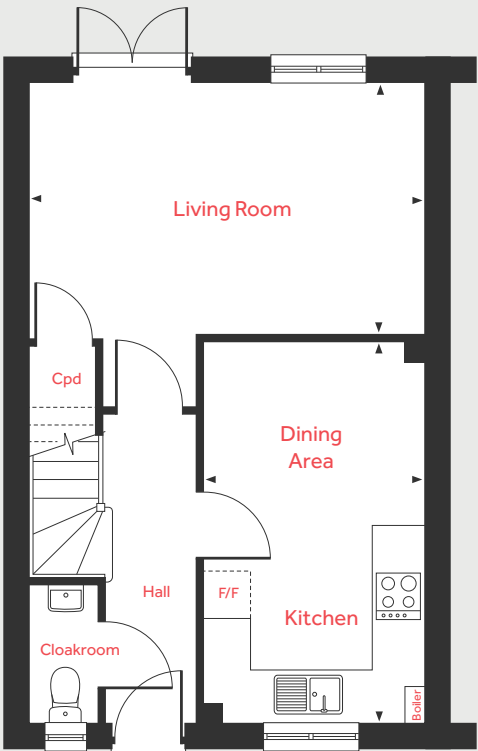
First Floor

Bedroom 1
2.77m x 2.71m 9'1" x 8'11"

Bedroom 2
2.88m x 2.77m 9'6" x 9'1"

Bedroom 3
3.19m x 2.12m 10'6" x 7'0"

Ground Floor



LH Loft hatch Cpd Cupboard
F/F Space for fridge freezer < > Measuring points

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The Goodridge 4 bedroom home

Homes 166, 169, 173, 178, 179, 180, 185 & 206

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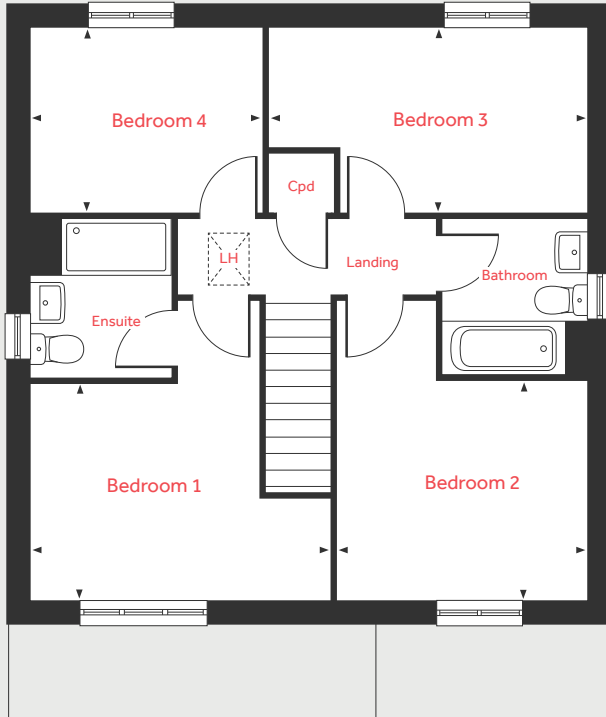
The Goodridge

4 bedroom home

Homes 166*, 169*, 173*, 178, 179, 180*, 185 & 206*

*Handed/Mirror image

First Floor



Ground Floor

Living Room

4.74m x 3.46m 15'7" x 11'4"

Kitchen/Dining Area

5.72m x 2.97m 18'9" x 9'9"

First Floor

Bedroom 1

4.07m x 2.98m 13'4" x 9'10"

Bedroom 2

3.46m x 2.98m 11'4" x 9'10"

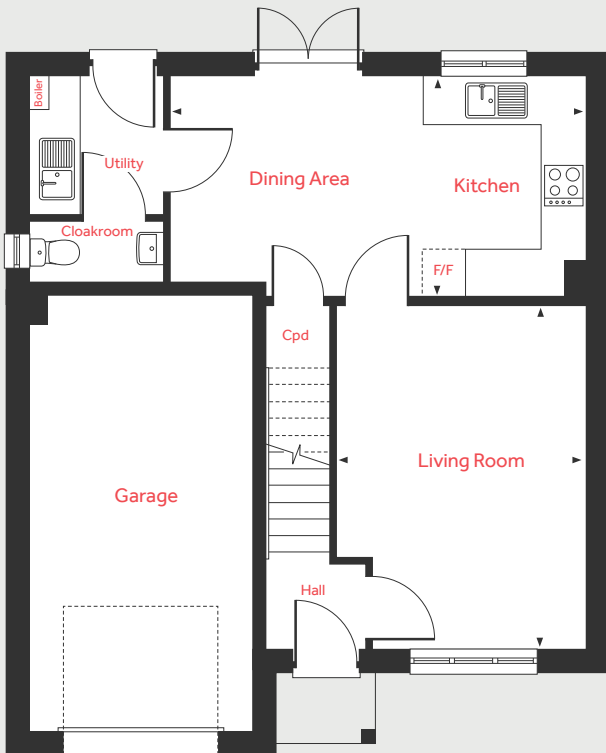
Bedroom 3

4.36m x 2.50m 14'3" x 8'3"

Bedroom 4

3.17m x 2.50m 10'5" x 8'3"

Ground Floor



LH Loft hatch Cpd Cupboard
F/F Space for fridge freezer ◀ ▶ Measuring points

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The Grainger 4 bedroom home

Homes 165, 170, 182, 184, 192, 199 & 210

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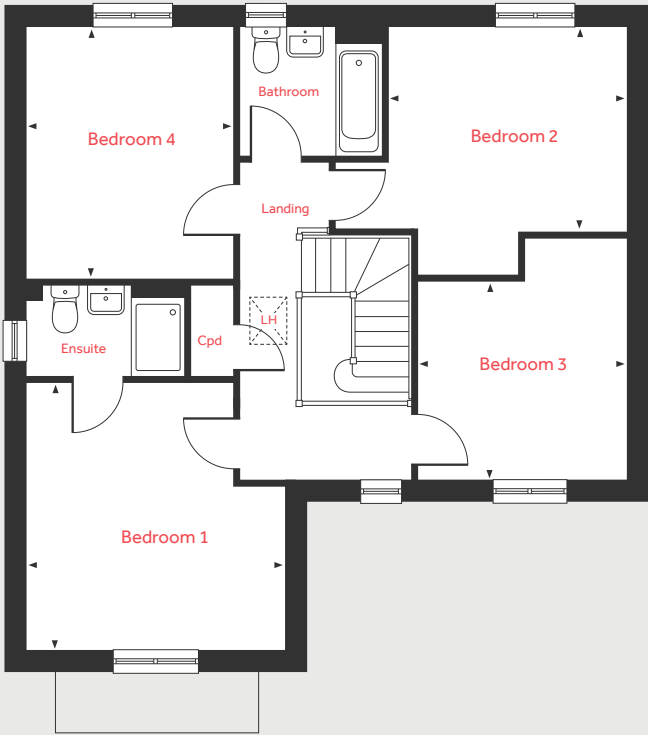
The Grainger

4 bedroom home

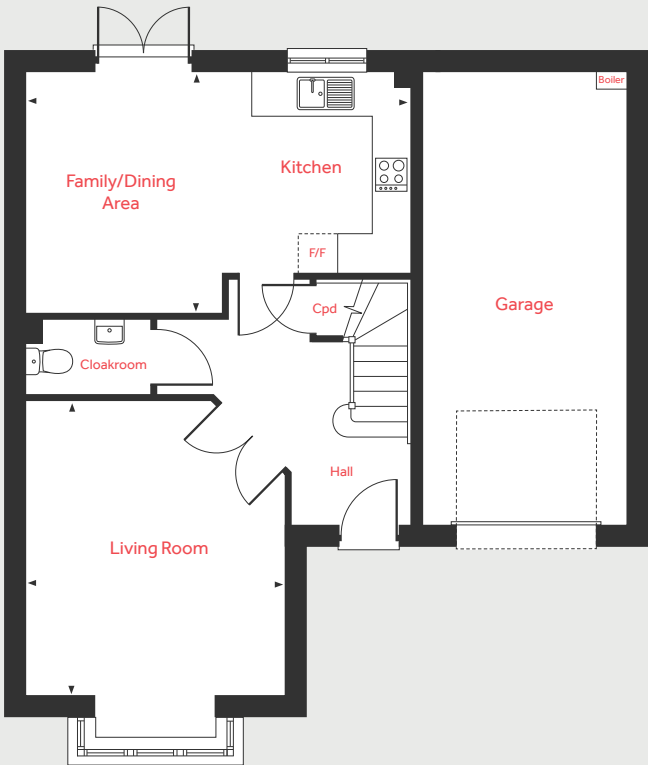
Homes 165, 170, 182*, 184*, 192, 199* & 210*

*Handed/Mirror image

First Floor



Ground Floor



Ground Floor

Living Room		
4.39m x 3.90m		14'5" x 12'10"
Kitchen/Dining Area		
5.85m x 3.62m		19'2" x 11'11"

First Floor

Bedroom 1		
4.01m x 3.90m		13'2" x 12'10"
Bedroom 2		
3.58m x 3.08m		11'9" x 10'2"
Bedroom 3		
3.13m x 2.96m		10'3" x 9'9"
Bedroom 4		
3.79m x 3.11m		12'6" x 10'3"

LH	Loft hatch	Cpd	Cupboard
F/F	Space for fridge freezer	◀ ▶	Measuring points

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The Harcourt 2 bedroom home

Homes 220, 221, 224 & 225

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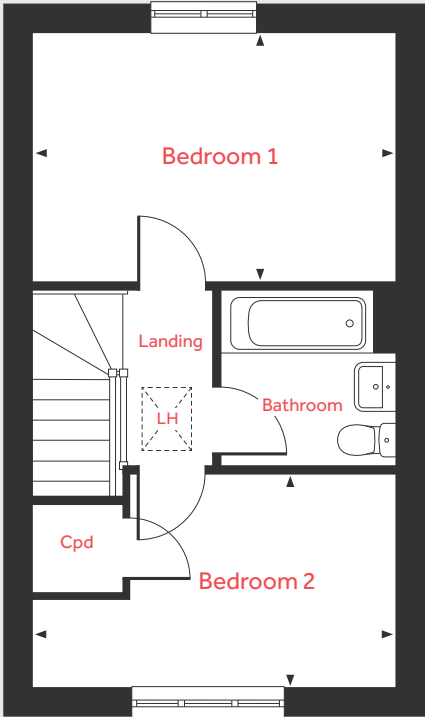
The Harcourt

2 bedroom home

Homes 220*, 221, 224* & 225

*Handed/Mirror image

First Floor



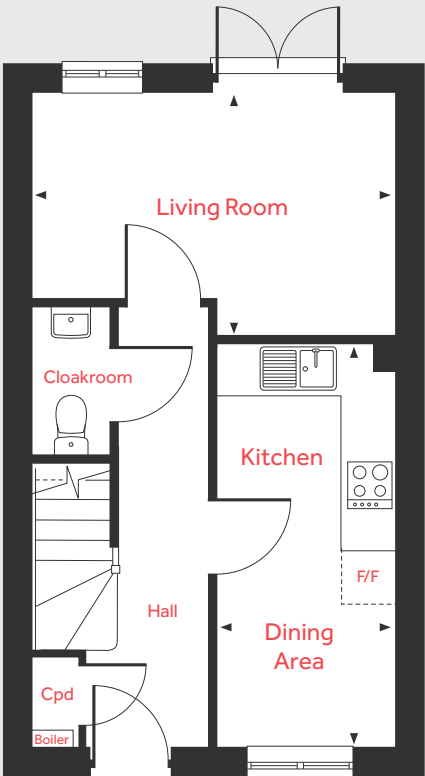
Ground Floor

Living Room		
4.08m x 2.75m		13'5" x 9'0"
Kitchen/Dining Area		
4.45m x 2.00m		14'11" x 6'7"

First Floor

Bedroom 1		
4.08m x 2.84m		13'5" x 9'3"
Bedroom 2		
4.08m x 2.41m		13'5" x 7'11"

Ground Floor



LH	Loft hatch	Cpd	Cupboard
F/F	Space for fridge freezer	◀ ▶	Measuring points

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The Mountford 3 bedroom home

Homes 171, 189, 191, 207 & 217

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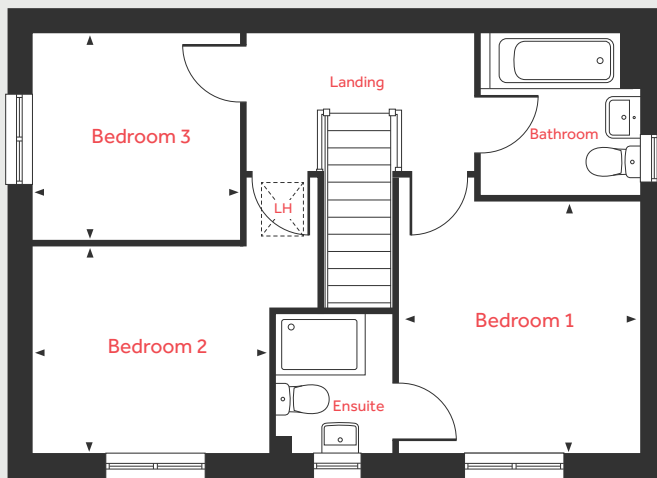
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The Mountford

3 bedroom home

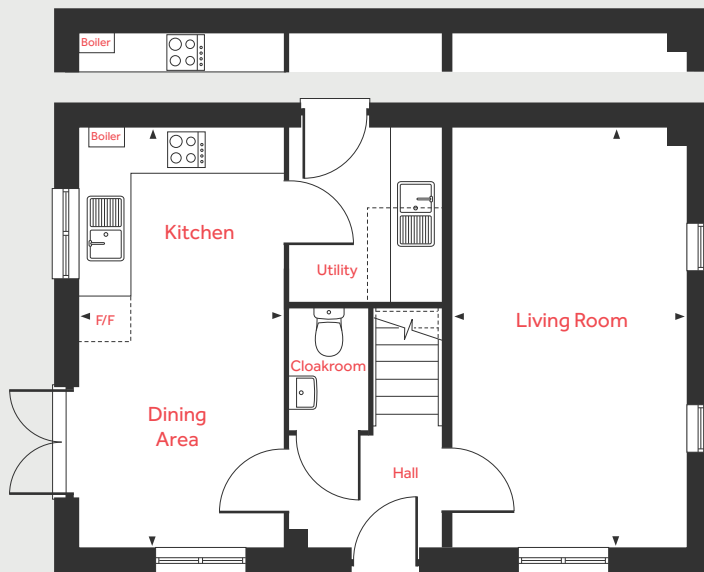
Homes 171, 189, 191, 207 & 217

First Floor



Ground Floor

Layout for detached



Ground Floor

Living Room

5.59m x 3.12m 18'4" x 10'3"

Kitchen/Dining Area

5.59m x 2.70m 18'4" x 8'10"

First Floor

Bedroom 1

3.35m x 3.18m 11'0" x 10'5"

Bedroom 2

3.15m x 2.74m 10'3" x 9'0"

Bedroom 3

2.76m x 2.76m 9'1" x 9'1"

LH Loft hatch Cpd Cupboard
F/F Space for fridge freezer Measuring points

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The Mylne 4 bedroom home

Homes 174, 177, 183, 190, 195, 198, 200, 209 & 214

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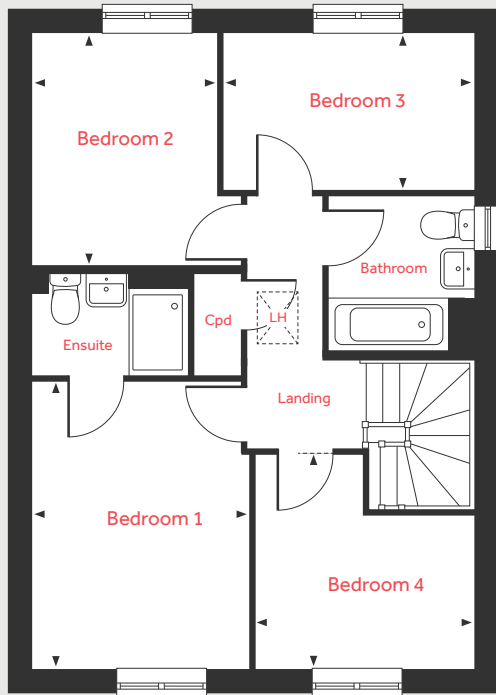
The Mylne

4 bedroom home

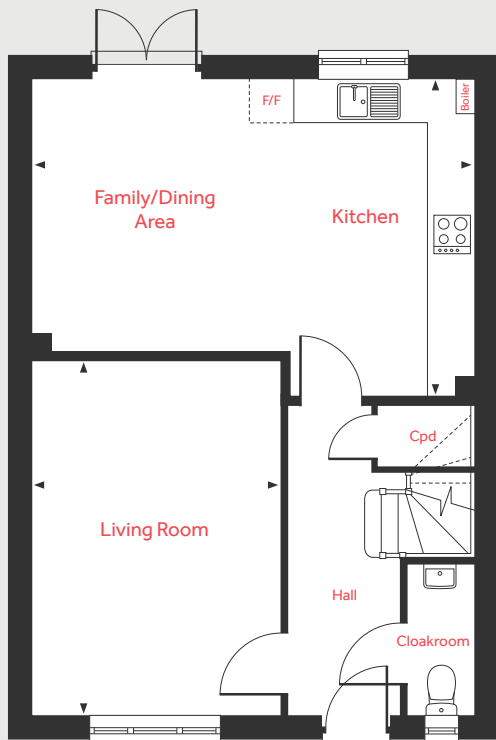
Homes 174*, 177*, 183, 190*, 195*, 198, 200, 209* & 214

*Handed/Mirror image

First Floor



Ground Floor



Ground Floor

Living Room

4.84m x 3.40m 15'10" x 11'2"

Kitchen/Dining Area

6.04m x 4.38m 19'10" x 14'4"

First Floor

Bedroom 1

3.95m x 2.95m 12'11" x 9'8"

Bedroom 2

3.21m x 2.51m 10'6" x 8'3"

Bedroom 3

3.43m x 2.19m 11'3" x 7'2"

Bedroom 4

3.00m x 2.85m 9'10" x 9'4"

LH Loft hatch Cpd Cupboard
F/F Space for fridge freezer ◀ ▶ Measuring points

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The Pembroke 4 bedroom home

Homes 175, 176, 181, 196, 197, 205, 208, 213 & 215

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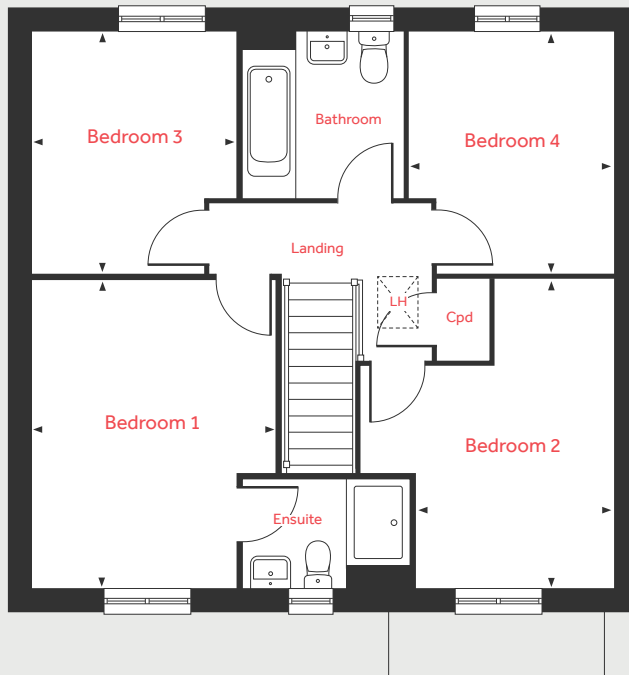
The Pembroke

4 bedroom home

Homes 175, 176, 181, 196, 197*, 205*, 208, 213 & 215*

*Handed/Mirror image

First Floor



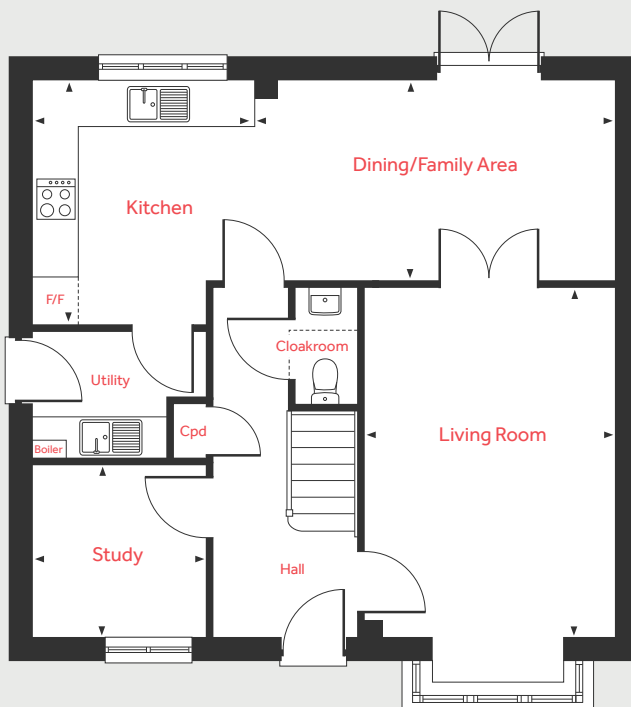
Ground Floor

Living Room	4.83m x 3.48m	15'10" x 11'5"
Dining/Family Area	5.02m x 2.74m	16'6" x 9'0"
Kitchen	3.34m x 3.04m	11'0" x 10'0"
Study	2.40m x 2.35m	7'11" x 7'9"

First Floor

Bedroom 1	4.28m x 3.38m	14'1" x 11'1"
Bedroom 2	4.31m x 2.73m	14'2" x 9'0"
Bedroom 3	3.35m x 2.86m	11'0" x 9'5"
Bedroom 4	3.32m x 2.81m	10'11" x 9'3"

Ground Floor



LH	Loft hatch	Cpd	Cupboard
F/F	Space for fridge freezer	◀ ▶	Measuring points

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