

Beckfields

Pocklington





Beckfields

Pocklington

A taste of local life

bovishomes.co.uk

**Bovis
Homes** 



Welcome to Beckfields

Bovis @ Beckfields is a wonderful collection of traditionally inspired family and contemporary homes ideally located in the popular East Riding market town of Pocklington.

Bovis Homes is delighted to showcase its first development within the Yorkshire region, offering properties from an extensive portfolio that are suitable for all lifestyle needs.

Beckfields is a brand-new development of 75, 2, 3 and 4 bedroom homes – including a range of bungalows – where purchasers are offered an opportunity to experience the perfect blend of traditional architectural styling with the benefits of a brand-new home.

Designer kitchens and bathrooms together with energy efficient features and attractive, yet practical, layouts are just some of the ways you'll experience the benefits of a brand new Bovis home; whether you are remote working or looking for space for your growing family.

All homes at our flagship Yorkshire development have been individually created by our team of dedicated specialists.

Steeped in history, the market town of Pocklington is perfectly positioned at the foot of the Yorkshire Wolds in the 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 – and many of the street names reflecting its history from the Iron Age onwards.

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.

Considered a commuter town for York, Hull and Leeds – Pocklington offers an eclectic mix of recreational, social and arts interests. Families can also choose from a range

of close by primary, infant and junior schools as well as further education options at the sixth form college and adult education centre.

Enjoy a night out with friends at the hugely popular and award-winning multi-arts venue; Pocklington Arts Centre, which presents a regular packed programme of film, music, drama, dance, lectures, workshops and exhibition.

There are also numerous ways to enjoy the many benefits of being outdoors. Why not visit Burnby Hall Gardens and Museum for a great day out – home to Europe's largest collection of hardy water lilies – or Millington Wood, designated a Site of Special Scientific Interest.

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, paddle boarding and open water swimming at nearby Allerthorpe Lakeland Park - which comes complete with its own water sports facilities.

Pocklington is also great place to meet people – whether during a shopping trip to the regular Tuesday market (featuring a wide range of stalls selling everything from fresh fruit and veg to handcrafted wooden furniture) or joining one of the many sporting clubs – whatever your interest, from golf and gliding to rugby and running, or tennis. All this and much more makes Pocklington a wonderful location for Beckfields and to continue to build on Bovis Homes' enviable reputation. The development will offer a lifestyle to suit the pace of our residents' busy working and family life. But don't take our word for it – come and see just what is available and talk to us about buying a brand-new dream home.



The perfect position

Education for everyone

You'll find two nurseries for little ones in Pocklington and there are a number of primary schools including Pocklington Church of England Infant and Junior Schools; Pocklington Community Junior School and St Mary and St Joseph RC Primary School.

For senior students there's Woldgate School and Sixth Form College. The town is also home to the independent and co-educational, Pocklington School, taking day pupils and boarders aged 3 to 18.

Burnby Hall Gardens
0.5 miles | 10 mins walk



Pocklington Canal Head
0.9 miles | 16 mins walk



Pocklington Arts Centre
0.7 miles | 15 mins walk



Sainsburys Supermarket
0.6 miles | 13 mins walk



Pocklington Post Office
0.8 miles | 3 mins drive



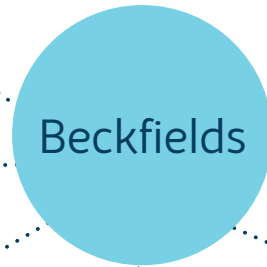
East Riding Leisure Centre Francis Scaife
1.2 miles | 5 mins drive



Woldgate School and Sixth Form College
1.3 miles | 4 mins drive



Pocklington Church of England Infants School
1 mile | 4 mins drive

A community to be proud of

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 over **£1.2 million** in local schemes to support the community surrounding your new home in Yorkshire.

“Bovis Homes have invested more than **£1.2 million** towards community schemes”

These schemes include:

Sports and leisure



Public art



Waste management



Improved public transport services



Libraries



Public open space improvement



Primary schools



Cycle routes



Enhance and personalise your new home with upgrades and extras from our **Select** range

Customise your kitchen with stylish worktops and the latest modern appliances, and personalise your bathrooms with stunning ceramics. Using the **Select** range, there are various options allowing you to create your perfect property which is truly unique to you.

We offer a range of appliances for your kitchen with various brands to choose from. You can personalise every space in your home from kitchen electrics to bedroom additions where we have lots of choices available.

If you have a preference for flooring, you can select from our diverse range that includes luxurious carpets, stylish Karndean, ceramics and vinyl.

Pick up a **Select** brochure from your sales consultant today to find an extensive list of items available. Such as:

- Quartz kitchen worktops
- Integrated fridge freezer
- Integrated dishwasher
- Flooring
- Built-in Symphony wardrobes
- Upgraded tiling in main bathroom and en suite



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

Are you an existing home owner? Our Smooth Move service is designed to help you sell your old property quickly so that you can make the move into a brand new Bovis Home. We'll deal with the estate agents on your behalf, and even pay the estate agents' fees when your house is sold!

Home Exchange

Are you an existing home owner? Our Home Exchange scheme is the simple way to make sure you don't lose out on your brand new Bovis Home - and saves you time and money along the way. We'll buy your property at market value, therefore there are no last minute 'drop-outs', you avoid estate agents fees, and there are no price renegotiations late in the day!

Key Worker

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

A home designed with you in mind

We are constantly reviewing our houses and ensuring they are everything that our customers want in a home. We are proud to have developed and launched a new range of homes.

These homes have been created to embrace modern design and styling, whilst retaining classic architectural traditions. An integral part of the design process for our new range of homes was to ensure they have a real wow factor and eye-catching kerb appeal. From designing external elevations to create attractive street scenes through to maximising the flow and size of the rooms, the homes include a variety of features to capture the attention.

The size, positioning and number of windows in our new housing collection have created bright and airy homes, this mixed in with the higher ceilings gives your property a spacious feel.

The flow and layout of the new homes has been a key consideration to accommodate today's lifestyles, with a focus on future living. With the kitchen at the heart of the home, impressive family spaces have been included within them to create sociable living areas, while attention on master bedrooms and en suites has given the homes added desirability.

Many of the properties include popular bi-fold doors helping to bring the outside in and enhance the gardens as an extended living area.



Firm foundations means peace of mind for you

When buying a new home, you want to be sure you can trust your builder. Choosing a Bovis Home gives you the peace of mind that comes from choosing a company that has been building some of the **best homes in the UK for more than a hundred years.**

We pride ourselves on being one of the country's leading housebuilders and have established an enviable reputation for the quality of our build and design, specification and customer service.

Each Bovis Home is carefully planned both to meet your needs and to integrate into the existing location.

We will often use local materials and reflect regional features. Trees are retained wherever possible and new landscaping added, along with footpaths and cycleways in many cases to help create a wonderful place to live.

Beckfields

West Green, Pocklington

YO42 2BS

01759 401 490

From York

- Take A64 to Hoptrove Roundabout
- Follow signs for A1079
- Head east on A1079 / Hull Road towards Bore Tree Baulk
- At the roundabout take exit onto Hodsow Lane
- At the next Roundabout take the second exit to stat on Hodsow Lane
- Continue onto West Green

From Market Weighton

- Head North-West on A1079 towards York Road
- At the Roundabout take the 3rd exit onto A1079 / York Road
- Continue for 4 miles
- Turn right onto Canal Lane
- Turn Right onto West Green



When you have finished with this leaflet please recycle it.

Cover photograph not view from the development. The streetscene has been produced for illustrative purposes only, please check the details of the homes you are interested in with the sales consultant.

Bovis Homes Limited, West Yorkshire region
Thunderhead Ridge, Glasshoughton, West Yorkshire WF10 4UA. Telephone: 01483 705100

Produced by the Vistry Group Design Studio.

LZZZZ DS03951 / 10.22

**Bovis
Homes** 

Beckfields

Pocklington



2 bedroom home

- The Wisteria
- The Hawthorn

3 bedroom home

- The Magnolia

4 bedroom home

- The Willow
- The Juniper
- The Aspen
- The Alder

- Affordable housing

- bcp bin collection point
- v visitor space
- ps pumping station
- ss substation

This plan has been produced for home identification purposes only and may be subject to change. Please check the details of your chosen plot and house type with the sales consultant. Development layout plan correct at time of going to print.

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LZZZZ DS02583 / 06.22



The Wisteria

2 bedroom home

bovishomes.co.uk

**Bovis
Homes** 

The Wisteria

2 bedroom home

Ground floor

Ground floor	metres	feet / inches
Kitchen / dining area	3.12 x 2.86	10' 2" x 9' 6"
Sitting room	4.81 x 3.02	15' 7" x 9' 9"
Bedroom 1	4.09 x 3.02	13' 4" x 9' 9"
Bedroom 2	3.12 x 2.04	10' 2" x 6' 7"

The Wisteria | LZZZZ |

This 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.

oven	oven	cup'd	cupboard
ffzs	fridge freezer space	◀ ▶	measuring points

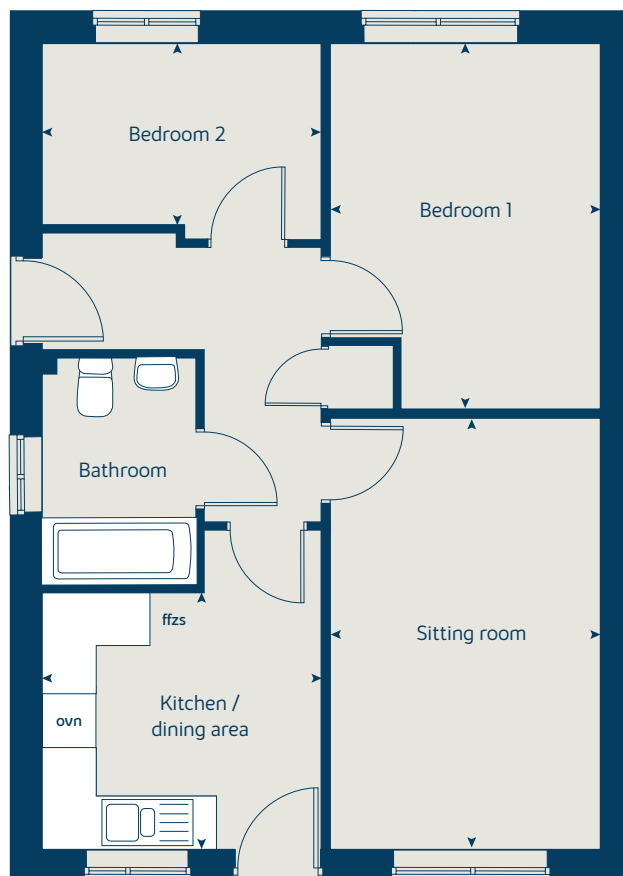
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The floorplans shown are not to scale. Measurements are based on the original drawings. Slight variations may occur during construction.

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The Hawthorn

2 bedroom home

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**Bovis
Homes** 

The Hawthorn

2 bedroom home

Ground floor	metres	feet / inches
Kitchen	3.78 x 2.86	12' 4" x 9' 4"
Sitting / dining area	4.07 x 4.00	13' 4" x 13' 1"

First floor

Bedroom 1	4.07 x 2.69	13' 4" x 8' 9"
Bedroom 2	4.07 x 2.82	13' 4" x 9' 3"

The Hawthorn | X203 01 LZZZZ |

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ovn	oven	ffzs	fridge freezer space
h	hob	cup'd	cupboard
ds	dishwasher space	◀ ▶	measuring points
ws	washing machine space		

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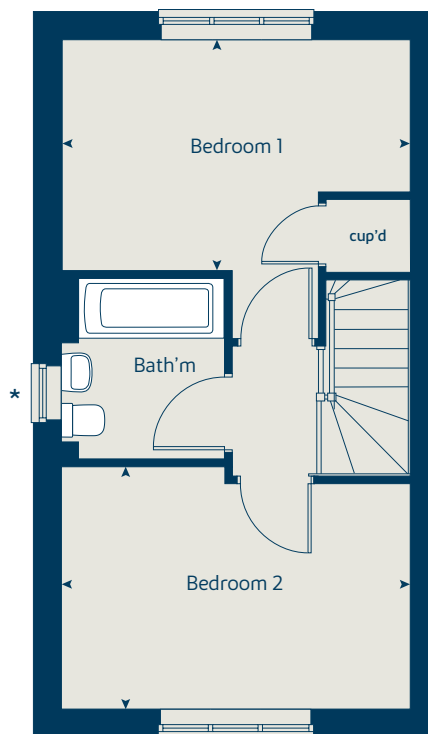
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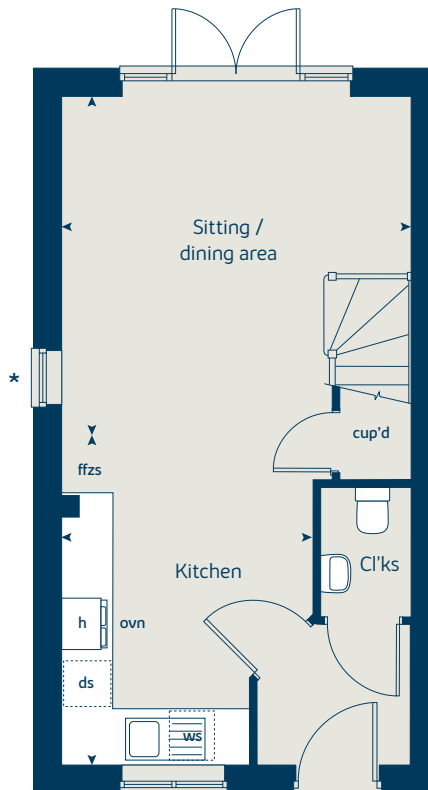
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First floor



Ground floor





The Magnolia

3 bedroom home

bovishomes.co.uk

**Bovis
Homes** 

The Magnolia

3 bedroom home

Ground floor	metres	feet / inches
Kitchen / dining room	4.74 x 3.37	15' 6" x 11' 0"
Sitting room	3.72 x 3.72	12' 2" x 12' 2"

First floor

Bedroom 1	3.06 x 2.55	10' 0" x 8' 4"
Bedroom 2	3.00 x 2.55	9' 10" x 8' 4"
Bedroom 3	2.81 x 2.10	9' 2" x 6' 10"

The Magnolia | X327 01 B1642 |

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ovn	oven	ffzs	fridge freezer space
h	hob	ldr	larder
ds	dishwasher space	cup'd	cupboard
ws	washing machine space	< >	measuring points

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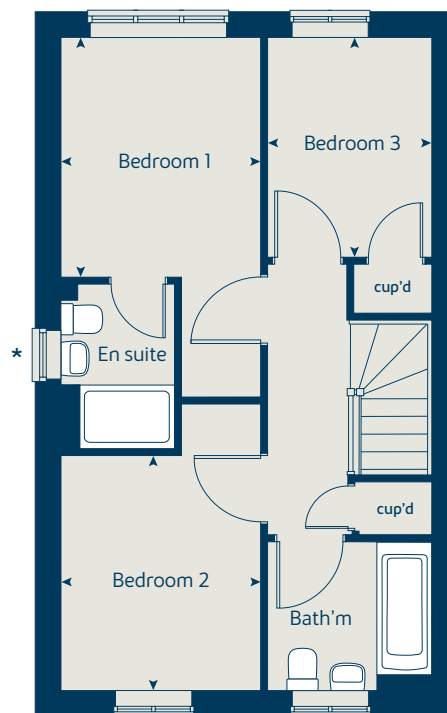
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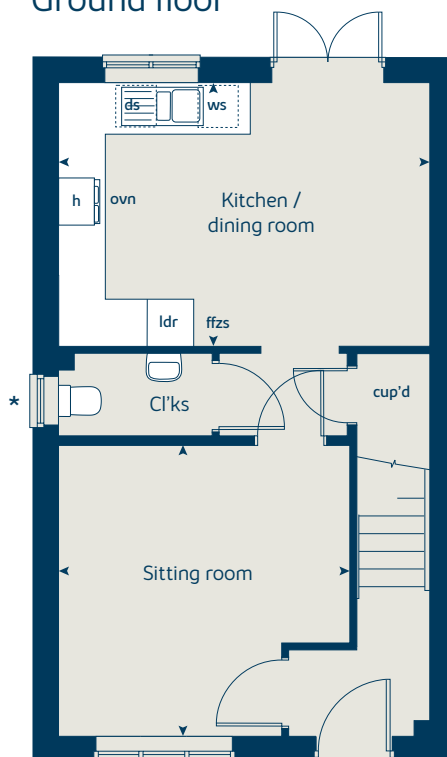
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First floor



Ground floor





The Willow

4 bedroom home

bovishomes.co.uk

**Bovis
Homes** 

The Willow

4 bedroom home

Ground floor	metres	feet / inches
Kitchen / dining room	5.97 x 3.77	19' 7" x 12' 3"
Sitting room	4.42 x 3.22	14' 5" x 10' 7"

First floor

Bedroom 2	4.89 x 3.32	16' 0" x 10' 11"
Bedroom 3	4.04 x 3.32	13' 3" x 10' 11"
Bedroom 4	2.93 x 2.56	9' 6" x 8' 4"

Second floor

Bedroom 1	4.34 x 3.80	14' 2" x 12' 4"
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The Willow | X411 01 LZZZZ |

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ovn	oven	ffzr	fridge freezer
h	hob	w	wardrobe
ds	dishwasher space	cup'd	cupboard
ws	washing machine space	< >	measuring points

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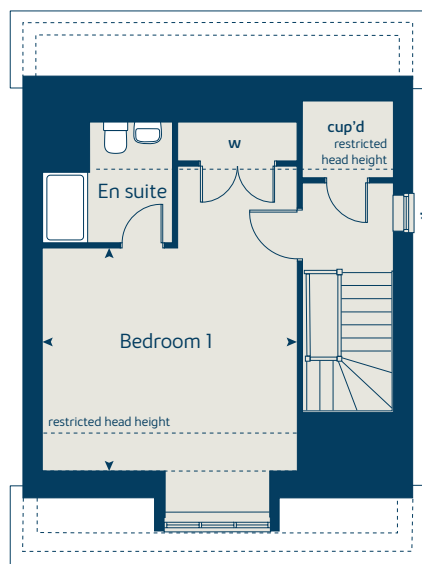
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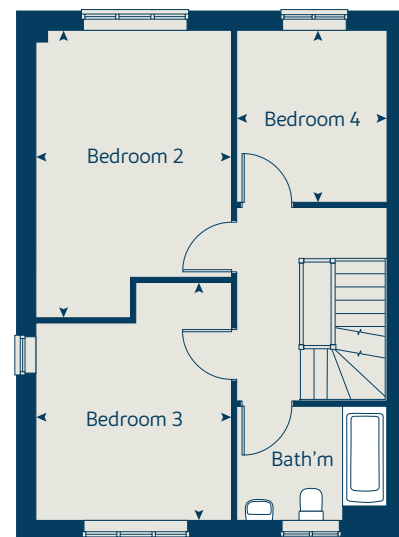
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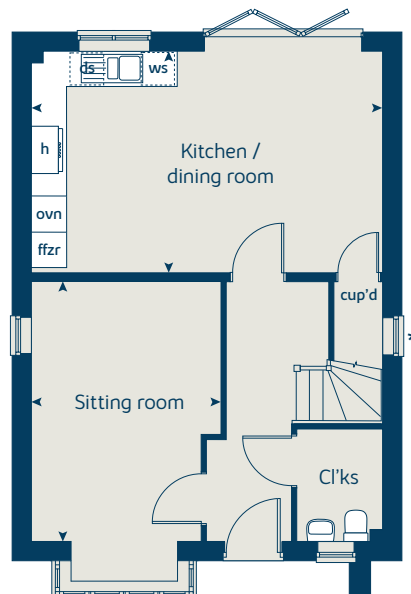
Second floor



First floor



Ground floor





The Juniper

4 bedroom home

bovishomes.co.uk

**Bovis
Homes** 

The Juniper

4 bedroom home

Ground floor	metres	feet / inches
Kitchen / dining / family area	7.21 x 3.51	23' 7" x 11' 6"
Sitting room	4.55 x 3.04	14' 7" x 10' 0"
Study	2.34 x 1.85	7' 8" x 6' 0"

First floor	metres	feet / inches
Bedroom 1	4.66 x 3.05	15' 3" x 10' 0"
Bedroom 2	2.97 x 2.84	9' 8" x 9' 3"
Bedroom 3	3.52 x 2.38	11' 5" x 7' 9"
Bedroom 4	3.60 x 2.38	11' 8" x 7' 9"

The Juniper | X412 01 LZZZZ

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* Wardrobes to bedroom 2 and 4 are optional only. Please see sales consultant for further details.

** Windows apply to selected plots only. Please see sales consultant for further details.

ovn	oven	ffzr	fridge freezer
h	hob	w	wardrobe
ds	dishwasher space	cup'd	cupboard
ws	washing machine space	◀ ▶	measuring points
ldr	larder		

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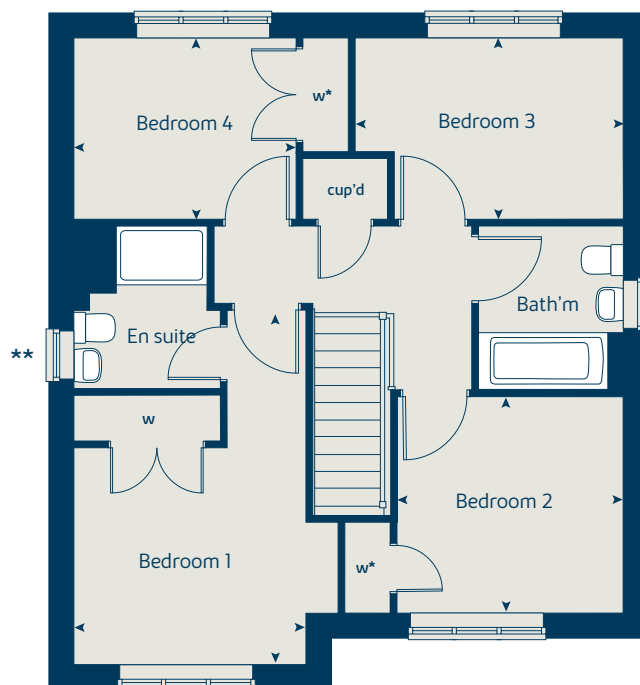
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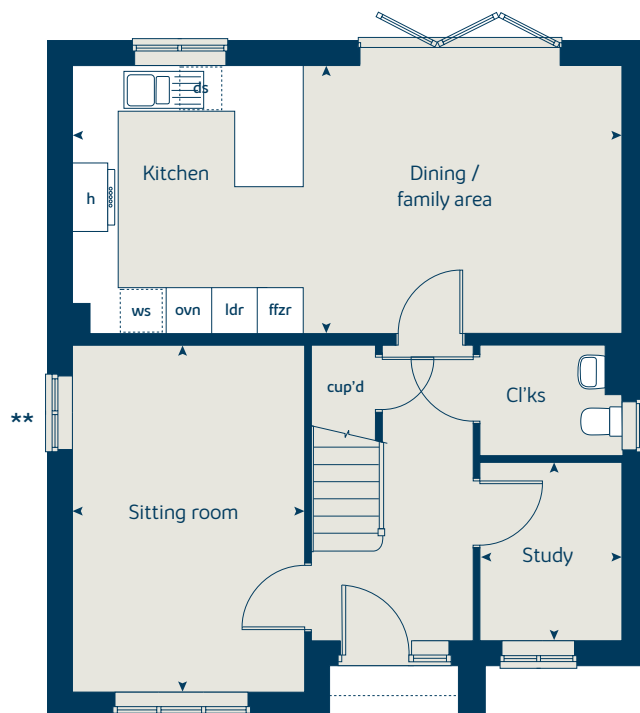
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First floor



Ground floor





The Aspen

4 bedroom home

bovishomes.co.uk

**Bovis
Homes** 

The Aspen

4 bedroom home

Ground floor	metres	feet / inches
Kitchen / dining area	7.77 x 3.37	25' 6" x 11' 0"
Sitting room	5.04 x 3.39	16' 6" x 11' 1"
Study	2.01 x 2.01	6' 7" x 6' 7"

First floor

Bedroom 1	4.82 x 4.52	15' 8" x 14' 8"
Bedroom 2	3.11 x 3.01	10' 2" x 9' 8"
Bedroom 3	4.07 x 2.43	13' 4" x 7' 9"
Bedroom 4	3.61 x 2.45	11' 10" x 8' 0"

The Aspen | X414 (IF) 01 LZZZZ |

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* Windows apply to selected plots only. Please see sales consultant for further details.

** Wardrobe to bedroom 2 is optional only. Please see sales consultant for further details.

ovn	oven	ldr	larder
h	hob	w	wardrobe
ds	dishwasher space	cup'd	cupboard
ws	washing machine space	< >	measuring points
ffzr	fridge freezer		

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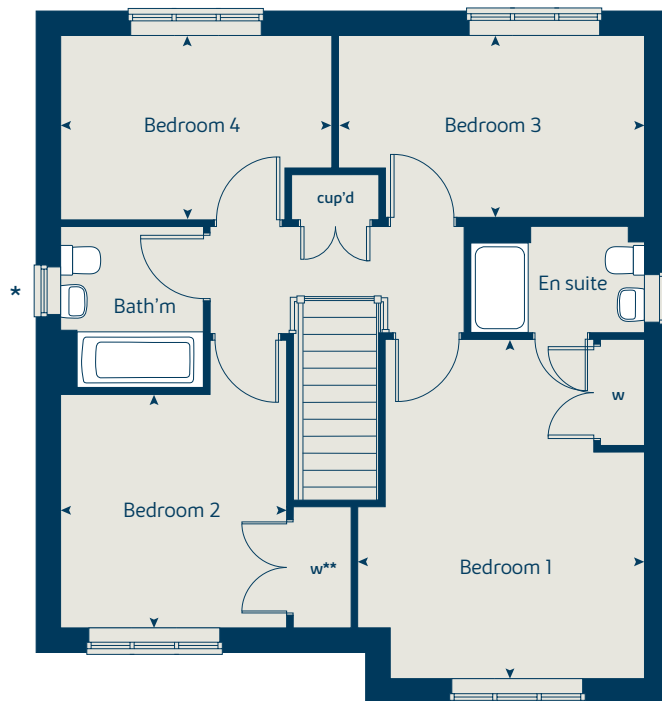
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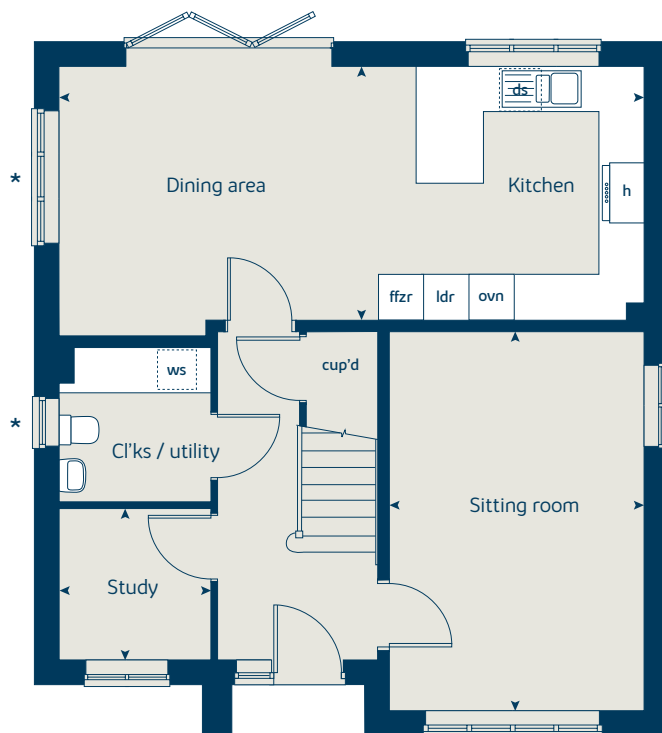
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First floor



Ground floor





The Alder

4 bedroom home

bovishomes.co.uk

**Bovis
Homes** 

The Alder

4 bedroom home

Ground floor	metres	feet / inches
Kitchen	3.43 x 3.24	11' 3" x 10' 6"
Dining / family area	5.35 x 3.24	17' 6" x 10' 6"
Sitting room	4.28 x 3.39	14' 0" x 11' 1"

First floor

Bedroom 1	3.88 x 3.40	12' 8" x 11' 1"
Bedroom 2	4.34 x 3.03	14' 2" x 9' 11"
Bedroom 3	3.11 x 3.03	10' 2" x 9' 11"
Bedroom 4	3.36 x 3.13	11' 0" x 10' 3"

The Alder | X415 01 LZZZZ |

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* Wardrobe to bedroom 3 is optional only. Please see sales consultant for further details.

ovn	oven	ldr	larder
h	hob	w	wardrobe
ds	dishwasher space	cup'd	cupboard
ws	washing machine space	< >	measuring points
ffzr	fridge freezer		

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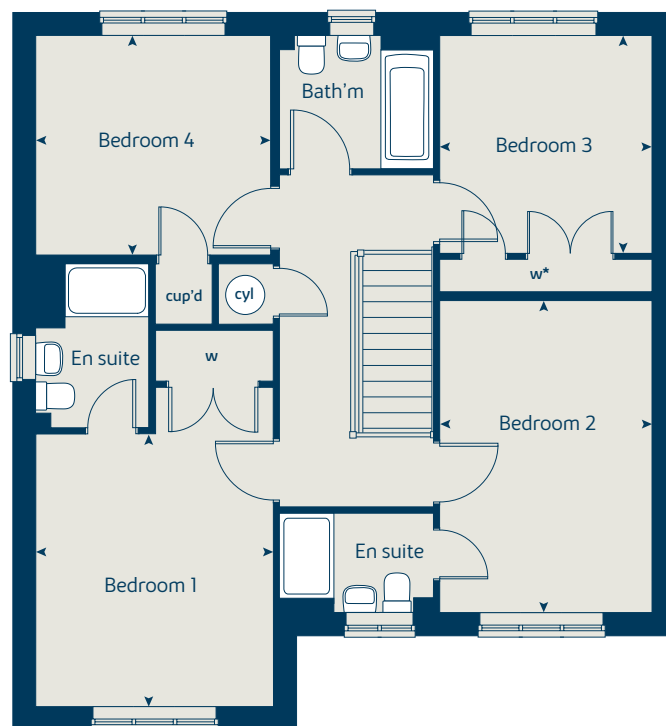
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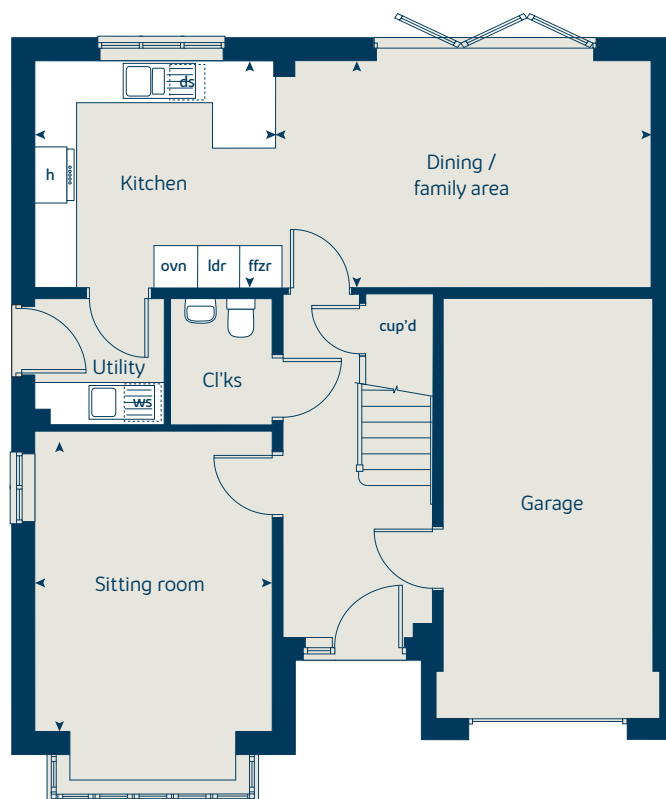
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First floor



Ground floor



So much choice...

Part of the excitement of buying a new home is the thrill of being the first person to live in the property and having a brand new contemporary kitchen and modern bathroom. Our premium brand partners ensure that all of our fixtures and fittings comply with the latest Government building regulations and only branded appliances are installed in your new home.

Once you know what specification comes included, you'll have a choice from our specially selected tiles for your kitchen and bathrooms, as well as kitchen worktops and cupboard doors. You can then use the Bovis Homes **Select** brochure to add the finishing touches to your home to make it extra special for you!

From personalising your bathrooms with stunning ceramics, or adding smooth sliding wardrobes to your master bedroom, there are a wide range of additional options and upgrades available.

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 guidance.



Beckfields

Pocklington

When you have finished with this leaflet please recycle it.

The specification shown in this leaflet is correct at the time of going to press. Bovis Homes is continually reviewing and updating the specification on all house types and therefore reserves the right to change specification details. Photographs depict a typical Bovis Homes interior and may include optional upgrades. For full details regarding current specification and finishes, for the plots you are interested in, please refer to our sales consultant.

Produced by the Vistry Group Design Studio.

Part L specification LBI483 DS08620 / 01.24



Specification

bovishomes.co.uk



Beckfields

Pocklington

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



2 bedroom
The Hawthorn
3 bedroom
The Magnolia
4 bedroom
The Willow
The Juniper
The Aspen
The Alder

Kitchen

Choice of Standard fitted kitchen (doors and worktops)*	■	■	■	■	■
Stainless steel sink and drainer (single bowl) with chrome mixer tap	■				
Stainless steel sink and drainer (single and a half bowl) with chrome mixer tap		■	■	■	■
Stainless steel sink and drainer (single bowl) with chrome mixer tap in utility					■
Indesit hob (60cm) with built-in single underoven, with stainless steel splashback and curved glass chimney hood	■	■			
Hotpoint hob (75 cm) with built-in double high level oven, with glass splashback and curved glass chimney hood			■	■	■
Pendant light fitting	■	■	■	■	■
Fridge / freezer space	■	■			
Integrated (Indesit) 50 / 50 fridge freezer			■	■	■
Space for integrated dishwasher with plumbing and electrics (inc. removable base unit)	■	■	■	■	■
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 white sanitary ware suite	■	■	■	■	■
Ideal Standard close coupled WC to cloakroom	■	■	■	■	■
Ideal Standard low profile shower tray with glass enclosure in en suite		■	■	■	■
Handheld hair wash attachment		■	■	■	■
Shower over the bath	■				
Second shower en suite to selected bedrooms					■
Choice of Standard Porcelanosa wall tiling (splashback and full-height around bath)*	■				
Choice of Standard Porcelanosa wall tiling (splashback, half-height over bath, and full-height to shower cubicle)*		■	■	■	■
Chrome bezel LED bulkhead to bathroom and en suite(s)	■	■	■	■	■
White radiator in bathroom / en suite	■	■			
Chrome towel warmer in bathroom and en suite(s)			■	■	■
Water waste heat recovery system**	■	■	■	■	■

Bedrooms

Built-in wardrobe(s) to bedroom 1 (with shelf and rail)			■	■	■
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2 bedroom
The Hawthorn
3 bedroom
The Magnolia
4 bedroom
The Willow
The Juniper
The Aspen
The Alder

Doors and Windows

Front door with multi-point security locking system and security chain	■	■	■	■	■
Chrome front door numbers	■				
PVCu double glazing to windows	■	■	■	■	■
Double glazed PVCu French doors	■	■			
Powder coated aluminium double glazed bi-fold doors			■	■	■
Internal doors to be Cottage style pre-primed with Brass Satin finish handles	■	■	■	■	■
Paving from front of property to rear and paved area to rear French / bi-fold doors - please refer to drawings for exact positions	■	■	■	■	■

General

PV solar panels**	■	■	■	■	■
White painted walls and smooth white ceilings	■	■	■	■	■
Combined usb / double sockets in kitchen and bedroom 1	■	■	■	■	■
Multi-media point in living room	■	■	■	■	■
TV point to bedroom 1 and family room (where applicable)	■	■	■	■	■
Master telephone socket to living room, under-stairs, or study - please refer to plans	■	■	■	■	■
Gas central heating with wall mounted combi-boiler, programme selector and room thermostat(s)	■	■	■	■	
Gas central heating with wall mounted boiler and separate hot water cylinder, programme selector and room thermostat(s)					■
Thermostatic valves to all radiators (with the exception of rooms with separate thermostat control)	■	■	■	■	■
External light fitted to front porch and wiring for external light to rear door	■	■	■	■	■
Mains wired smoke detectors with battery back-up	■	■	■	■	■
Battery powered Carbon Monoxide detector (wall mounted next to boiler)	■	■	■	■	■
Power and lighting to 'on plot' garage (where applicable)			■	■	■
Enclosed fenced rear garden, and garden gate (where applicable).	■	■	■	■	■
Landscaped front gardens	■	■	■	■	■
NHBC Buildmark cover	■	■	■	■	■
First two years' customer service support from Bovis Homes	■	■	■	■	■

■ Fitted as standard - included in the property
* Subject to stage of construction
** Applicable to selected plots only. Please see sales consultant for further details.