



DEIRA PARK

BEVERLEY



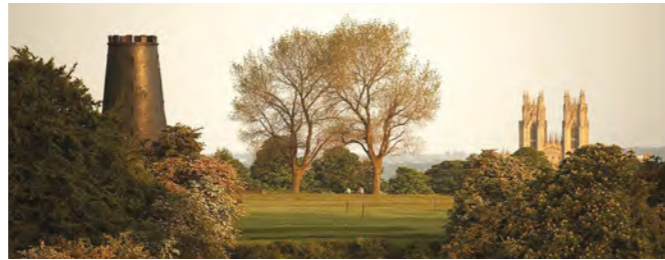
PETER WARD HOMES LIMITED, ANNIE REED ROAD,
BEVERLEY, HU17 0LF

06/22

The one you've been *looking for*

Located just a short walk from Beverley town centre, voted one of the best places to live in the UK, Deira Park is the latest jewel in Peter Ward Homes' crown. This is one development we know you'll fall in love with.





From quaint cobbled streets to a towering Gothic minster, Beverley is a hidden gem of a market town complete with rich heritage, exciting cultural offerings and a high quality of life.

Originally known as Inderwuda ("in the wood of the men of Deira"), the town was established in 700 AD by Saint John of Beverley. Beverley is now home to a lively market, a 13th Century Minster, and a thriving racecourse amongst many attractions.

Its stunning Georgian quarter boasts a blend of independent shops and big brands amongst historic pubs, world-class dining, and a rich entertainment schedule of festivals and live music throughout the year. Whilst culturally and historically rich, Beverley also offers a great work-life balance.

Beverley is home to excellent schools, whilst in commutable distance to the nearby city of Kingston Upon Hull. Deservedly described as the 'jewel of Yorkshire' for its own beauty, Beverley is in close proximity to some of the region's most beautiful protected landscapes. Residents experience a high quality of life - in 2020, Beverley was voted one of the best places to live in the UK.*

Say hello
to your new
neighbourhood



Welcome to your *new beginning*



Voted one of the best places to live in the UK, Beverley is also one of Yorkshire's best kept secrets.

Renowned for its exquisite 13th Century Minster, the town is home to a lively market, a thriving music scene, magnificent horse racing and a medieval skyline that remains refreshingly unspoiled.

Beverley is not just a feast for the eyes; it's also home to a whole host of restaurants and bars. From Michelin Guide dining at The Westwood, to the independent tastes of Vanessa Deli, Chamas and more, there's something to suit all taste buds.

If shopping is more your thing, Beverley has it all. High street names, luxury brands and independent boutiques make Beverley the ideal place to live, work and play. With great dining, shopping, schools and a wide range of entertainment within walking distance, it's easy to see why Beverley was voted one of Britain's best places to live.*

* The Sunday Times. (2020). Best Places to Live in the UK 2020. Available: www.thetimes.co.uk/article/beverley-east-yorkshire-best-places-to-live-in-the-uk-2020-688mh8w6s



Deira Park, Beverley, will be a community like no other. Well-planned homes that maximise space, larger-than-average gardens and accessible parkland, all designed with family in mind.

For a better lifestyle



Specifications

Peter Ward Homes have put together a high-quality specification that provides all the essentials. All main services are connected including water, electricity, gas and drainage.



Windows

High specification double glazed UPVC frames with locking catches on the ground floor, and stainless steel friction hinges. Window frames carry a 10 year manufacturer's guarantee, the glass carries a 5 year manufacturer's cover against defects and the window fitment has a 2 year guarantee.



Bathroom

The family bathroom has white basin, WC and bath. The bath has a shower mixer and splash screen, except in the Woburn, Rockingham, Wells and Marlow which have a shower cubicle with thermostatic shower. Shaver point. En-suites include white basin, WC and shower cubicle either walk-in or with door/s. Fitted with thermostatic shower. Shaver Point



Kitchen

Appliances included in the price – Gas hob, double oven (single oven in Addington, Barlow, and Filey), extractor, dishwasher and integrated fridge/ freezer in all types. Plumbing for a washing machine will be provided in all houses in either the kitchen or utility room. Kitchens have upstands to match worktops.



Central Heating

Gas-fired central heating to radiators, for your energy conscious home.



Utility Room

Includes worktop and plumbing for an automatic washing machine.



Decoration

Decorated throughout and white satin applied to internal woodwork.



Gardens

Front gardens/ forecourts will have shrubs or be partly turfed, if specified in our landscape scheme. Rear gardens will have a patio area in paving slabs. Gardens may have trees, if specified in our landscape scheme. Outside tap.



TV & Digital

All houses will have:

- Digital TV aerial
- Cabling for HD TV
- HD/TV points in lounge, kitchen, bed 1 and bed 2
- Sky Digital Satellite Dish



Log Burner

Wood burning stove fitted in the lounge in Welham, Wells and Marlow types only. There is decorative stone or slate cladding to the rear of the opening and the sides are lined with heat resistant insulation board. Slate hearth.



Security

An alarm system is fitted in all house types.



Telephone

Cables are run underground to each house. Telephone sockets in lounge and bed 1.



Car Charging

An electric car charging point is provided with each plot.



Wall Tiling

Bathrooms part-tiled on sanitaryware walls and up to the ceiling over baths and in showers. Cloakroom has splashback over hand basin only.



Doors

Front Doors are GRP composite doors with chrome fitments. Draught proofed with multi-point locking. Back Doors are UPVC half glazed panel doors and/or sliding patio doors. Internal Doors are four panelled in white with chrome fitments.



Skirtings & Flooring

Moulded 5" nominal (125mm) skirtings and 3" nominal (75mm) door architraves are fully matching. Insulated solid ground floors with water resistant boarded flooring on first floor.

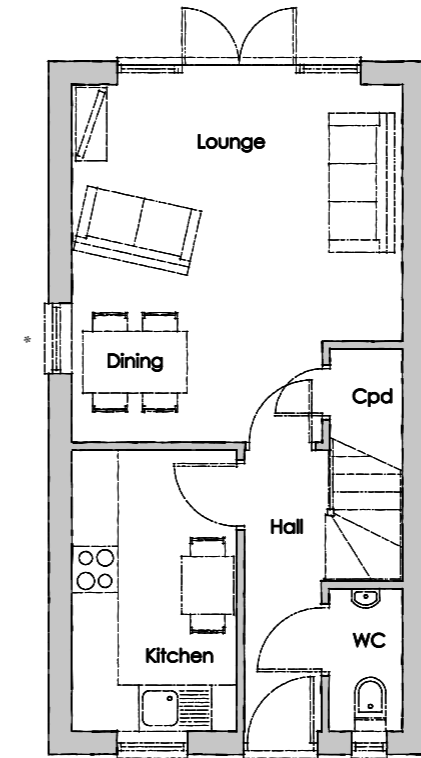
Addington

3 bedroom

3
bed

Semi Detached
or
Terraced

Side Drive
or
Parking Spaces



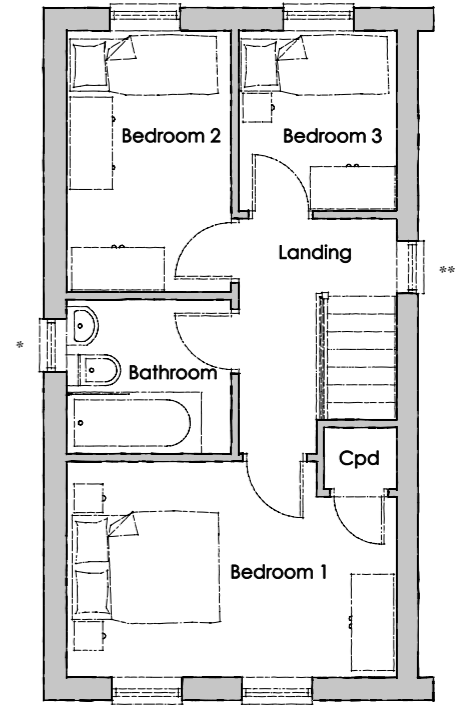
* Window to
Plot 9 ONLY

Ground Floor

Kitchen/Dining
3600mm x 2080mm (11'9" x 6'9")

Lounge
4590mm x 4230mm (15'0" x 13'10")

W/C
1800mm x 900mm (5'10" x 2'11")



* Window to
Plots 9, 54, 55, 79 & 80

** Window to
Plot 7 ONLY

First Floor

Bedroom 1
4230mm x 2750mm (13'10" x 9'0")

Bedroom 2
3340mm x 2080mm (10'11" x 6'9")

Bedroom 3
2280mm x 2000mm (7'5" x 6'6")

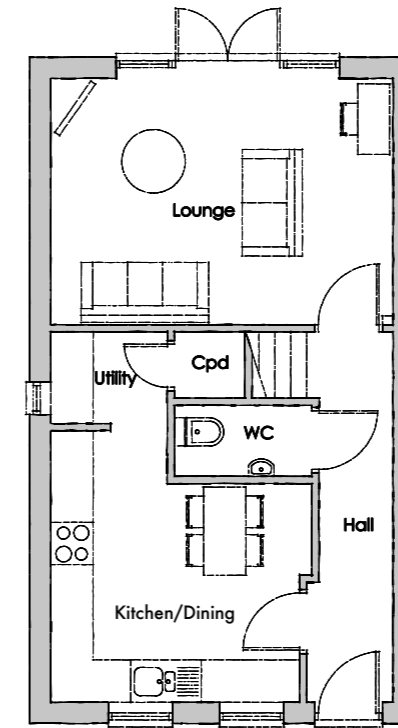
Bathroom
2080mm x 2050mm (6'9" x 6'8")

Filey 3 bedroom

3
bed

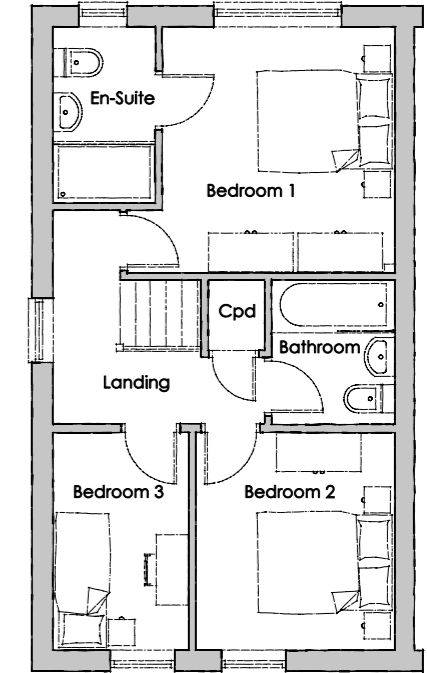
Semi Detached

Side Drive
or
Parking Spaces



Ground Floor

- Kitchen/Dining**
3800mm x 3650mm (12'5" x 11'11")
- Lounge**
4800mm x 3440mm (15'8" x 11'3")
- Utility**
1600mm x 1300mm (5'2" x 4'3")
- W/C**
1900mm x 960mm (6'2" x 3'1")



First Floor

- Bedroom 1**
3440mm x 3250mm (11'3" x 10'7")
- En-suite**
2450mm x 1400mm (8'0" x 4'7")
- Bedroom 2**
3050mm x 2775mm (10'0" x 9'1")
- Bedroom 3**
3050mm x 1875mm (10'0" x 6'1")
- Bathroom**
2000mm x 1700mm (6'6" x 5'6")

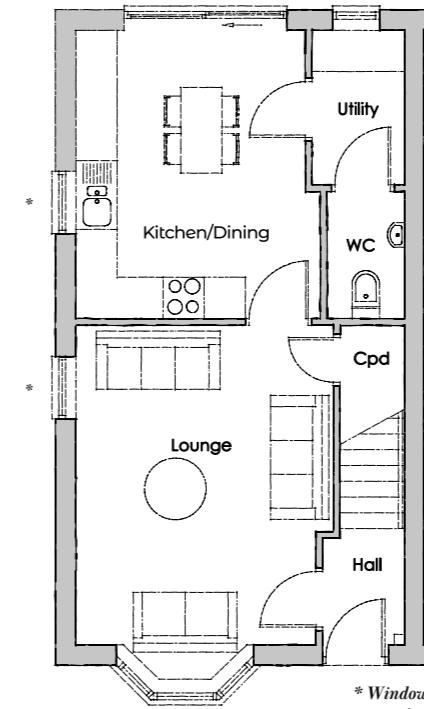
Barlow

3 bedroom

3
bed

Semi Detached

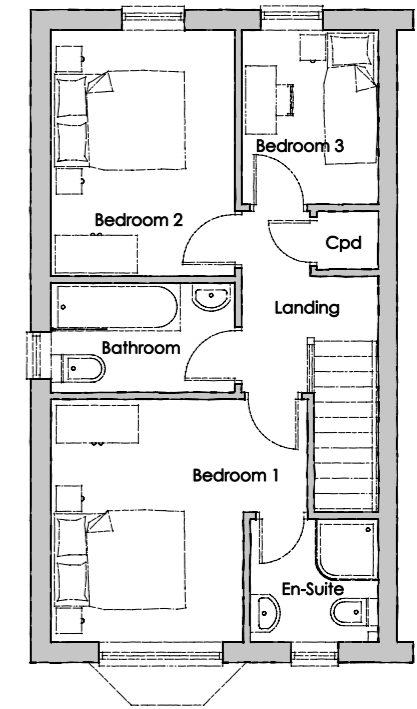
Side Drive
or
Parking Spaces



* Window to
Plots 60 & 142

Ground Floor

- Kitchen/Dining**
4150mm x 3500mm (13'7" x 11'5")
- Lounge**
4600mm x 3700mm (15'1" x 12'1")
- Utility**
2200mm x 1300mm (7'2" x 4'3")
- W/C**
1800mm x 1080mm (5'10" x 3'6")



First Floor

- Bedroom 1**
3700mm x 3500mm (12'1" x 11'5")
- En-suite**
1825mm x 1750mm (5'11" x 5'8")
- Bedroom 2**
3550mm x 2640mm (11'7" x 8'7")
- Bedroom 3**
2500mm x 1950mm (8'2" x 6'4")
- Bathroom**
2640mm x 1550mm (8'7" x 5'1")

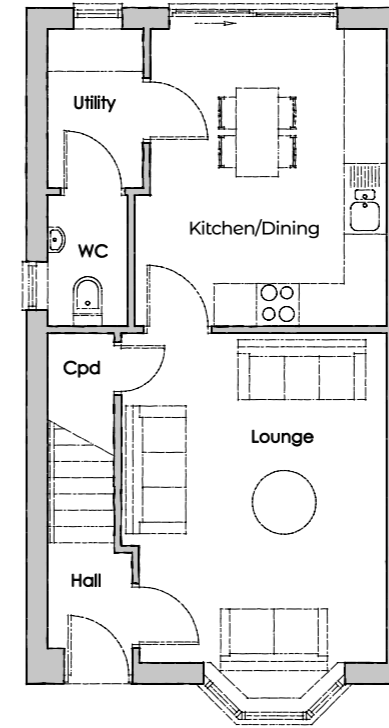
Baslow

3 bedroom

3
bed

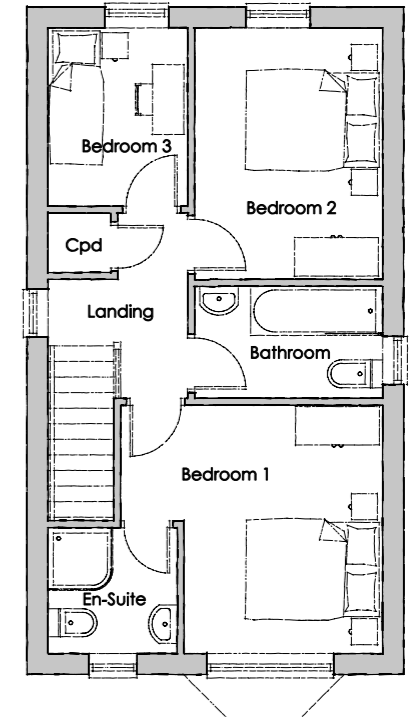
Detached

Side Drive



Ground Floor

- Kitchen/Dining**
4150mm x 3500mm (13'7" x 11'5")
- Lounge**
4600mm x 3700mm (15'1" x 12'1")
- Utility**
2200mm x 1300mm (7'2" x 4'3")
- W/C**
1800mm x 1080mm (5'10" x 3' 6")



First Floor

- Bedroom 1**
3700mm x 3500mm (12'1" x 11'5")
- En-suite**
1825mm x 1750mm (5'11" x 5'8")
- Bedroom 2**
3550mm x 2640mm (11'7" x 8'7")
- Bedroom 3**
2500mm x 1950mm (8'2" x 6'4")
- Bathroom**
2640mm x 1550mm (8'7" x 5'1")

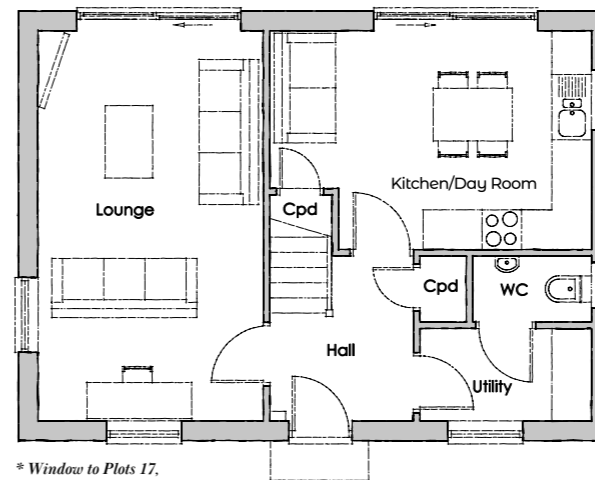
Woburn

3 bedroom

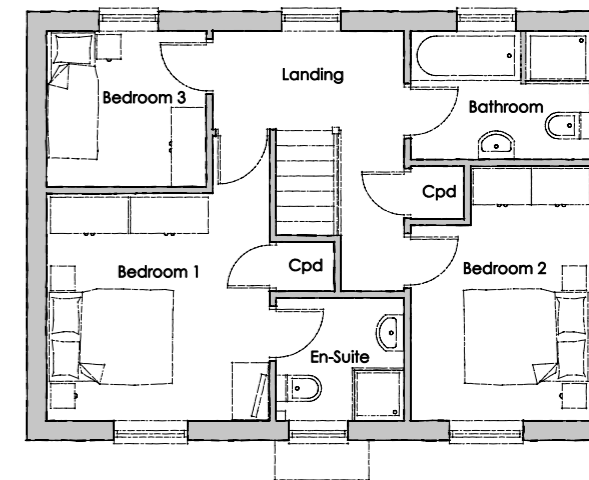
3
bed

Detached

Side Drive



* Window to Plots 17, 89, 245, 247 & 248



Ground Floor

Kitchen/Day Room
4825mm x 3260mm (15'9" x 10'8")

Lounge
5860mm x 3360mm (19'2" x 11'0")

Utility
2550mm x 1350mm (8'4" x 4'5")

W/C
1750mm x 950mm (5'8" x 3'1")

First Floor

Bedroom 1
3400mm x 3390mm (11'1" x 11'1")

En-suite
1925mm x 1810mm (6'3" x 5'11")

Bedroom 2
3810mm x 2725mm (12'6" x 8'11")

Bedroom 3
2410mm x 2310mm (7'10" x 7'6")

Bathroom
2725mm x 1900mm (8'11" x 6'2")

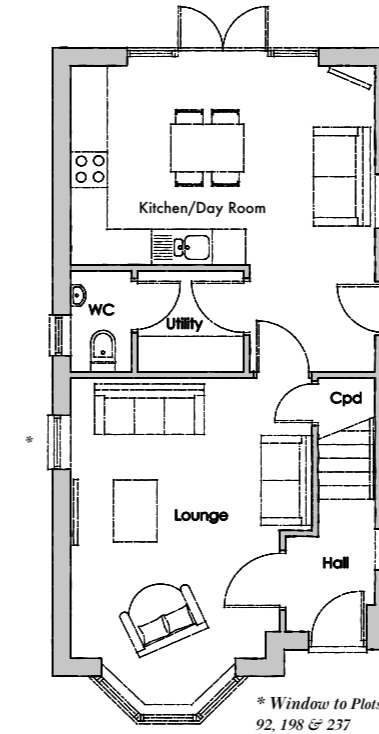
Wansford

3 bedroom

3
bed

Detached

Single Detached
Garage



Ground Floor

Kitchen/Day Room

5100mm x 4960mm (16'8" x 16'3")

Lounge

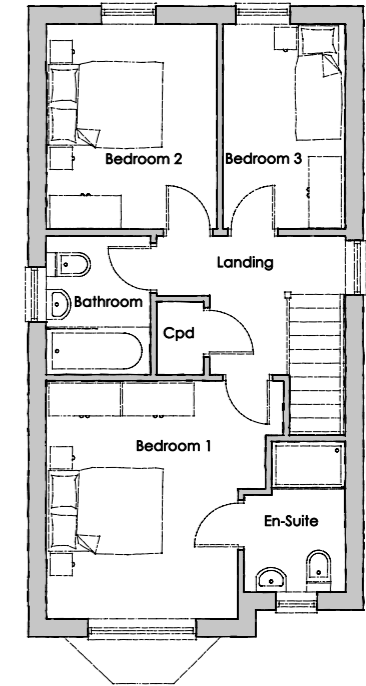
4660mm x 3925mm (15'3" x 12'10")

Utility

1700mm x 1650mm (5'6" x 5'4")

W/C

1650mm x 950mm (5'4" x 3'1")



First Floor

Bedroom 1

3940mm x 3625mm (12'11" x 11'10")

En-suite

2475mm x 1650mm (8'1" x 5'4")

Bedroom 2

3380mm x 2810mm (11'1" x 9'2")

Bedroom 3

3380mm x 2000mm (11'1" x 6'6")

Bathroom

2275mm x 1700mm (7'5" x 5'6")

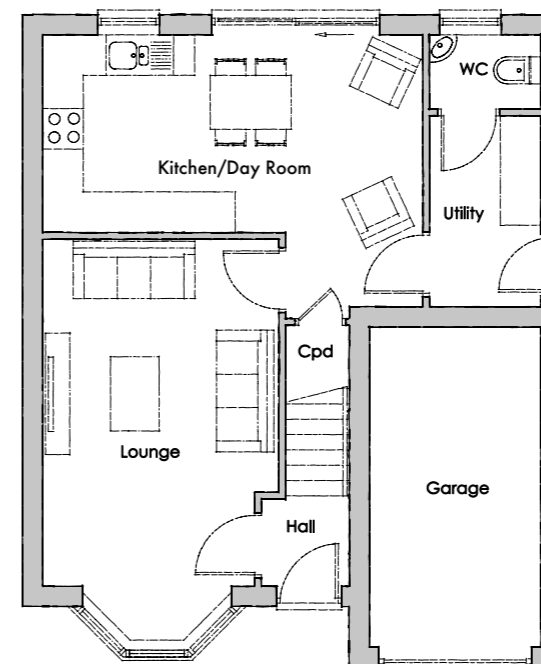
Hertford

4 bedroom

4
bed

Detached

Single Integral
Garage



Ground Floor

Kitchen/Day Room

5570mm x 3980mm (18'3" x 13'0")

Lounge

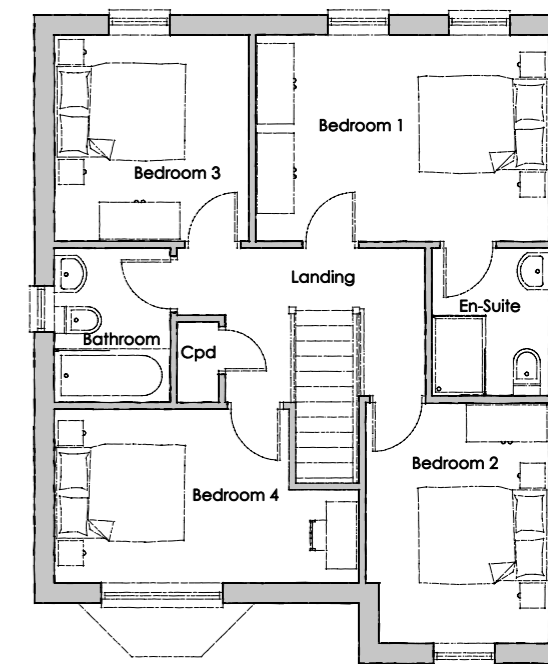
5080mm x 3450mm (16'8" x 11'3")

Utility

2780mm x 1600mm (9'1" x 5'2")

W/C

1600mm x 1050mm (5'2" x 3'5")



First Floor

Bedroom 1

4320mm x 3025mm (14'2" x 9'11")

En-suite

2150mm x 1700mm (7'0" x 5'6")

Bedroom 2

3540mm x 2690mm (11'7" x 8'9")

Bedroom 3

3020mm x 2850mm (9'10" x 9'4")

Bedroom 4

4480mm x 2540mm (14'8" x 8'4")

Bathroom

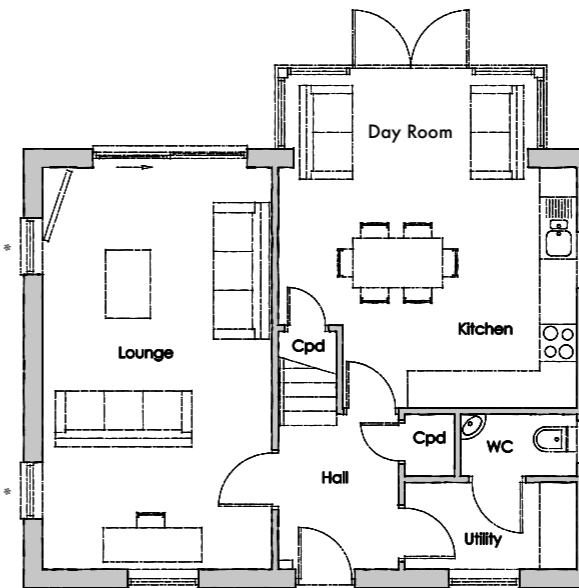
2250mm x 1700 mm (7'4" x 5'6")

Winslow 4 bedroom

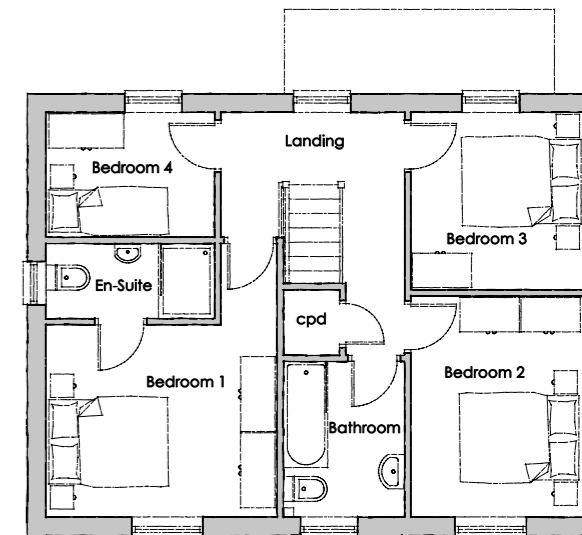
4
bed

Detached

Single Detached
Garage



* Windows not included on Plot 11



Ground Floor

- Kitchen/Day Room**
5300mm x 4760mm (17'4" x 15'7")
- Lounge**
6420mm x 3650mm (21'0" x 11'11")
- Utility**
2725mm x 1350mm (8'11" x 4'5")
- W/C**
1825mm x 950mm (5'11" x 3'1")

First Floor

- Bedroom 1**
3650mm x 3020mm (11'11" x 9'10")
- En-suite**
2650mm x 1200mm (8'8" x 3'11")
- Bedroom 2**
3480mm x 2725mm (11'5" x 8'11")
- Bedroom 3**
2790mm x 2725mm (9'1" x 8'11")
- Bedroom 4**
2650mm x 1950mm (8'8" x 6'4")
- Bathroom**
2440mm x 1890mm (8'0" x 6'2")

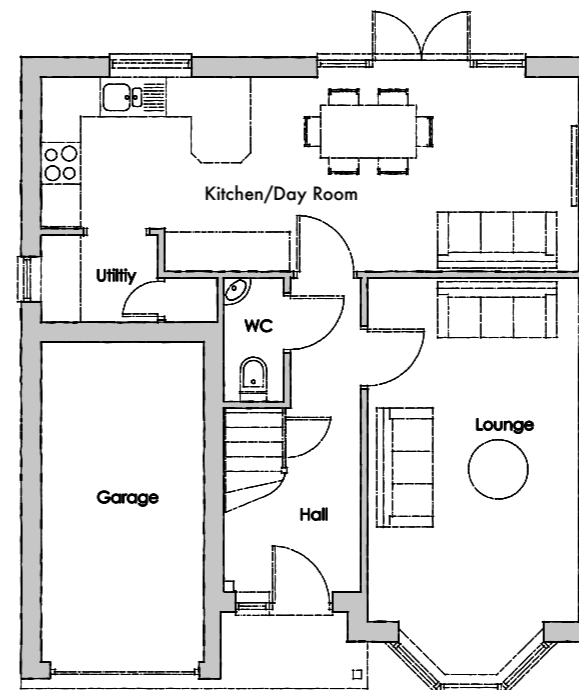
Buckingham

4 bedroom

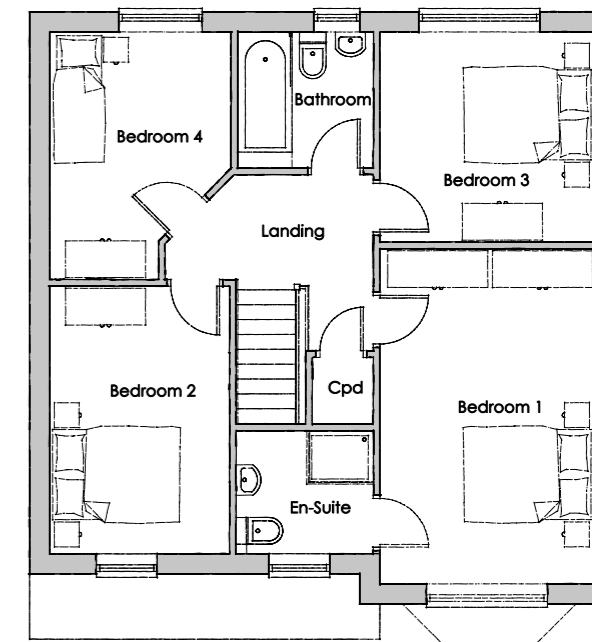
4
bed

Detached

Single Integral
Garage



* Window to Plot 36 ONLY



Ground Floor

Kitchen/Day Room

8100mm x 2900mm (26'6" x 9'6")

Lounge

5170mm x 3150mm (16'11" x 10'4")

Utility

1720mm x 1300mm (5'7" x 4'3")

W/C

1825mm x 860mm (5'11" x 2'9")

First Floor

Bedroom 1

4970mm x 3150mm (16'3" x 10'4")

En-suite

2000mm x 1800mm (6'6" x 5'10")

Bedroom 2

3960mm x 2650mm (12'11" x 8'8")

Bedroom 3

3150mm x 3100mm (10'4" x 10'2")

Bedroom 4

3660mm x 2670mm (12'0" x 8'9")

Bathroom

1990mm x 1980mm (6'6" x 6'5")

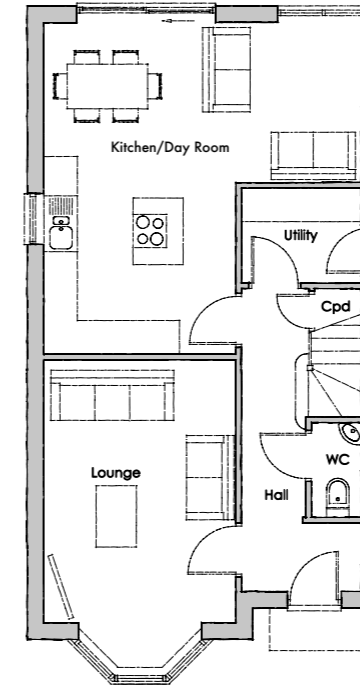
Rockingham

4 bedroom

4
bed

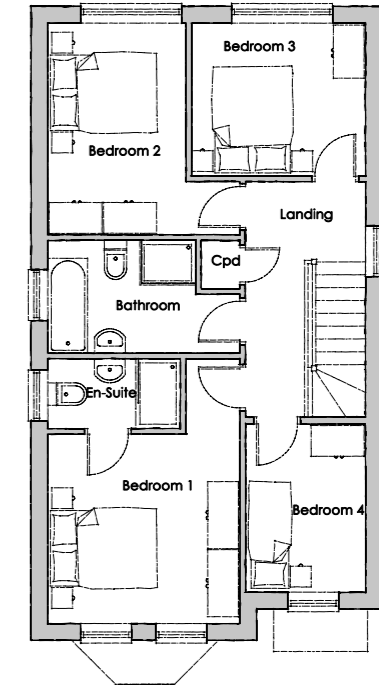
Detached

Single Detached
Garage



Ground Floor

- Kitchen/Day Room***
5890mm x 5640mm (19'3" x 18'6")
- Lounge***
4660mm x 3390mm (15'3" x 11'1")
- Utility***
2100mm x 1650mm (6'10" x 5'4")
- W/C***
1650mm x 850mm (5'4" x 2'9")



First Floor

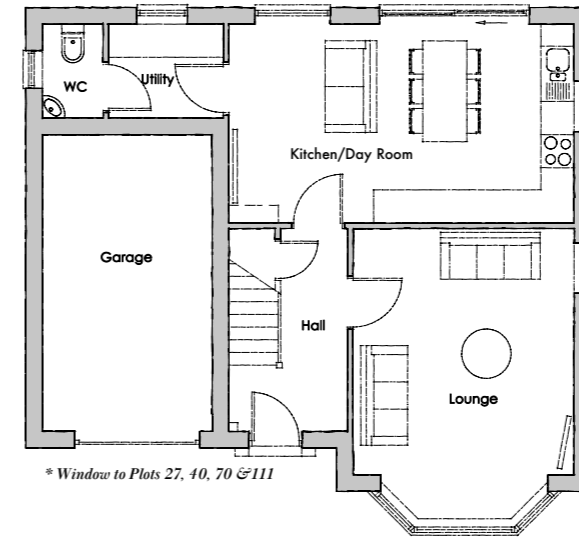
- Bedroom 1***
4700mm x 3390mm (15'5" x 11'1")
- En-suite***
2325mm x 1200mm (7'7" x 3'11")
- Bedroom 2***
3740mm x 2425mm (12'3" x 7'11")
- Bedroom 3***
3060mm x 2690mm (10'0" x 8'9")
- Bedroom 4***
2975mm x 2100mm (9'9" x 6'10")
- Bathroom***
3390mm x 1970mm (11'1" x 6'5")

Sandridge 4 bedroom

4
bed

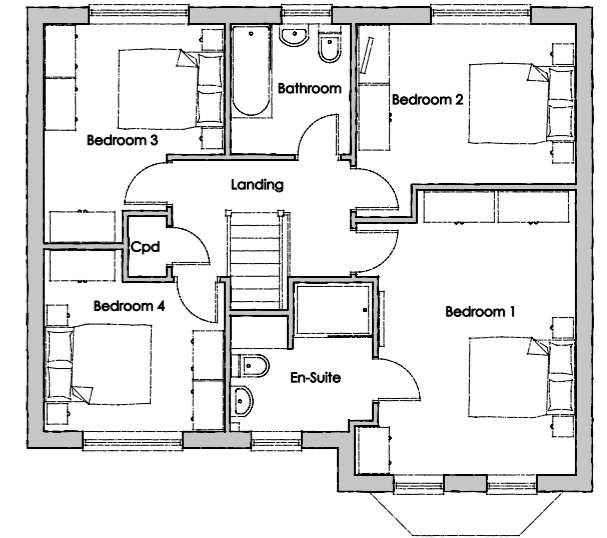
Detached

Single Integral
Garage



Ground Floor

- Kitchen/Day Room**
6200mm x 3550mm (20'4" x 11'7")
- Lounge**
4400mm x 3950mm (14'5" x 12'11")
- Utility**
2025mm x 1650mm (6'7" x 5'4")
- W/C**
1650mm x 1050mm (5'4" x 3'5")



First Floor

- Bedroom 1**
5100mm x 3950mm (16'8" x 12'11")
- En-suite**
2650mm x 2500mm (8'8" x 8'2")
- Bedroom 2**
3925mm x 3450mm (12'10" x 11'3")
- Bedroom 3**
3920mm x 3225mm (12'10" x 10'6")
- Bedroom 4**
3225mm x 2650mm (10'6" x 8'8")
- Bathroom**
2310mm x 2125mm (7'6" x 6'11")

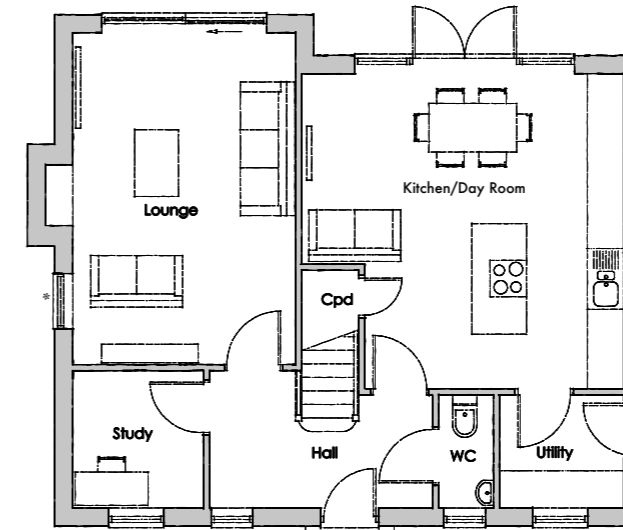
Welham

4 bedroom

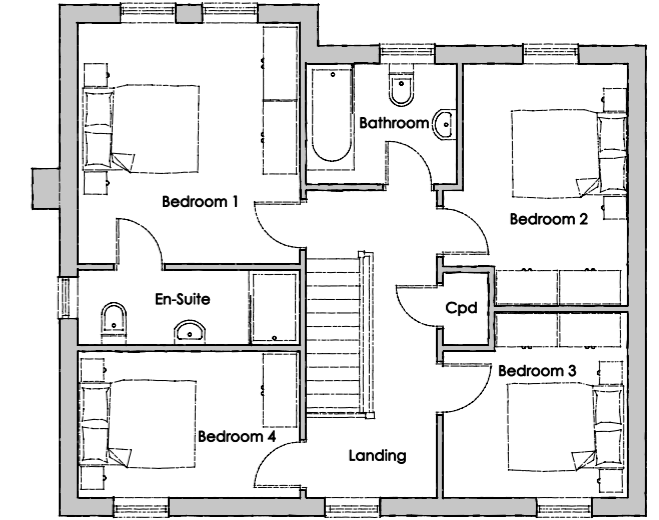
4
bed

Detached

Double Detached
Garage



* Window to Plots 1, 10, 32, 33,
56, 167, 246 & 255



Ground Floor

- Kitchen/Day Room**
5250mm x 5140mm (17'2" x 16'10")
- Lounge**
5410mm x 3610mm (17'8" x 11'10")
- Study**
2200mm x 2100mm (7'2" x 6'10")
- Utility**
2000mm x 1810mm (6'6" x 5'11")
- W/C**
1810mm x 850mm (5'11" x 2'9")

First Floor

- Bedroom 1**
3925mm x 3610mm (12'10" x 11'10")
- En-suite**
3610mm x 1200mm (11'10" x 3'11")
- Bedroom 2**
3940mm x 2660mm (12'11" x 8'8")
- Bedroom 3**
3010mm x 2990mm (9'10" x 9'8")
- Bedroom 4**
3610mm x 2360mm (11'10" x 7'8")
- Bathroom**
2430mm x 1940mm (7'11" x 6'4")

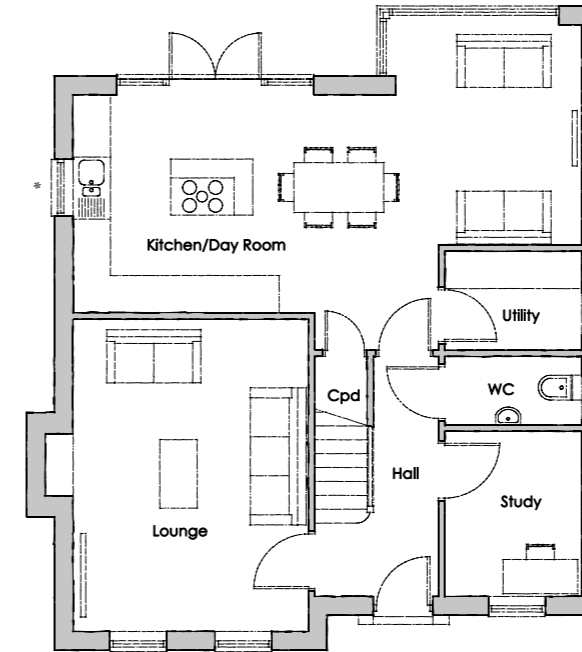
Wells

4 bedroom

4
bed

Detached

Double Detached
Garage



* Window to Plots 99,
108, 154 & 240

Ground Floor

Kitchen/Day Room

8100mm x 4050mm (26'6" x 13'3")

Lounge

4960mm x 3720mm (16'3" x 12'2")

Study

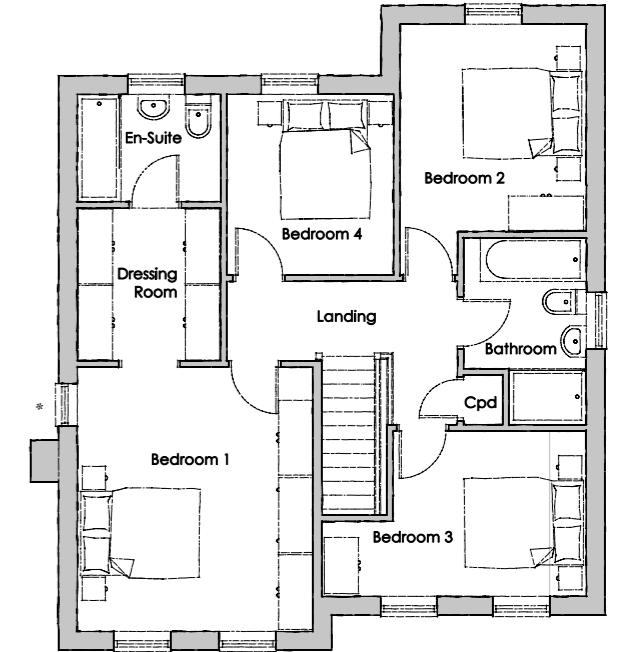
2600mm x 2150mm (8'6" x 7'0")

Utility

2150mm x 1540mm (7'0" x 5'0")

W/C

2150mm x 1050mm (7'0" x 3'5")



* Window to Plots 99,
108, 154 & 240

First Floor

Bedroom 1

4190mm x 3720mm (13'8" x 12'2")

Dressing Room

2400mm x 2250mm (7'10" x 7'4")

En-suite

2250mm x 1700mm (7'4" x 5'6")

Bedroom 2

3275mm x 2940mm (10'8" x 9'7")

Bedroom 3

4180mm x 2600mm (13'8" x 8'6")

Bedroom 4

2850mm x 2625mm (9'4" x 8'7")

Bathroom

2950mm x 1920mm (9'8" x 6'3")

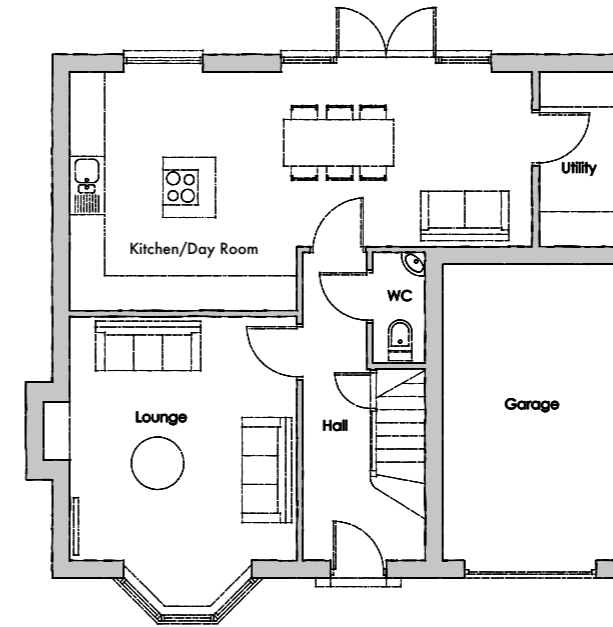
Marlow

4 bedroom

4
bed

Detached

Single Integral
Garage



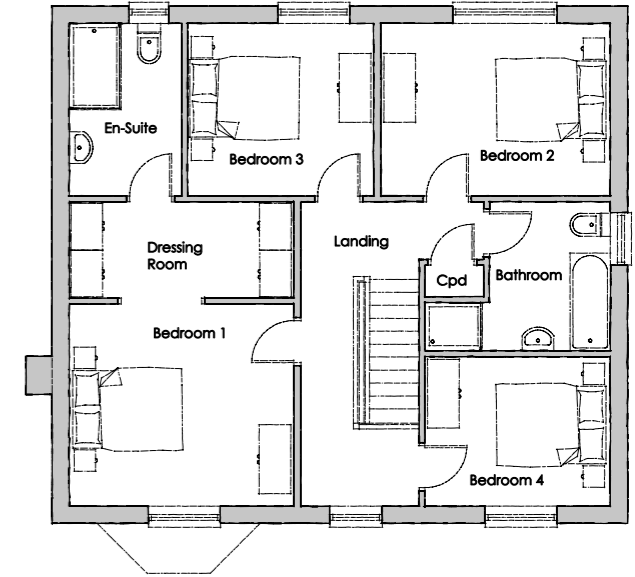
Ground Floor

Kitchen/Day Room
7900mm x 4050mm (25'11" x 13'3")

Lounge
4140mm x 3850mm (13'6" x 12'7")

Utility
2950mm x 1300mm (9'8" x 4'3")

W/C
1850mm x 850mm (6'0" x 2'9")



First Floor

Bedroom 1
3850mm x 3460mm (12'7" x 11'4")

Dressing Room
3850mm x 1625mm (12'7" x 5'3")

En-suite
2950mm x 1900mm (9'8" x 6'2")

Bedroom 2
3930mm x 2950mm (12'10" x 9'8")

Bedroom 3
3180mm x 2950mm (10'5" x 9'8")

Bedroom 4
3175mm x 2550mm (10'5" x 8'4")

Bathroom
3175mm x 2540mm (10'5" x 8'4")



40 years of *quality homes*

Founded in 1978, Peter Ward Homes is one of East Yorkshire and Northern Lincolnshire's leading independent housebuilders. Based in Beverley, customers can expect the very best when they buy one of our homes.

Our well-planned, spacious properties are designed with the homeowner in mind. Specialising in two, three, and four bedroom homes, Peter Ward Homes include a high specification of fixtures and fittings as standard, covering the essentials and more.

Our homes meet all the needs for modern living and give homeowners the room they need for a better lifestyle.

We have a long history of winning awards and are proud to have been listed as one of the 50 fastest growing companies across Yorkshire for three years running.

Peter Ward Homes Limited is proud to be recognised as an exemplary builder, under the Consumer Code for Home Builders.

Show Hub Details

Open seven days per week. Contact us or visit the website for our show hub opening hours.

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Beverley
HU17 8RE**

Telephone: 01482 755675

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