



# 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.

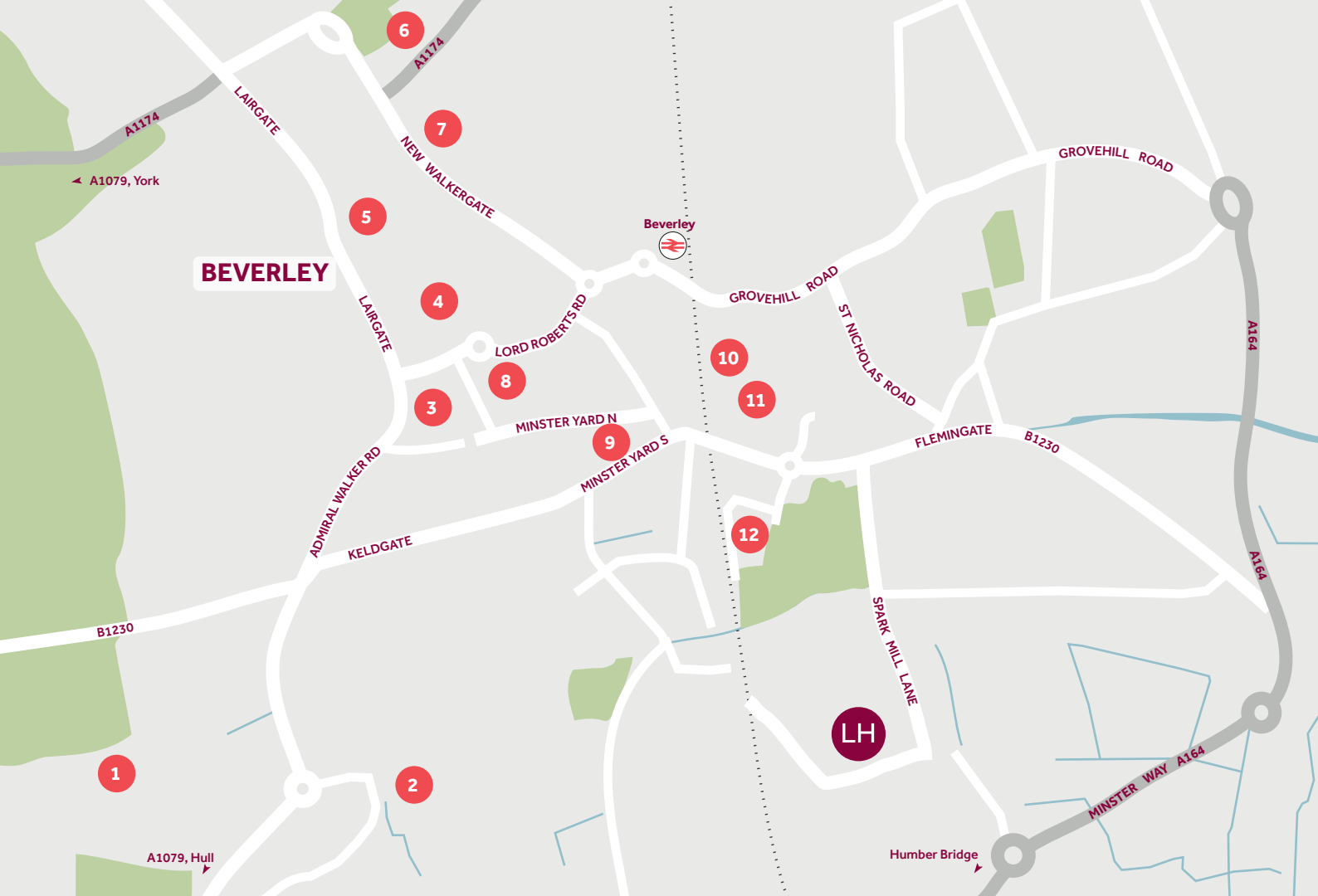
Set within the undulating hills and valleys of the Yorkshire Wolds and just 14 miles from the coast, the gorgeous countryside around Beverley affords countless opportunities for leisure. With a host of delightful villages and exciting visitor attractions nearby and the major port city of Hull within 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

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

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

# 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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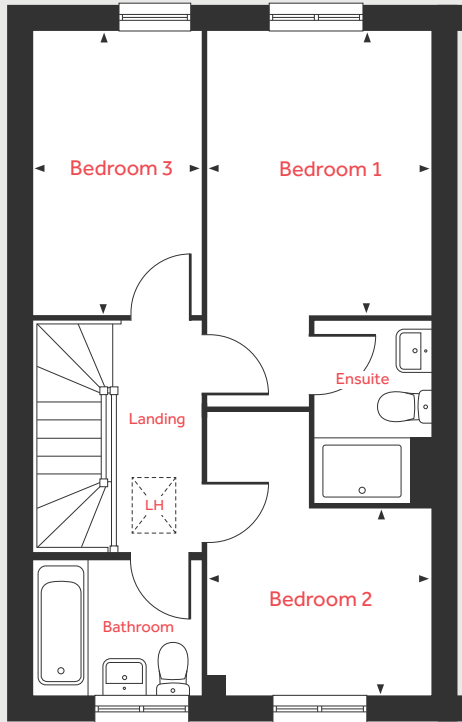
# The Elmslie

3 bedroom home

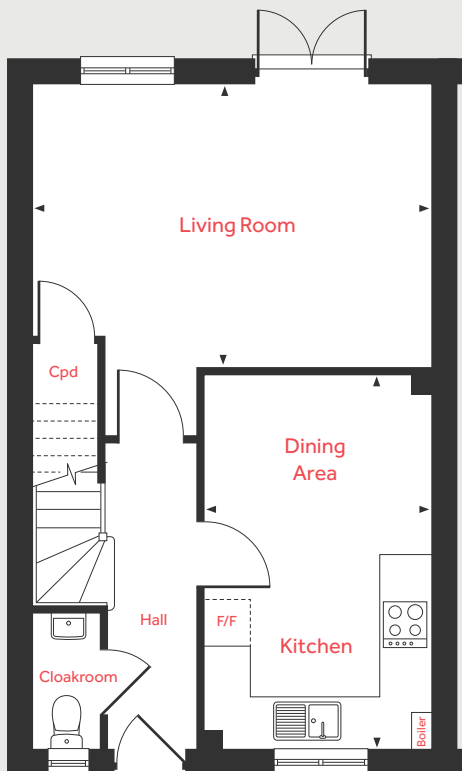
Homes 167, 168\*, 186\*, 187, 193\*, 194, 222\*, 223, 228\* & 229

\*Handed/Mirror image

First Floor



Ground Floor



## 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"

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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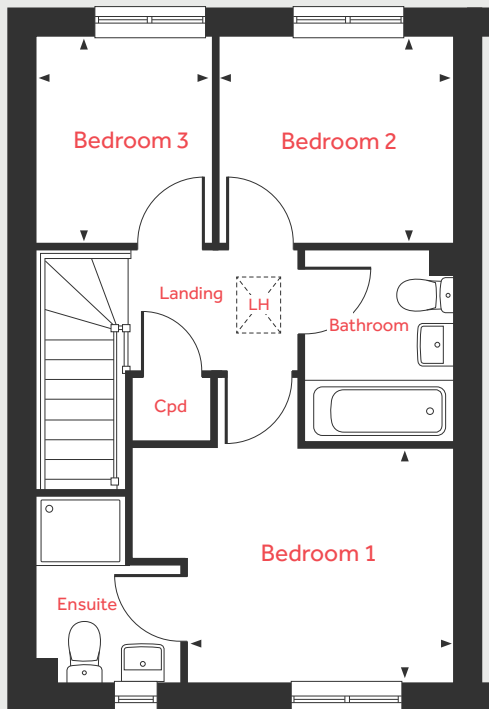
# The Emmett

3 bedroom home

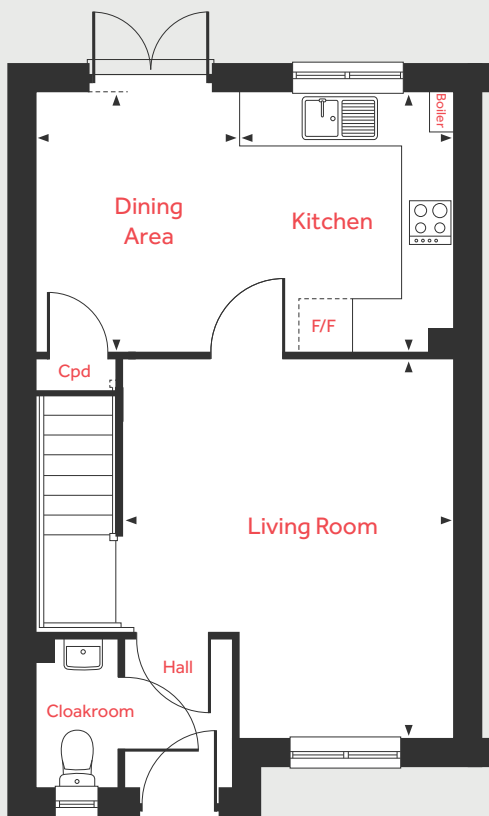
Homes 211\*, 212, 226\* & 227

\*Handed/Mirror image

## First Floor



## Ground Floor



### 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"

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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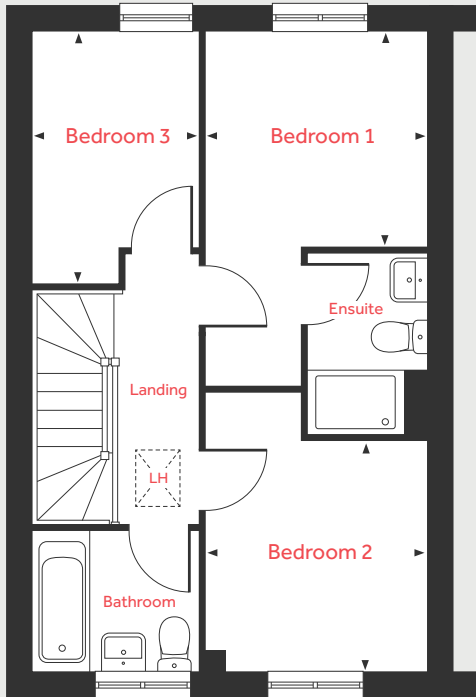
# The Eveleigh

## 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"

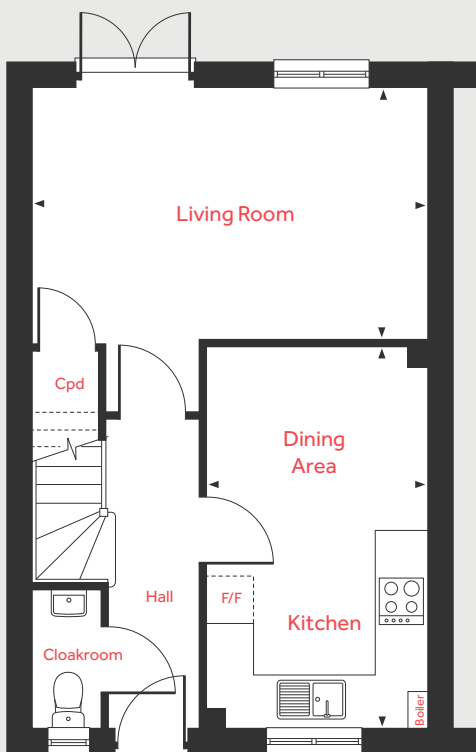
#### Bedroom 2

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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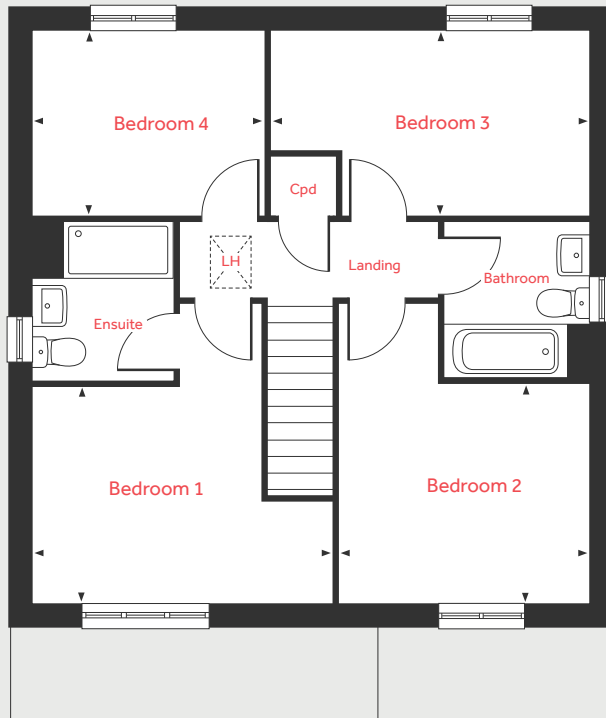
# The Goodridge

## 4 bedroom home

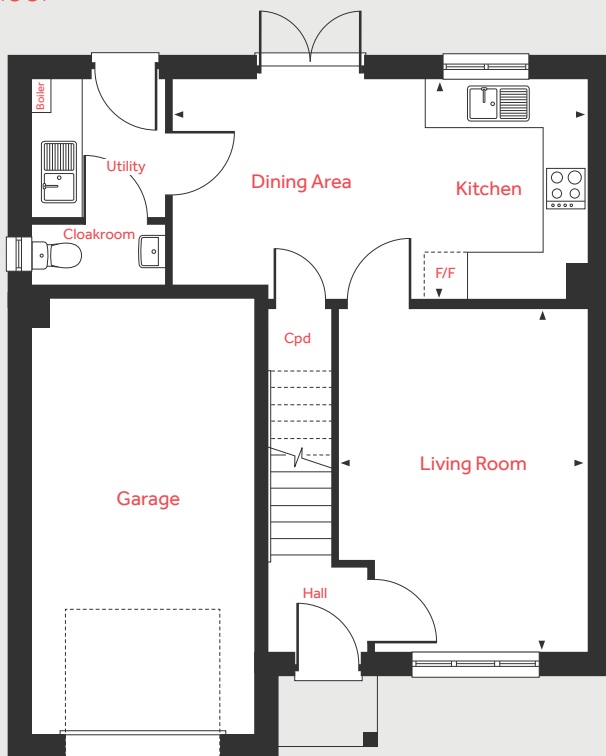
Homes 166\*, 169\*, 173\*, 178, 179, 180\*, 185 & 206\*

\*Handed/Mirror image

### First Floor



### Ground Floor



#### 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"

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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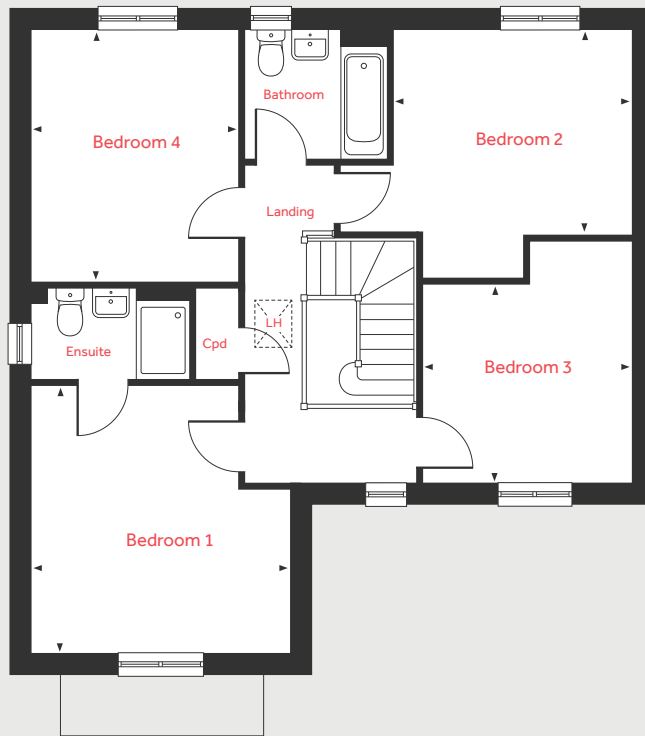
# The Grainger

## 4 bedroom home

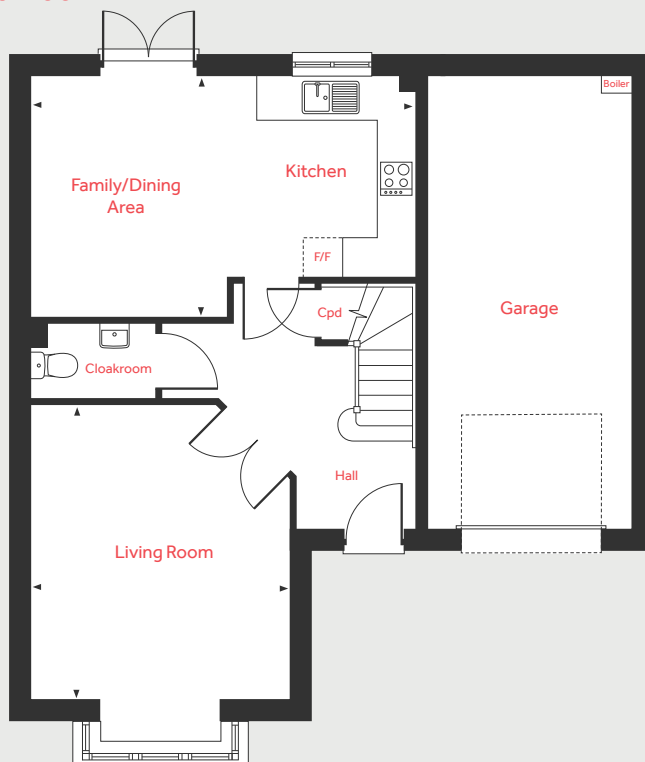
Homes 165, 170, 182\*, 184\*, 192, 199\* & 210\*

\*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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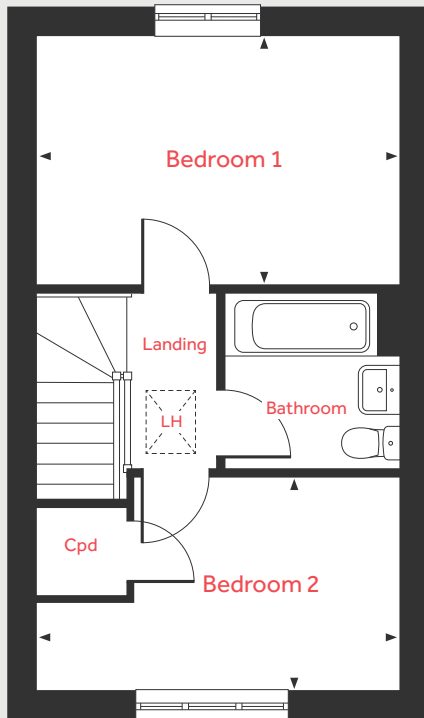
# The Harcourt

## 2 bedroom home

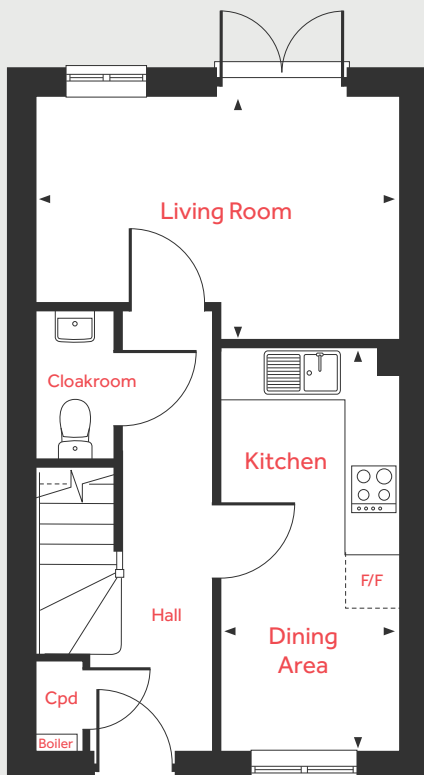
Homes 220\*, 221, 224\* & 225

\*Handed/Mirror image

### First Floor



### Ground Floor



#### 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"

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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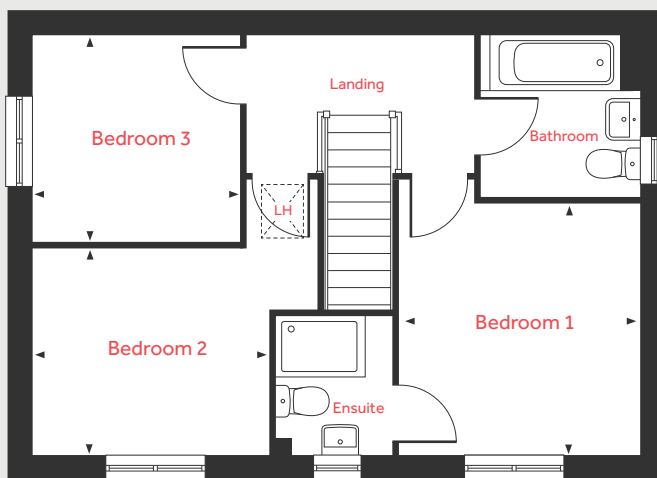


# The Mountford

3 bedroom home

Homes 171, 189, 191, 207 & 217

## First Floor



## 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

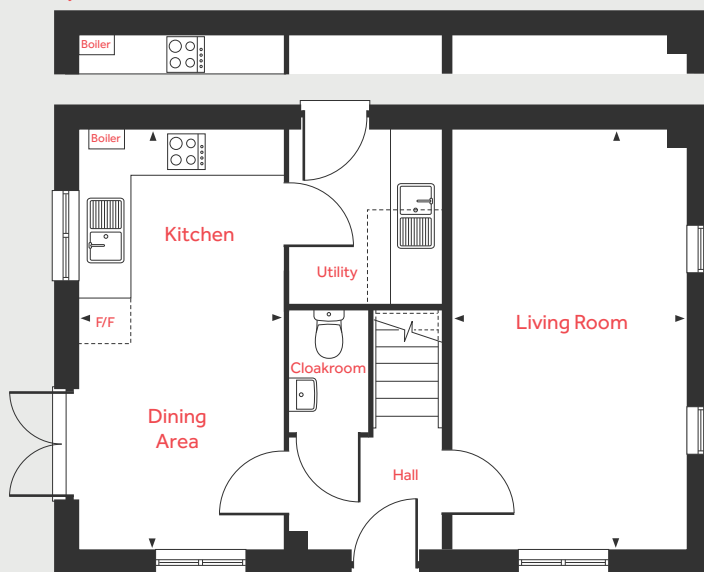
Bedroom 1  
3.35m x 3.18m 11'0" x 10'5"

Bedroom 2  
3.15m x 2.74m 10'3" x 9'0"

Bedroom 3  
2.76m x 2.76m 9'1" x 9'1"

## Ground Floor

Layout for detached



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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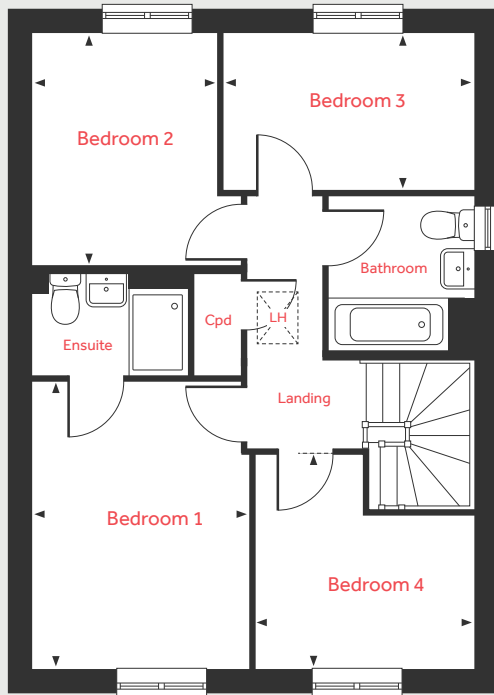
# The Mylne

4 bedroom home

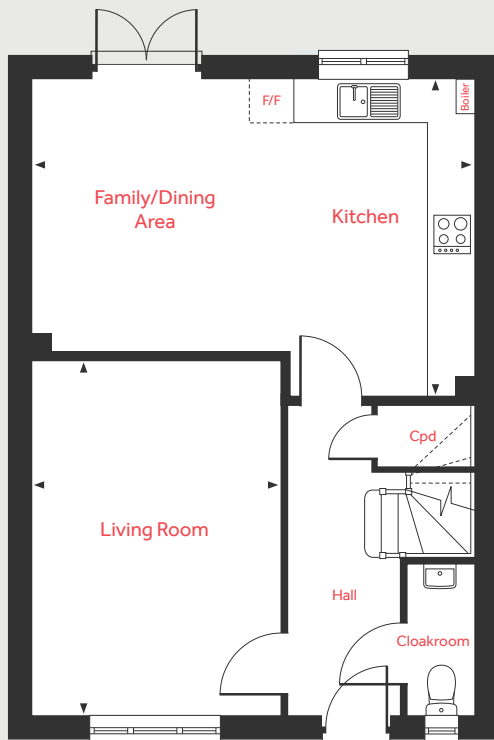
Homes 174\*, 177\*, 183, 190\*, 195\*, 198, 200, 209\* & 214

\*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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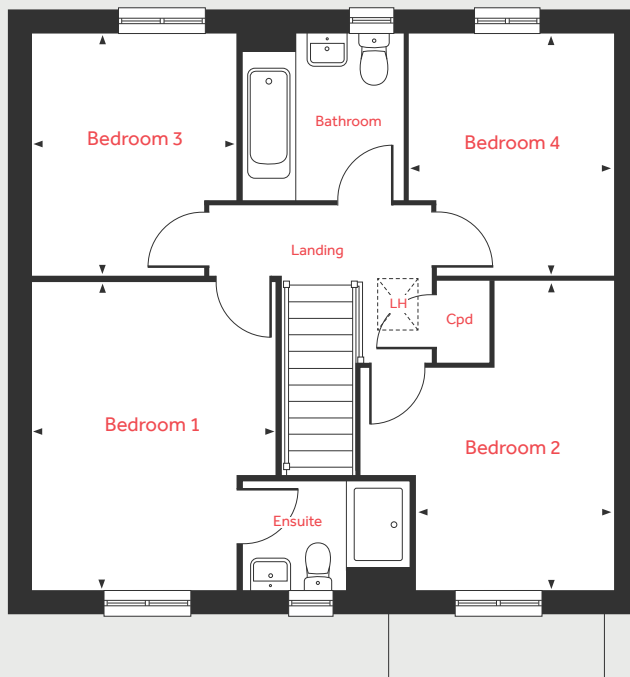
# The Pembroke

4 bedroom home

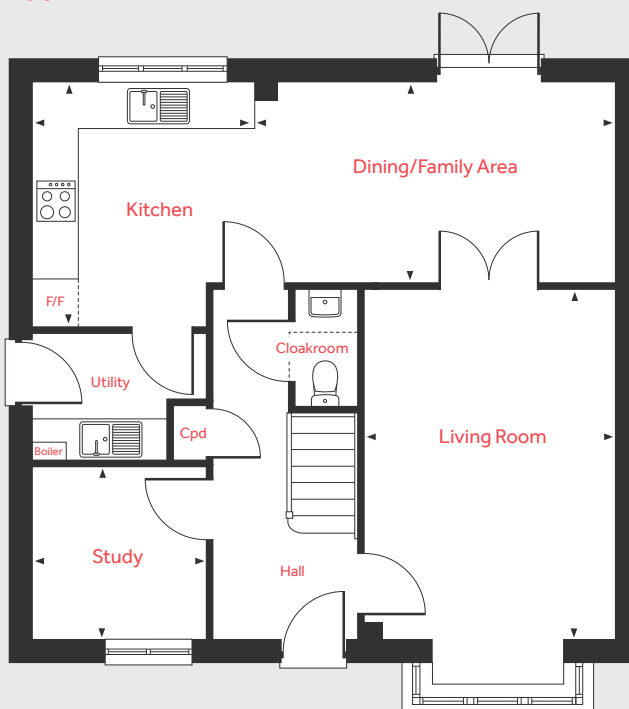
Homes 175, 176, 181, 196, 197\*, 205\*, 208, 213 & 215\*

\*Handed/Mirror image

## First Floor



## Ground Floor



### 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"

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

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