measure us up

Included in the price of a Beal Home as standard:

BISHOP'S GREEN
WELTON
PHASE 2 - PLOTS 54 -124

	Interior Design Options					Technology			Safety & Security								Kitchen					Electrical				Plumbing & Heating								General												Energy Efficiency Ratings
	Private appointment at The Design Lounge	Floor plan layout options	Bespoke Kitchen design service	Choice of emulsion wall colours	Extensive selection of Porcelanosa ceramic wall tiles available - please refer to your sales executive for the tiled areas	Sky dish & digital TV & radio aerial	Telephone points to Lounge, Bedroom 1& Study (where applicable)	Data/TV points to Lounge and Bedroom 1	Hi-security multi-point door locking system to front entrance	External light fitting to front entrance	6ft privacy fencing to rear gardens	Gate to rear garden	Security alarm	Securitly locks to windows (where applicable)	Contemporary chrome handles fitted to all doors and windows	Smoke alarm	Extensive selection of contemporary and traditional doors and laminate worktops	Neff oven and 60cm gas hob with 60cm extractor	Neff oven and 60cm induction hob with 90cm extractor	Integrated Neff fridge with ice-box	Neff Integrated dishwasher	Chrome downlights to Bathroom / En-suite / Cloakroom / Kitchen & Utility	White downlights to Bathroom, Cloakroom and kitchen	Shaver socket above Bathroom / En-suite hand basins	Brushed chrome switches and sockets	Dual-zoned heating system with separate thermostat	Combination boiler system (Cylinder) in The Canterbury, Runswick & Carlton	White towel rails to washrooms	Soft close toilet seat's	Thermostatically controlled shower over bath (family bathroom) or separate cubicle in En-suite	External tap	Energy 'Smart Meter'	Thermostatic valves fitted to all radiators (except Hallway & Bedroom 1, and in Bathrooms to first step range)	Carpet flooring to all rooms (except Washrooms / Kitchen / Utility)	Laminate flooring to Kitchen / Dining areas	Ceramic floor tiling to Bathroom / En-suite / Cloakroom	Electric sockets and light/s in garage (where applicable)	Bi-fold doors (please refer to your sales executive for further details)	Electric Fire and surround included (Gas option in The Canterbury, Runswick & Carlton)	Turfed front Garden	Turfed rear Garden (up to 150m^2 and 100mm border)	Contemporary coving included to Hallway, Lounge, Landing and Bedroom 1	Staircase includes oak handrail and white painted spindles	Roller style garage doors	Garage floor and internal walls painted (where applicable)	
Legacy Range																																															
The Carlton	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓		✓	✓	✓	✓		✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	B
The Runswick	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓		✓	✓	✓	✓		✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	B
The Canterbury	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓		✓	✓	✓	✓		✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	B
The Thornton	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓		✓	✓	✓	✓		✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	B
The Haxby	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓		✓	✓	✓	✓		✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	B
The Swainby	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓		✓	✓	✓	✓		✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	B
The Hilton	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓		✓	✓	✓	✓		✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	B
The Ripon	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓		✓	✓	✓	✓		✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	B
Aspire Range																																															
The Hackness	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓		✓		✓		✓		✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓			✓	✓	B
The Levisham	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓		✓		✓		✓		✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓			✓	✓	B
The Butterwick	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓		✓		✓		✓		✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓			✓	✓	B
The Dalby	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓		✓		✓		✓		✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓			✓	✓	B
The Malham	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓		✓		✓		✓		✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓			✓	✓	B
The Malton	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓		✓		✓		✓		✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓			✓	✓	B
The Eskdale	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓		✓		✓		✓		✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓			✓	✓	B
First Step Range																																															
The Dalton	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓		✓	✓	✓	✓	✓					✓	✓		✓	✓		✓	✓	✓	✓	✓	✓	✓	✓	✓	✓		✓	✓			✓	✓	B
The Roxby	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓		✓	✓	✓	✓	✓					✓	✓		✓	✓		✓	✓	✓	✓	✓	✓	✓	✓	✓	✓		✓	✓			✓	✓	B
The Tribeca	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓		✓	✓	✓	✓	✓					✓	✓		✓	✓		✓	✓	✓	✓	✓	✓	✓	✓	✓		✓		✓	✓					B
The Gramercy	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓		✓	✓	✓	✓	✓					✓	✓		✓	✓		✓	✓	✓	✓	✓	✓	✓	✓	✓		✓		✓	✓					B

Very energy efficient - lower running costs

A	92+
B	81-91
C	69-80
D	55-68
E	39-54
F	21-38
G	1-20

England & Wales EU Directive 2010/31/EU - The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills are likely to be.

discover the BEAL difference

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IMPORTANT NOTICE: Although every care has been taken to ensure the accuracy of all the information given, these particulars are for illustration only, are not to scale and is a two dimensional drawing therefore does not show land contours and gradients, retaining walls, boundary treatments, landscaping or local authority street lighting. We operate a policy of continuous product development and individual features such as windows, garages and elevational treatments may vary from time to time. Consequently these particulars should be treated as general guidance only and cannot be relied upon as accurately describing any of the Specified Matters prescribed by an order made under the current legislation, nor do they constitute a contract, part of a contract or warranty. The ability to customise your home with layout changes, upgrades and other options are subject to build stage, constructional constraints, and planning conditions. The developer reserves the right to amend the specification as necessary without prior notice. Please note that items specified in the literature and show homes may depict appliances, fittings and decorative finishes that do not form part of the standard specification. Interested parties should direct any questions to their sales executive, and confirm all details with their solicitor.

MUP/BG/01/2021

BEAL HOMES

Measure us up

Included in the price of a Beal Home as standard:

BISHOP'S GREEN
WELTON

PHASE 3 - PLOTS 125 -204

	Interior Design Options				Technology			Safety & Security								Kitchen							Electrical			Plumbing & Heating								General											Energy Efficiency Ratings
	Private appointment at The Design Lounge	Floor plan layout options	Bespoke Kitchen design service	Extensive selection of wall tiles available - please refer to your sales executive for the tiled areas	Sky dish & digital TV & radio aerial	Telephone points to Lounge and Study (where applicable)	Data/TV points to Lounge and Study (where applicable)	Hi-security multi-point door locking system to front entrance	External light fitting to front entrance	6ft privacy fencing to rear gardens	Gate to rear garden	Security alarm	Security locks to windows (where applicable)	Contemporary chrome handles fitted to all doors and windows	Smoke alarm	Extensive selection of contemporary and traditional doors and laminate worktops	Neff oven and 60cm gas hob with 60cm extractor	Neff oven and 60cm induction hob with 90cm extractor	Range of Tectonite sinks	Integrated Neff fridge with ice-box	Neff Integrated dishwasher	70/30 frost free fridge freezer	Chrome downlights to Bathroom / En-suite / Cloakroom / Kitchen & Utility	White downlights to Bathroom, Cloakroom and kitchen	Brushed chrome switches and sockets	Dual-zoned heating system with separate thermostat	Combination boiler system. (Cylinder to the Runswick, Carlton, Canterbury & Haxby)	White towel rails to washrooms	Soft close toilet seat's	Thermostatically controlled shower over bath (family bathroom) and in en-suite (where applicable)	Villeroy & Boch sanitaryware	External tap	Thermostatic valves fitted to all radiators (except hallway / bedroom 1 / bathroom / en-suite / cloakroom)	Carpet flooring to all rooms (except Washrooms / Kitchen / Utility)	Laminate flooring to Kitchen / Dining areas	Floor tiling to Bathroom / En-suite / Cloakroom	Electric sockets and light/s in garage (where applicable)	Bi-fold doors (please refer to your sales executive for further details)	Turfed front Garden	Turfed rear Garden (up to 150m² and 100mm border)	Contemporary coving included to Hallway, Lounge, Landing and Bedroom 1	Staircase includes oak handrail and white painted spindles	Roller style garage doors (where applicable)	Garage floor and internal walls painted (where applicable)	*Very energy efficient - lower running costs* A 92+ B 81-91 C 69-80 D 55-68 E 39-54 F 21-38 G 1-20 England & Wales EU Directive 2010/31/EU - The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills are likely to be.
Legacy Range																																															
The Runswick	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓		✓	✓		✓	✓	✓		✓	✓		✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	B
The Carlton	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓		✓	✓		✓	✓	✓		✓	✓		✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	B
The Canterbury	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓		✓	✓		✓	✓	✓		✓	✓		✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	B
The Haxby	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓		✓	✓		✓	✓	✓		✓	✓		✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	B
The Thornton	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓		✓	✓		✓	✓	✓		✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	B
The Swainby	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓		✓	✓		✓	✓	✓		✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	B
The Hilton	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓		✓	✓		✓	✓	✓		✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	B
The Ripon	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓		✓	✓		✓	✓	✓		✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	B
Aspire Range																																															
The Levisham	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓		✓	✓			✓			✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓			✓	✓	B
The Hackness	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓		✓	✓			✓			✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓			✓	✓	B
The Ripley	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓		✓	✓			✓			✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓			✓	✓	B
The Dalby	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓		✓	✓			✓			✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓			✓	✓	B
The Butterwick	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓		✓	✓			✓			✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓			✓	✓	B
The Dalton Special	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓		✓	✓			✓			✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓			✓	✓	B
The Malton	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓			✓	✓			✓			✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓			✓	✓	B
The Eskdale	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓		✓	✓			✓			✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓			✓	✓	B
First Step Range																																															
The Dalton	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓		✓	✓	✓	✓	✓		✓					✓		✓	✓		✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓			✓	✓	B
The Roxby	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓		✓	✓	✓	✓	✓		✓					✓		✓	✓		✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓			✓	✓	B
The Tribeca	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓		✓	✓	✓	✓	✓		✓					✓		✓	✓		✓	✓	✓	✓	✓	✓	✓	✓	✓	✓		✓	✓	✓					B
The Gramercy	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓		✓	✓	✓	✓	✓		✓					✓		✓	✓		✓	✓	✓	✓	✓	✓	✓	✓	✓	✓		✓	✓	✓					B

5 STAR HOME BUILDER CUSTOMER SATISFACTION HBF 2023 HOME BUILDERS FEDERATION

housebuilder Awards HIGHLY COMMENDED 2021

What House? AWARDS 2021 BRITISHVOLT WINNER

What House? AWARDS 2021 BRITISHVOLT WINNER

insider Property Industry Awards YORKSHIRE 2021 WINNER Housebuilder of the Year 2017, 2018, 2020 & 2021

YPA 2020 YORKSHIRE PROPERTY AWARDS 2020 WINNER

Yorkshire Residential Property Awards 2019 & 2016 WINNER

Yorkshire Post MAIL BUSINESS AWARDS 2016 WINNER

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BEAL HOMES

Designed by you