



# Wilberforce Park Pocklington

An exciting selection of 2, 3 & 4 bedroom homes in Pocklington, East Riding of Yorkshire

The town – affectionately referred to as Pock has a skyline dominated by a 15th century church tower, with the architecture a mixture of quaint old houses and modern buildings. Today, while the town retains many of its historical highlights, places of natural beauty and of course its association with the Wolds, it offers all the elements associated with a thriving town and busy community.

Now considered a commuter town for York (just 13 miles away), Hull and Leeds, Pocklington not only boasts one of the area's finest independent co-ed fee paying schools in the area but offers an eclectic mix of recreational, social and arts interests. The wonderful Pocklington Canal Head has been named as one of the top 10 places

to see watery wildlife in Britain, or there is the chance for a spot of fly-fishing at nearby Allertorpe Lakeland Park - which comes complete with its own watersports facilities and BMX Park.

Pocklington is a great place to meet people, whether during a shopping trip to the regular Tuesday market, or by joining one of the many sporting clubs, from golf and gliding to rugby and running. All this and much more makes Pocklington a wonderful location for Millers Retreat. Continuing to build on the Linden Homes' enviable reputation, the development will offer a lifestyle to suit the pace of our residents' busy working and family life.

## Wilberforce Park

West Green, Pocklington, YO42 2BS | 01759 401 490

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# Development layout



## 5 bedroom home

- The Lutyens

## 4 bedroom home

- The Goodridge
- The Grainger
- The Mylne
- The Kempthorne

## 3 bedroom home

- The Eveleigh
- The Wyatt
- The Mountford

## 2 bedroom home

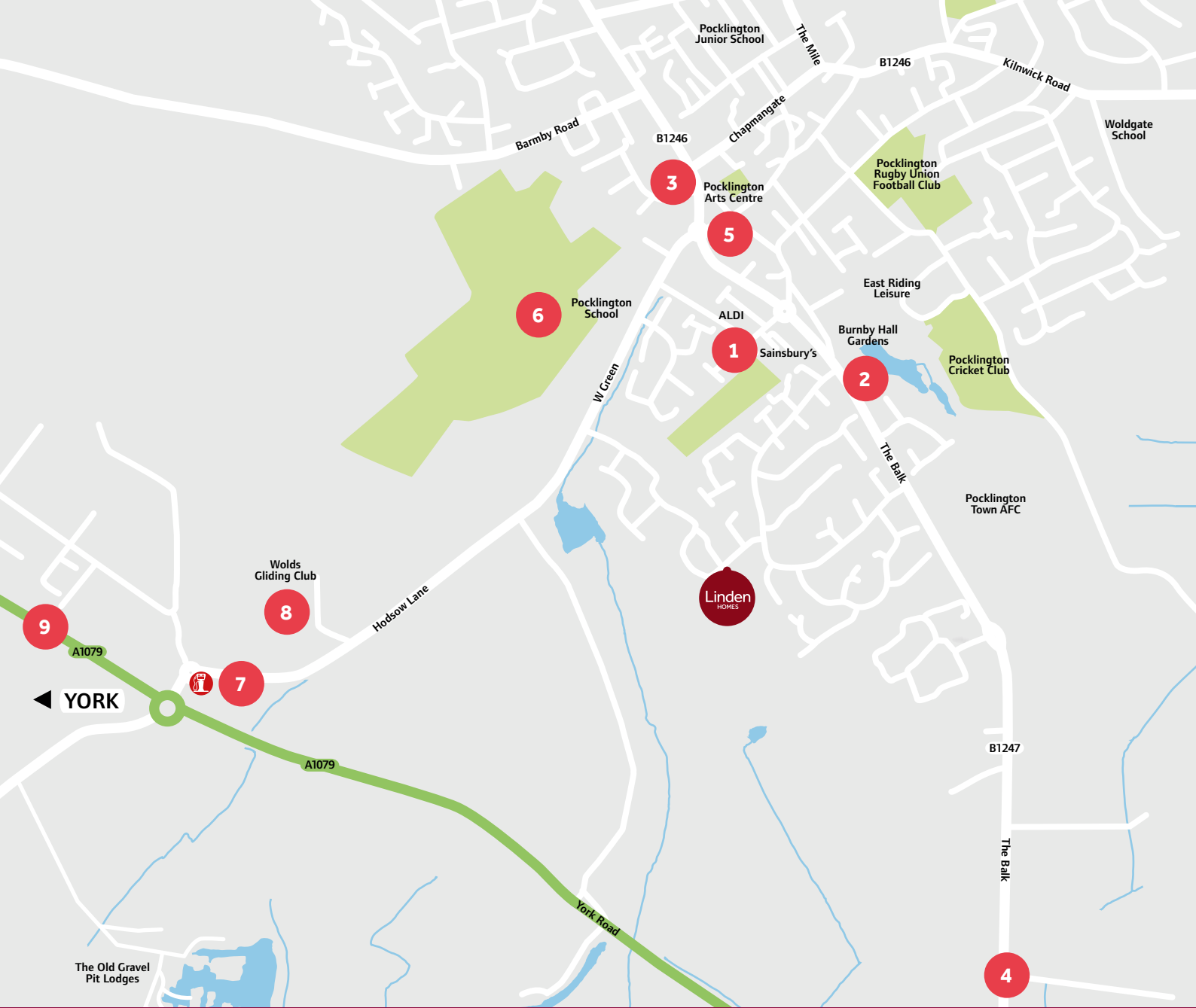
- The Harcourt

\* Affordable Housing

V Visitor Parking Space

POS Public Open Space

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 Executive for specific details.



## Around the local neighbourhood

- |                                   |                                  |                                |
|-----------------------------------|----------------------------------|--------------------------------|
| <b>1</b> Aldi & Sainsburys stores | <b>4</b> Hull, 25 miles by car   | <b>7</b> Services              |
| <b>2</b> Burnby Hall Gardens      | <b>5</b> Pocklington Arts Centre | <b>8</b> Wolds Gliding Club    |
| <b>3</b> Church of All Saints     | <b>6</b> Pocklington School      | <b>9</b> York, 13 miles by car |

Distances shown are by road (Source: Google).  
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# The Harcourt 2 bedroom home

Homes 188-193, 204-207, 228, 229, 270, 271, 279, 280

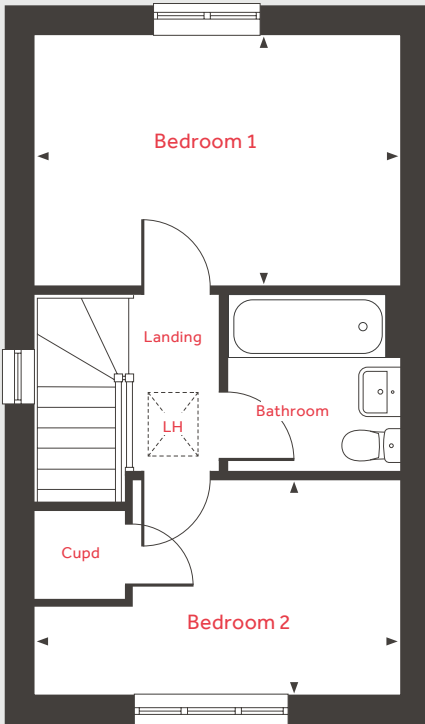
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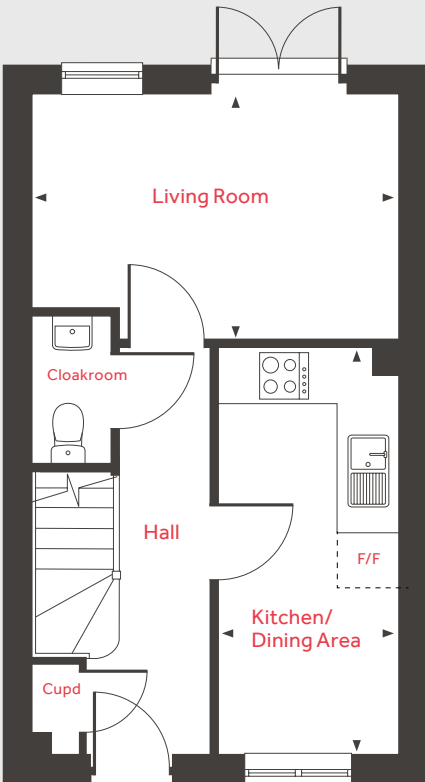
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## First Floor



## Ground Floor



\*Plot specific window. Kitchen layouts and fixtures may vary, please ask your Sales Executive for details.

# The Harcourt

## 2 bedroom home

Homes 188-193, 204-207,  
228, 229, 270, 271, 279, 280

### Ground Floor

Living Room  
4.08m x 2.74m      13'4" x 8'11"

Kitchen/Dining Area  
4.56m x 1.99m      14'11" x 6'6"

### First Floor

Bedroom 1  
4.08m x 2.83m      13'4" x 9'3"

Bedroom 2  
4.08m x 2.40m      13'4" x 7'10"

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

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## The Eveleigh 3 bedroom home

Homes 158-161, 176, 177, 198, 199, 202, 203, 240, 254 - 257, 281, 282

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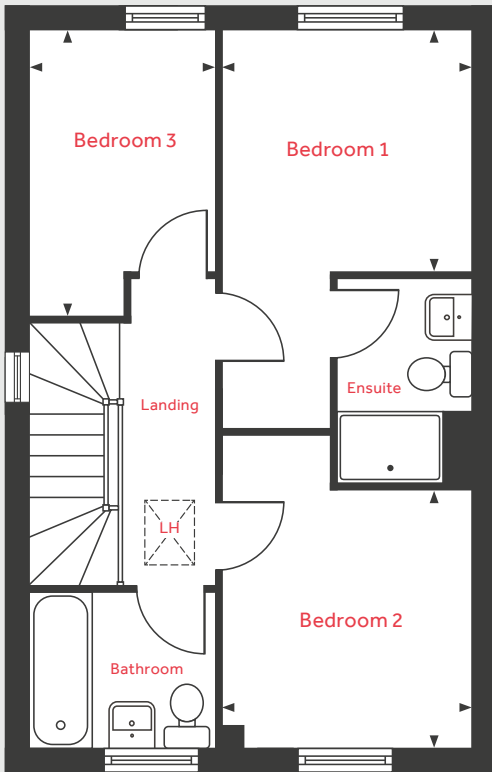
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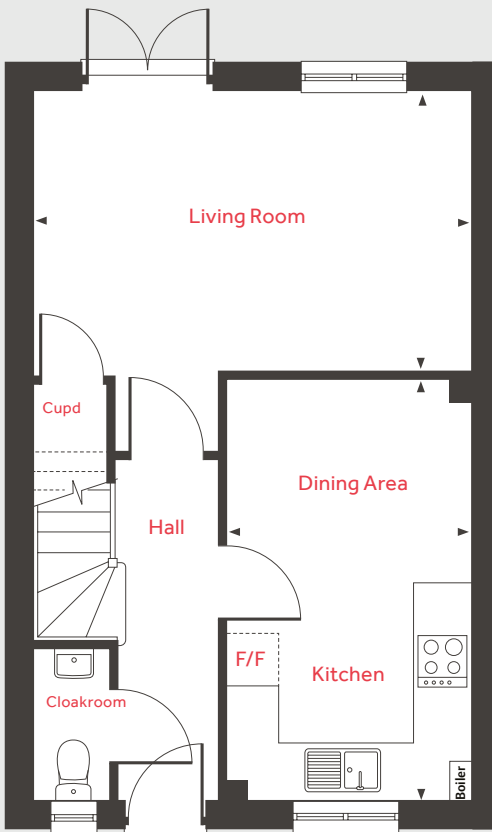
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## First Floor



## Ground Floor



\*Plot specific window. Kitchen layouts and fixtures may vary; please ask your Sales Executive for details.

# The Eveleigh

3 bedroom home

Homes Homes 158-161,  
176, 177, 198, 199, 202,  
203, 240, 254 - 257, 281,  
282

### Ground Floor

Living Room	4.98m x 3.19m	16'4" x 10'5"
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 8'10"
Bedroom 2	2.88m x 2.77m	9'5" x 9'1"
Bedroom 3	3.19m x 2.12m	10'5" x 6'11"

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

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# The Mountford 3 bedroom home

Homes 186, 211, 224, 241, 262, 269

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## First Floor

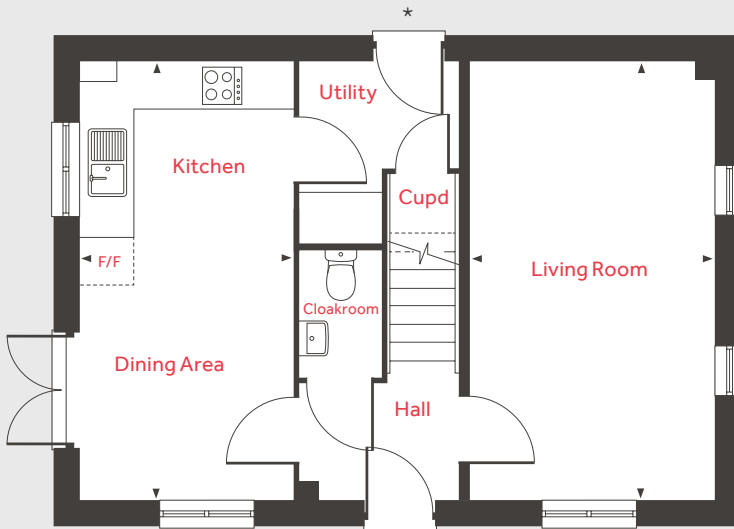


# The Mountford

3 bedroom home

Homes 186, 211, 224, 241, 262, 269

## Ground Floor



### Ground Floor

#### Living Room

5.59m x 3.11m 18'4" x 10'2"

#### Kitchen/Dining Area

5.59m x 2.67m 18'4" x 8'9"

### First Floor

#### Bedroom 1

3.35m x 3.17m 11'0" x 10'5"

#### Bedroom 2

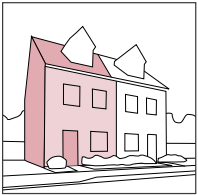
3.13m x 2.73m 10'3" x 8'11"

#### Bedroom 3

2.76m x 2.76m 9'0" x 9'0"

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

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# The Wyatt 3 bedroom home

Homes 156, 157, 162-165, 200, 201, 258 - 261

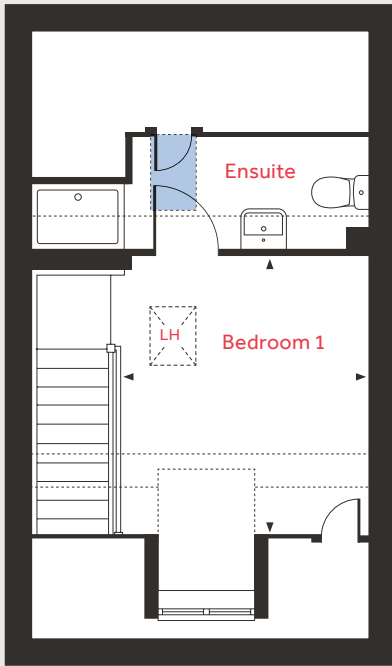
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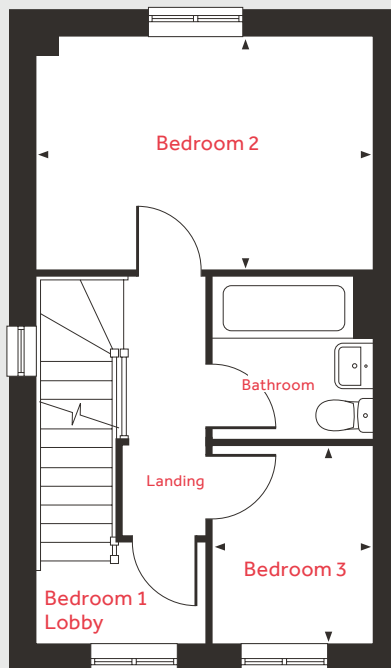
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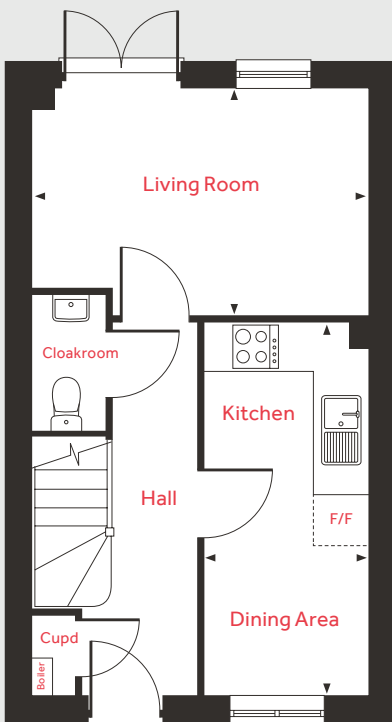
## Second Floor



## First Floor



## Ground Floor



# The Wyatt

## 3 bedroom home

Homes 156, 157, 162-165,  
200, 201, 258 - 261

### Ground Floor

Living Room  
4.08m x 2.75m 13'4" x 8'11"

Kitchen/Dining Area  
4.56m x 2.00m 14'11" x 6'7"

### First Floor

Bedroom 2  
4.08m x 2.83m 13'4" x 9'3"

Bedroom 3  
2.40m x 1.93m 7'10" x 6'4"

### Second Floor

Bedroom 1  
3.41m x 3.02m 11'2" x 9'11"

LH Loft hatch    ◀ ▶ Measuring points  
F/F Space for fridge freezer    - - - Reduced ceiling height  
Velux window

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# Linden HOMES





# The Goodridge 4 bedroom home

Homes 216, 226, 227, 247, 248, 252, 253, 263, 264, 267, 268

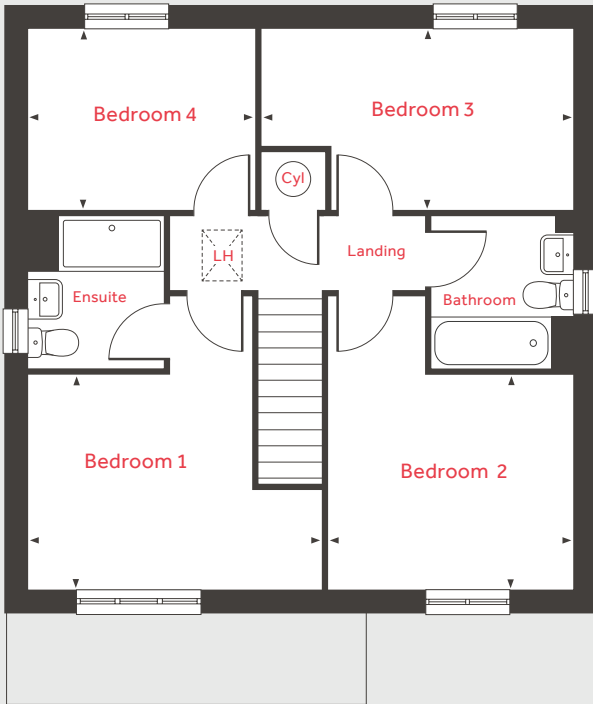
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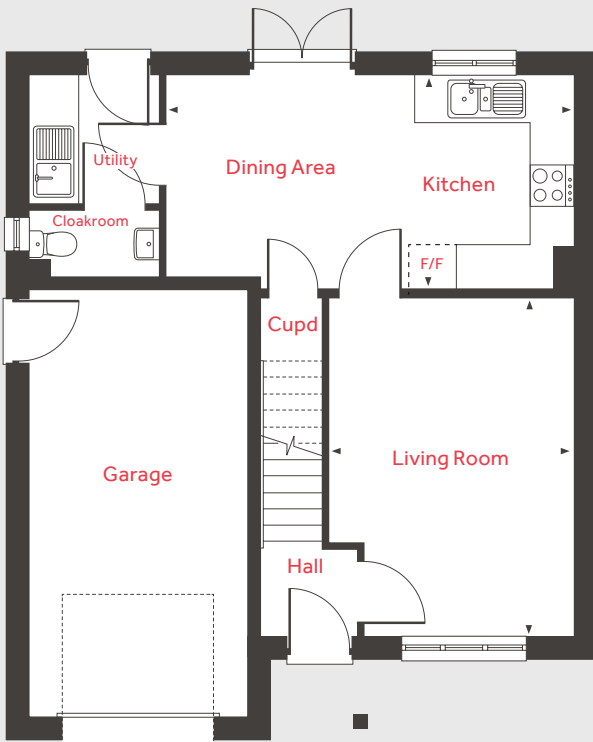
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## First Floor



## Ground Floor



# The Goodridge

4 bedroom home

Homes 216, 226, 227, 247,  
248, 252, 253, 263, 264,  
267, 268

### Ground Floor

Living Room	4.73m x 3.42m	15'6" x 11'2"
Kitchen/Dining Area	5.72m x 2.96m	18'9" x 9'8"

### First Floor

Bedroom 1	4.10m x 2.98m	13'5" x 9'9"
Bedroom 2	3.42m x 2.98m	11'2" x 9'9"
Bedroom 3	4.36m x 2.50m	14'3" x 8'2"
Bedroom 4	3.16m x 2.50m	10'4" x 8'2"

LH	Loft hatch	F/F	Space for fridge freezer
Cyl	Hot water cylinder	◀ ▶	Measuring points

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## The Mylne 4 bedroom home

Homes 179, 181, 214, 218, 221, 225, 239, 251, 284

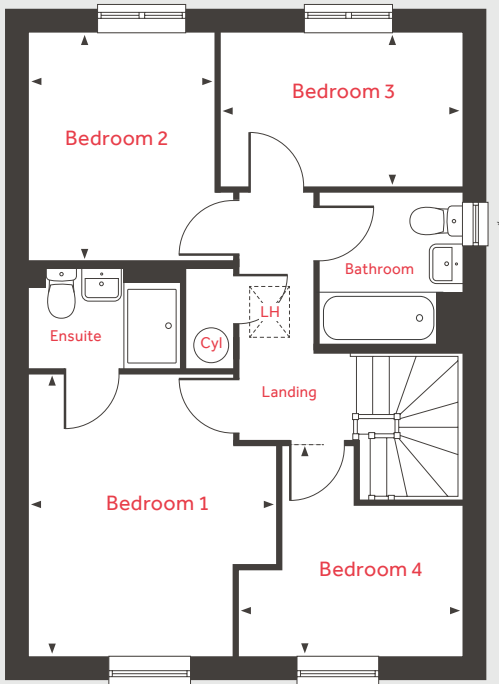
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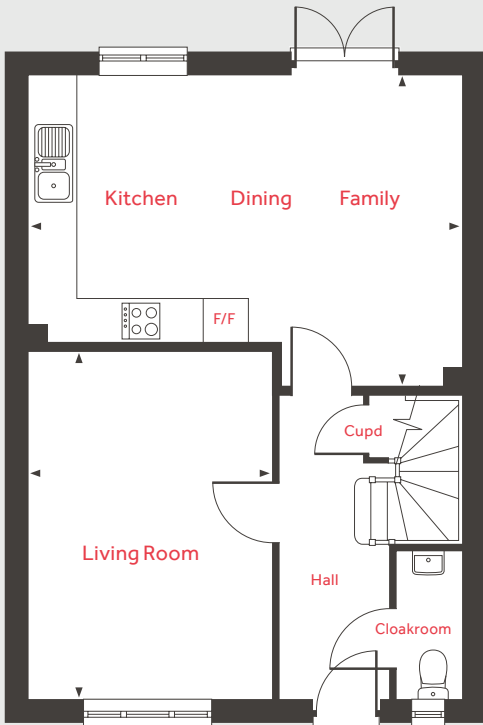
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## First Floor



## Ground Floor



# The Mylne

4 bedroom home

Homes 179, 181, 214, 218,  
221, 225, 239, 251, 284

### Ground Floor

#### Living Room

4.83m x 3.39m 15'10" x 11'1"

#### Kitchen/Dining/Family

6.04m x 4.37m 19'9" x 14'4"

### First Floor

#### Bedroom 1

3.95m x 3.46m 12'11" x 11'4"

#### Bedroom 2

3.20m x 2.86m 10'6" x 9'4"

#### Bedroom 3

3.10m x 2.16m 10'2" x 7'1"

#### Bedroom 4

3.10m x 2.92m 10'2" x 9'7"

LH Loft hatch F/F Space for fridge freezer  
Cyl Hot water cylinder ◀ ▶ Measuring points

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# The Grainger 4 bedroom home

Homes 178, 187, 194, 210, 215, 217, 246, 266

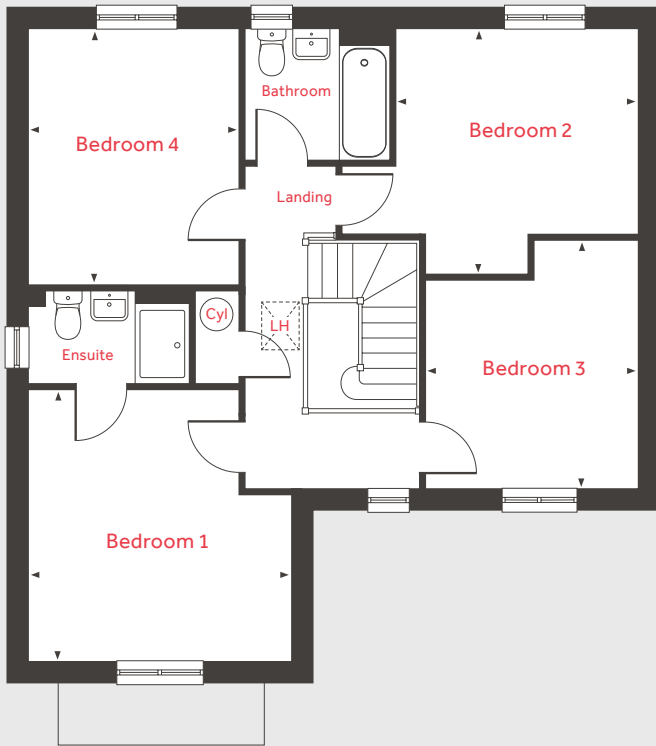
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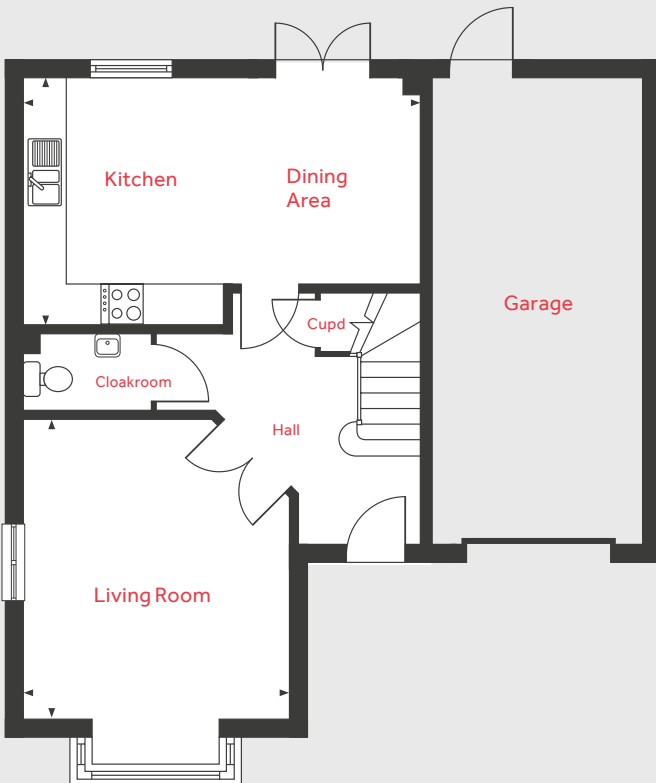
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## First Floor



## Ground Floor



# The Grainger

4 bedroom home

Homes 178, 187, 194, 210,  
215, 217, 246, 266

### Ground Floor

#### Living Room

4.39m x 3.90m 14'4" x 12'9"

#### Kitchen/Dining Room

5.81m x 3.62m 19'0" x 11'10"

### First Floor

#### Bedroom 1

4.01m x 3.90m 13'2" x 12'9"

#### Bedroom 2

3.70m x 3.58m 12'1" x 11'9"

#### Bedroom 3

3.65m x 3.17m 11'11" x 10'5"

#### Bedroom 4

3.79m x 3.11m 12'5" x 10'2"

LH Loft hatch ◀ ▶ Measuring points  
Cyl Hot water cylinder

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# The Kempthorne 4 bedroom home

Homes 208, 209, 222, 242, 244, 245, 249, 265

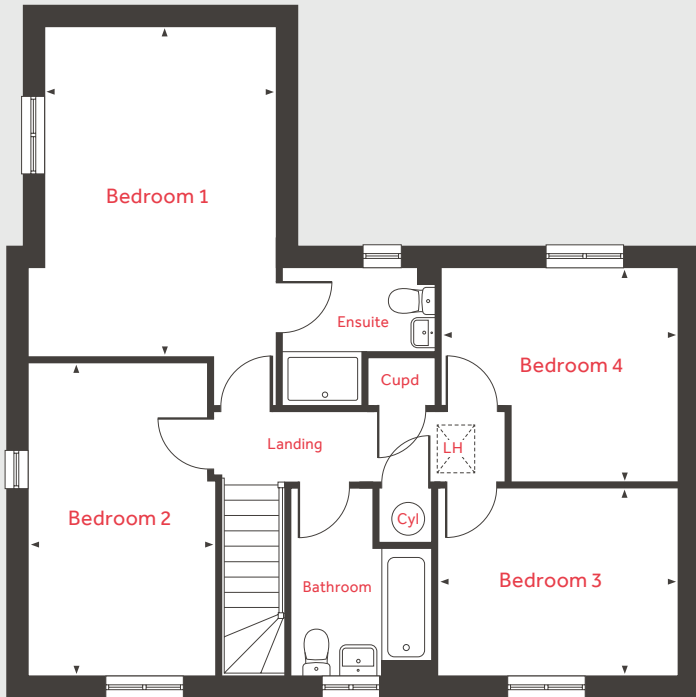
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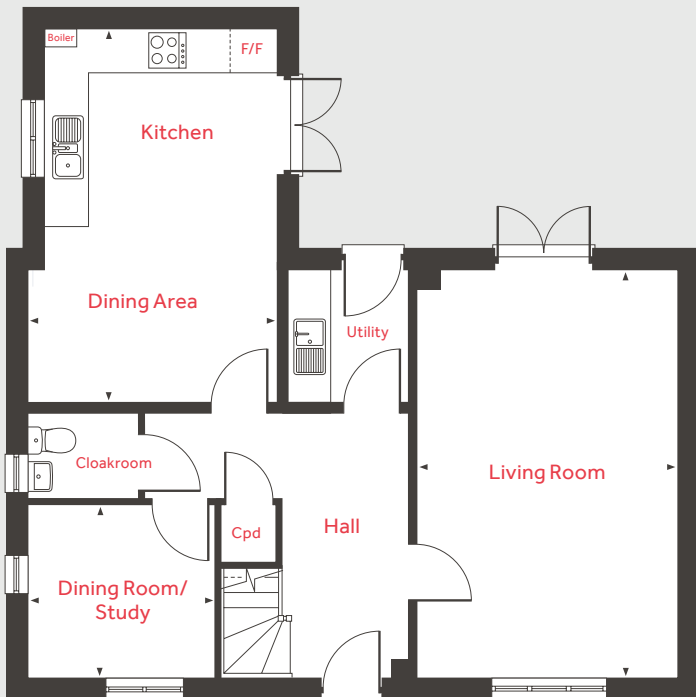
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## First Floor



## Ground Floor



# The Kempthorne

4 bedroom home

Homes 208, 209, 222, 242,  
244, 245, 249, 265

### Ground Floor

Living Room	6.04m x 3.85m	19'9" x 12'7"
Kitchen/Dining Area	5.57m x 3.67m	18'3" x 12'0"
Dining Room/Study	2.76m x 2.56m	9'0" x 8'4"

### First Floor

Bedroom 1	4.87m x 3.45m	15'11" x 11'3"
Bedroom 2	3.67m x 2.76m	15'4" x 9'0"
Bedroom 3	3.52m x 2.80m	11'6" x 9'2"
Bedroom 4	3.49m x 3.14m	11'5" x 10'3"

LH Loft hatch ◀ ▶ Measuring points  
Cyl Hot water cylinder

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# The Lutyens 5 bedroom home

Homes 155, 180, 212, 213, 219, 220, 223, 238, 243, 250, 283, 285

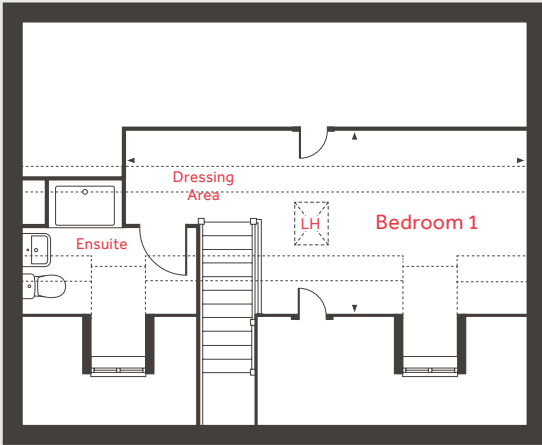
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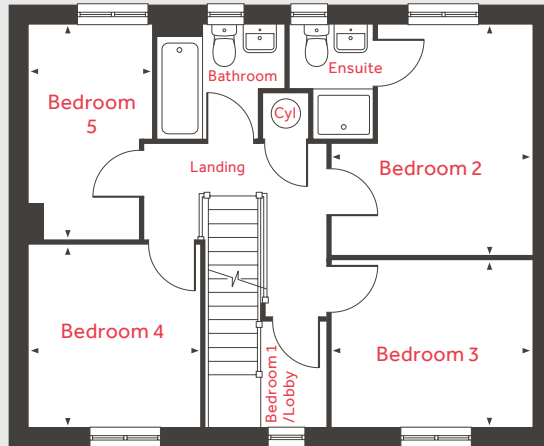
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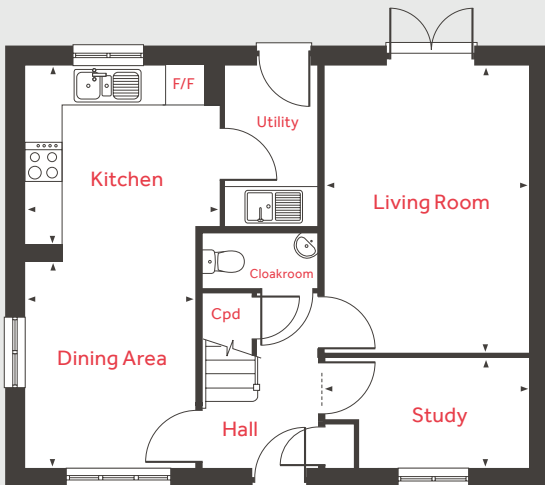
## Second Floor



## First Floor



## Ground Floor



# The Lutyens

5 bedroom home

Homes 155, 180, 212, 213, 219, 220, 223, 238, 243, 250, 283, 285

### Ground Floor

Living Room	4.80m x 3.39m	15'9" x 11'1"
Kitchen	3.23m x 2.98m	10'7" x 9'9"
Dining Area	3.46m x 2.81m	11'4" x 9'2"
Study	3.39m x 1.82m	11'1" x 5'11"

### First Floor

Bedroom 2	3.84m x 3.36m	12'7" x 11'0"
Bedroom 3	3.36m x 2.78m	11'0" x 9'1"
Bedroom 4	3.03m x 2.87m	9'11" x 9'5"
Bedroom 5	3.59m x 2.05m	11'9" x 6'8"

### Second Floor

Bedroom 1/Dressing Area	6.67m x 3.08m	21'10" x 10'1"
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LH	Loft hatch	◀ ▶	Measuring points
Cyl	Hot water cylinder	- - -	Reduced ceiling height
F/F	Integrated fridge freezer		

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