

PHASE 3

THE STORY CONTINUES

The Leeway

at INGS. THE STORY CONTINUES...


CompendiumLiving™
CREATING A REAL SENSE OF PLACE

A PLACE TO GROW...

Surprisingly large, carefully designed, 2, 3 and 4 bedroom homes in a well established community and environment that will grow with you.

The first two phases of The Leeway development have reinvigorated the Ings area of East Hull with beautiful, modern living spaces and a real sense of community. The third phase continues The Leeway success story with a new selection of exceptional 2, 3 and 4 bedroom homes, in this revitalised part of Hull.

The Leeway development has been built with modern living at its heart. With its sympathetically

designed houses and streets creating a great sense of community, The Leeway is an ideal place to live regardless of your stage of life.

You will find a home to suit you in a beautiful, contemporary space you can call your own. Ings has good local schools, plenty of open space, and excellent transport links – a great neighbourhood within a city which has rediscovered its sense of adventure.



PHASE 3

THE STORY CONTINUES





The Deep

THE IDEAL PLACE TO CALL HOME

Hull's reputation as a modern, outward-looking city continues to grow after it was voted UK City of Culture in 2017.

Hull's individual character is obvious at every turn – from its unique cream telephone boxes to its distinctive theatre, comedy and music scenes; and from its bustling quayside cafes, bars and shops to its Streetlife and Maritime Museums, where the city's extraordinary past comes to life. Adjacent to Hull Marina is The Deep, one of the most spectacular aquariums in the world and an international player in marine conservation.

Hull's deep connection with the sea is celebrated in the redevelopment of both its historic dock quarter and its commercial docks which are experiencing a new lease of life as Green Port Hull. The city also sits within the beautiful East Riding of Yorkshire with its blue flag beaches, the East Yorkshire Wolds, and picturesque market towns.



BUYING YOUR NEW HOME

Buying a new home can sometimes seem quite complicated. However, at Compendium Living we like to keep it as simple and straight forward as possible, as the following purchase guide shows.

Choosing and reserving

Once you have chosen your new home from those available, and after financial qualification to determine your ability to purchase, you may reserve it with an initial reservation deposit. Your solicitor's details are required at reservation to enable the contract process to begin. You may want to appoint one of our recommended solicitors and use the expertise offered by our preferred mortgage advisors who will be pleased to help you. Your identification details are also required by law at reservation.

Keeping things moving

Your initial deposit will hold the property at the stated price for an agreed period, allowing your solicitor to deal with the legal formalities and, if required, your mortgage application to be processed. At reservation, you will be invited to make an appointment to choose the fittings for your new home (subject to build stage) and personalise your home from our Inspirations range.

Exchanging contracts

The legal formalities and your mortgage application are processed during the reservation period. As soon as your solicitor is satisfied with the result of their enquiries, and your mortgage lender has sent you a formal offer of mortgage, you will be in a position to make a binding commitment to purchase, i.e. to exchange contracts. At this point, your solicitor will ask you to pay a further deposit. This is sent to our solicitor, together with a contract signed by you. Where applicable, your solicitor should ensure that the sale of your existing property is tied in with the purchase of your new home.

Moving in

Under the terms of the contract, a set period is allowed after the property is ready for occupation to enable financial completion to take place. Before completion you will be invited to visit your new home for a demonstration where you will be given important information and instructions on how things work in your new home. When your property is complete we will notify your solicitor, who will ask you to pay any outstanding portion of the purchase price and request the mortgage funds from your lender. This money is forwarded to our solicitors and they will complete the deed transferring the property to your name. On receipt of the money, we will authorise our on-site sales staff to hand you the keys of your new home. Of course, our sales team will be in close contact with you throughout, to make sure all goes smoothly.

One or two additional points

We will arrange for the meters to be read on the day of your legal completion and you will be asked to sign a handover certificate and key receipt form. Finally, please remember that our aim is to ensure a trouble-free purchase and our sales team are always happy to answer your queries or assist you.

The fine tuning...

We pride ourselves on making sure your new home is as individual as it can be. That's why the direction it faces, its exterior details and construction materials may differ from what you see in the brochure. Use our brochure as a style guide – and for detailed information on individual plots, ask our sales staff, who will be pleased to help you.

The dimensions in the brochure are accurate to within 50mm (2") but shouldn't be used as an exact basis for furnishings, furniture or appliance spaces. You will need to take actual measurements.

We're always trying to improve our new homes, and you may find that individual features such as kitchen and bathroom layouts, doors and windows may vary from floor plans and imagery shown in promotional material.

Specification details are for guide purposes only and are subject to change without prior notice. Should a replacement be required, this will be to an equal or higher standard. Consequently these particulars represent a general guide only and cannot be relied upon as accurately describing any of the Specified Matters prescribed by any order made under Consumer Protection from Unfair Trading Regulations 2008 (CPRs).

Computer generated images are indicative only and may be subject to change. Details are correct at time of going to print. The Leeway is a marketing name and may not form part of the final postal address.

This brochure is a purchasing guide and its content is for illustration only and does not form a contract, part of a contract or a warranty.



THE FINAL TOUCHES

Why wait to move in when you can start adding those personal touches before your new home is even built?



Planning those all-important personal touches is an exciting process, and with our Inspirations range, you won't have to wait long at all. We have a wide variety of standard finishes and upgrades to choose from for every room of the house, so you can have things your way right from the off.

Choose your flooring, tiling, appliances, carpets and much more and make changes to your new home before you move in. You won't need to worry about ordering or installation, but remember, the earlier you reserve your new home, the more choice you'll have.*

*Subject to build stage from our selected range



HOW TO FIND US

The Leeway
Saltshouse Road
Ings, Hull HU8 9HH

From the M62 Junction 35/M18

Follow the M62 north-east and continue onto the A63 towards Hull for 16 miles. At the Garrison Road roundabout, take the first exit onto Great Union Street A1165 and turn right at the traffic lights onto Clarence Street. After 0.2 miles, take a slight right onto Holderness Road and continue for 2.8 miles, past East Park and Woodford Leisure Centre, until you reach a large roundabout. Take the first exit at the roundabout onto Saltshouse Road B1237 and The Leeway is located on the left hand side between Middlesex Road and Battersea Close.

From the A15 Humber Bridge

Continue on the A15 north over Humber Bridge and follow the signs for A63 (Hull), through two roundabouts, before merging onto the A63 via the

ramp. Continue for 6.6 miles until you approach the Garrison Road roundabout, take the first exit onto Great Union Street A1165 and turn right at the traffic lights onto Clarence Street. After 0.2 miles, take a slight right onto Holderness Road and continue for 2.8 miles, past East Park and Woodford Leisure Centre, until you reach a large roundabout. Take the first exit at the roundabout onto Saltshouse Road B1237 and The Leeway is located on the left hand side between Middlesex Road and Battersea Close.

Public transport

There are a number of bus routes just a short walk from The Leeway with frequent services to and from Hull City Centre.

The Leeway

at INGS. THE STORY CONTINUES...



DEVELOPMENT LAYOUT

 Morley 2 BEDROOM HOME	 Millward 2 BEDROOM HOME	 Barmby 3 BEDROOM HOME	 Heaton 3 BEDROOM HOME	 Whitfield 3 BEDROOM HOME
 Woodford 3 BEDROOM HOME	 Bayfield 3 BEDROOM HOME	 Harker 4 BEDROOM HOME	 Affordable Housing	

This development layout plan depicts the intended layout and development mix at the time of going to print, however those intentions may change and a purchaser cannot rely on the details shown on this plan. Any queries should be raised through the conveyancing process in the usual way.



The Leeway

at INGS. THE STORY CONTINUES...

Morley

2 BEDROOM HOME

Semi-detached and end terrace

Plots 43, 44, 47, 49, 65, 67, 81, 82, 83, 85

GROUND FLOOR

KITCHEN/DINING - 4520mm x 3699mm (14' 9" x 12' 1")

LOUNGE - 4900mm x 3454mm (16' x 11' 3")

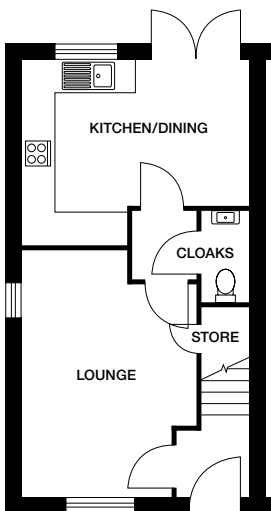
CLOAKROOM - 940mm x 1810mm (3' 1" x 5' 11")

FIRST FLOOR

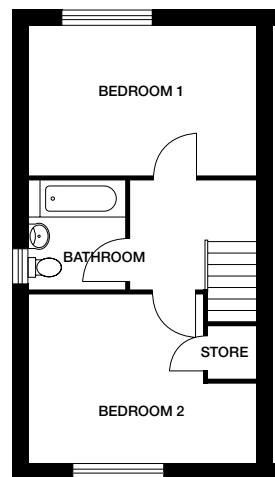
BEDROOM 1 - 4520mm x 2984mm (14' 9" x 9' 9")

BEDROOM 2 - 4520mm x 3340mm (14' 9" x 10' 11")

BATHROOM - 2149mm x 1894mm (7' x 6' 2")



GROUND FLOOR



FIRST FLOOR

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The Leeway

at INGS. THE STORY CONTINUES...

Morley

2 BEDROOM HOME

Mid terrace
Plots 48, 66, 84

GROUND FLOOR

KITCHEN/DINING - 4590mm x 3699mm (15' x 12' 1")

LOUNGE - 4900mm x 3524mm (16' x 11' 6")

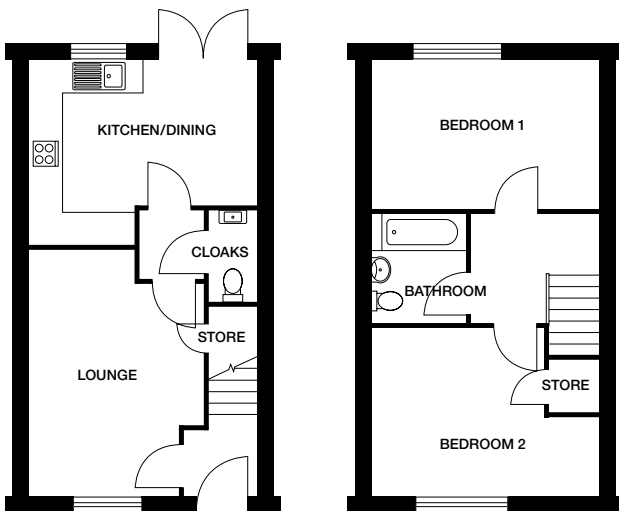
CLOAKROOM - 940mm x 1810mm (3' 1" x 5' 11")

FIRST FLOOR

BEDROOM 1 - 4520mm x 2984mm (14' 9" x 9' 9")

BEDROOM 2 - 4520mm x 3340mm (14' 9" x 10' 11")

BATHROOM - 2149mm x 1894mm (7' x 6' 2")



GROUND FLOOR

FIRST FLOOR

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at INGS. THE STORY CONTINUES...

Millward

2 BEDROOM HOME

Plots 2, 3, 27, 28, 53, 54, 90, 91, 98, 99

GROUND FLOOR

KITCHEN/DINING - 4407mm x 2983mm (14' 5" x 9' 9")

LOUNGE - 4265mm x 3341mm (13' 11" x 10' 11")

CLOAKROOM - 1791mm x 1450mm (5' 10" x 4' 9")

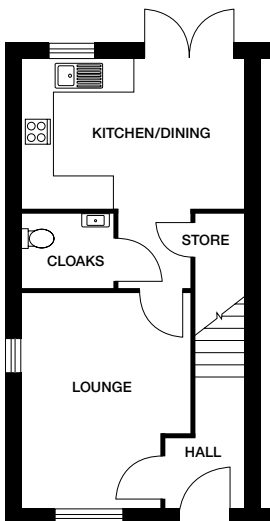
FIRST FLOOR

BEDROOM 1 - 3555mm x 3281mm (11' 7" x 10' 9")

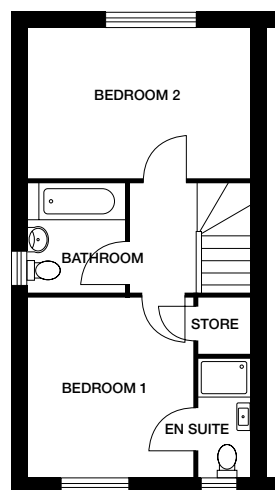
EN SUITE - 2320mm x 1000mm (7' 7" x 3' 3")

BEDROOM 2 - 4407mm x 2994mm (14' 5" x 9' 9")

BATHROOM - 2149mm x 1894mm (7' x 6' 2")



GROUND FLOOR



FIRST FLOOR

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The Leeway

at INGS. THE STORY CONTINUES...

Bayfield

3 BEDROOM HOME

Plots 14, 21, 69, 106

GROUND FLOOR

KITCHEN/DINING - 5195mm x 3340mm (17' x 10' 11")

LOUNGE - 5195mm x 3252mm (17' x 10' 8")

CLOAKROOM - 1791mm x 1441mm (5' 10" x 4' 8")

FIRST FLOOR

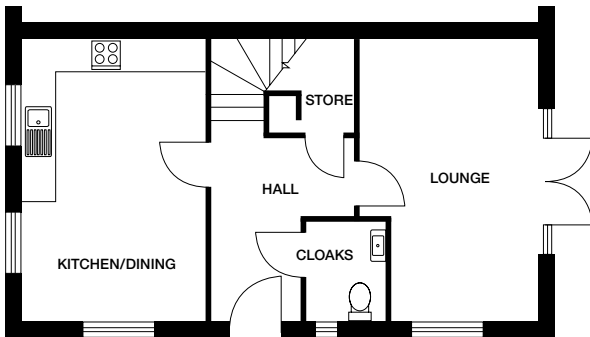
BEDROOM 1 - 3700mm x 3293mm (12' 1" x 10' 9")

EN SUITE - 2642mm x 1369mm (8' 8" x 4' 5")

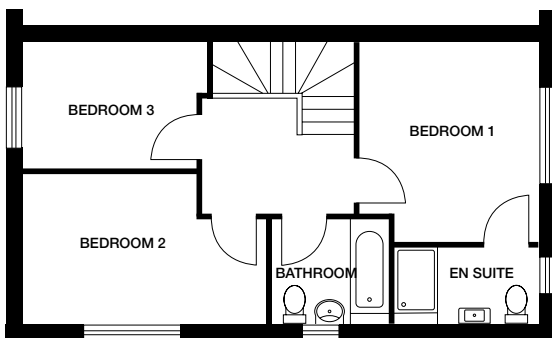
BEDROOM 2 - 4469mm x 2726mm (14' 7" x 8' 11")

BEDROOM 3 - 3383mm x 2342mm (11' 1" x 7' 8")

BATHROOM - 2149mm x 1894mm (7' x 6' 2")



GROUND FLOOR



FIRST FLOOR

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Side window on kitchen does not apply to Plot 105

The Leeway

at INGS. THE STORY CONTINUES...

Barmby

3 BEDROOM HOME

Plots 13, 22, 68, 105

GROUND FLOOR

KITCHEN/DINING - 6165mm x 2732mm (20' 2" x 8' 11")

LOUNGE - 4970mm x 3196mm (16' 3" x 10' 5")

CLOAKROOM - 2161mm x 915mm (7' 1" x 3')

FIRST FLOOR

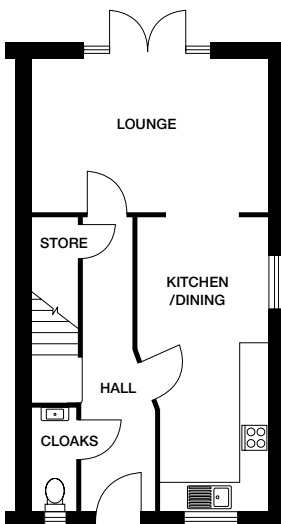
BEDROOM 1 - 3627mm x 3238mm (11' 10" x 10' 7")

EN SUITE - 2653mm x 1216mm (8' 8" x 3' 11")

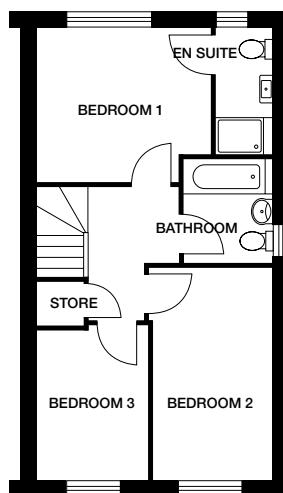
BEDROOM 2 - 4458mm x 2531mm (14' 7" x 8' 3")

BEDROOM 3 - 3257mm x 2342mm (10' 8" x 7' 8")

BATHROOM - 2148mm x 1894mm (7' x 6' 2")



GROUND FLOOR



FIRST FLOOR

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The Leeway

at INGS. THE STORY CONTINUES...

Bayfield

3 BEDROOM HOME

Detached

Plots 4, 5, 10, 62, 94

GROUND FLOOR

KITCHEN/DINING - 5126mm x 3340mm (16' 9" x 10' 11")

LOUNGE - 5125mm x 3252mm (16' 9" x 10' 8")

CLOAKROOM - 1790mm x 1441mm (5' 10" x 4' 8")

FIRST FLOOR

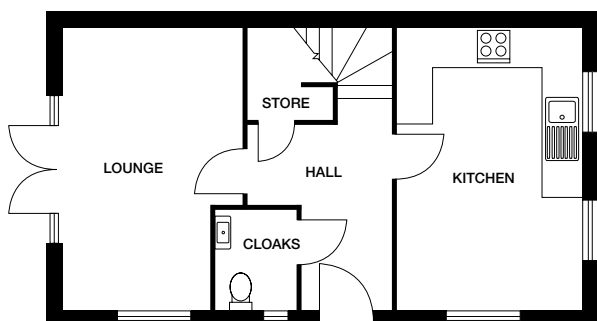
BEDROOM 1 - 3630mm x 3281mm (11' 10" x 10' 9")

EN SUITE - 2642mm x 1369mm (8' 8" x 4' 5")

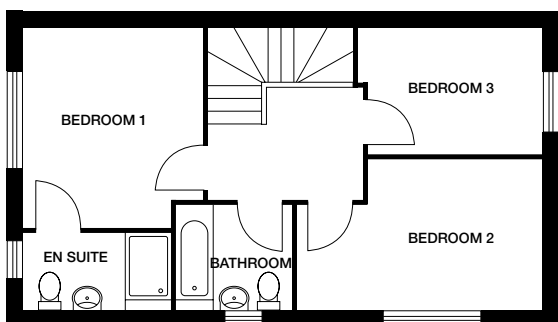
BEDROOM 2 - 4470mm x 2726mm (14' 7" x 8' 11")

BEDROOM 3 - 3371mm x 2274mm (11' x 7' 5")

BATHROOM - 2148mm x 1894mm (7' x 6' 2")



GROUND FLOOR



FIRST FLOOR

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Side window to kitchen only applies to Plots 41, 42, 45, 46, 50 and 51

The Leeway

at INGS. THE STORY CONTINUES...

Heaton

3 BEDROOM HOME

Plots 41, 42, 45, 46, 50, 51, 57, 58, 60, 61, 63, 64, 71, 72, 95, 96, 103, 104,

GROUND FLOOR

KITCHEN/DINING - 5302mm x 2640mm (17' 4" x 8' 7")

LOUNGE - 5195mm x 3825mm (17' x 12' 6")

CLOAKROOM - 890mm x 1697mm (2' 11" x 5' 6")

FIRST FLOOR

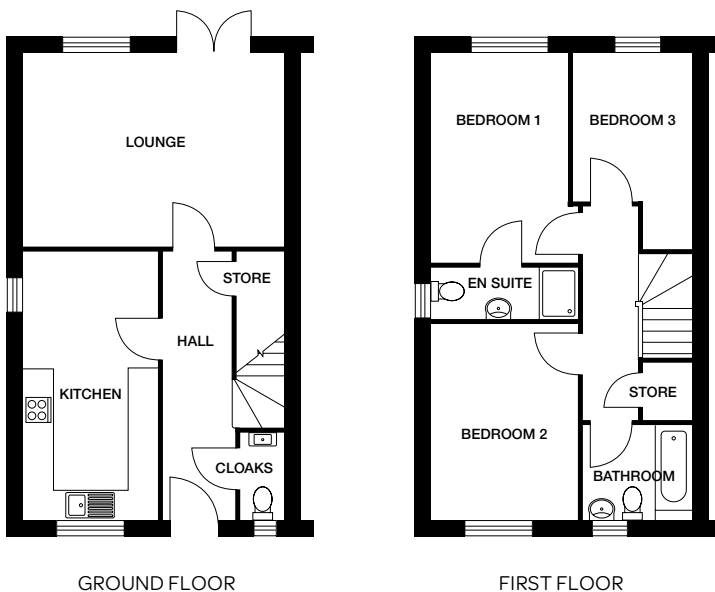
BEDROOM 1 - 4146mm x 2731mm (13' 7" x 8' 11")

EN SUITE - 2923mm x 999mm (9' 7" x 3' 3")

BEDROOM 2 - 3890mm x 2923mm (12' 9" x 9' 7")

BEDROOM 3 - 3867mm x 2337mm (12' 8" x 7' 8")

BATHROOM - 2146mm x 1869mm (7' x 6' 1")



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The Leeway

at INGS. THE STORY CONTINUES...

Whitfield

3 BEDROOM HOME

Detached

Plots 1, 6, 15, 18, 26, 30, 52, 80, 92, 100, 102, 108

GROUND FLOOR

KITCHEN/DINING - 6156mm x 2774mm (20' 2" x 9' 1")

LOUNGE - 5012mm x 3196mm (16' 5" x 10' 4")

CLOAKROOM - 2161mm x 915mm (7' 1" x 3')

FIRST FLOOR

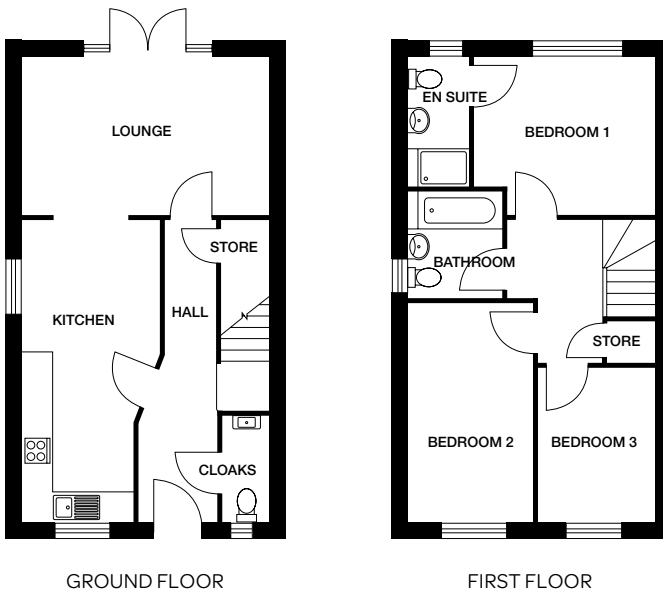
BEDROOM 1 - 3670mm x 3224mm (12' x 10' 6")

EN SUITE - 2654mm x 1216mm (8' 8" x 3' 11")

BEDROOM 2 - 4458mm x 2531mm (14' 7" x 8' 3")

BEDROOM 3 - 3133mm x 2355mm (10' 3" x 7' 8")

BATHROOM - 2148mm x 1894mm (7' x 6' 2")



GROUND FLOOR

FIRST FLOOR

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The Leeway

at INGS. THE STORY CONTINUES...

Woodford

3 BEDROOM HOME

Detached

Plots 16, 24, 33, 93

GROUND FLOOR

KITCHEN/DINING - 6475mm x 3219mm (21' 2" x 10' 6")

LOUNGE - 5120mm x 3392mm (16' 9" x 11' 1")

CLOAKROOM - 1450mm x 1894mm (4' 9" x 6' 2")

FIRST FLOOR

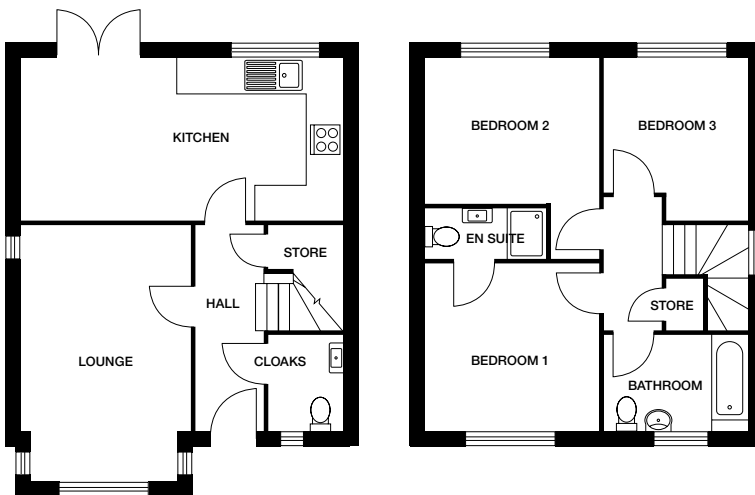
BEDROOM 1 - 3469mm x 3343mm (11' 4" x 10' 11")

EN SUITE - 2380mm x 1000mm (7' 9" x 3' 3")

BEDROOM 2 - 3469mm x 2892mm (11' 4" x 9' 5")

BEDROOM 3 - 3253mm x 2880mm (10' 8" x 9' 5")

BATHROOM - 2880mm x 1894mm (9' 5" x 6' 2")



GROUND FLOOR

FIRST FLOOR

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The Leeway

at INGS. THE STORY CONTINUES...

Woodford

3 BEDROOM HOME

Semi-detached

Plots 8, 9, 19, 20, 35, 36, 55, 56, 86, 87, 88, 89

GROUND FLOOR

KITCHEN/DINING - 6432mm x 3219mm (21' 1" x 10' 6")

LOUNGE - 5120mm x 3392mm (16' 9" x 11' 1")

CLOAKROOM - 1894mm x 1450mm (6' 2" x 4' 9")

FIRST FLOOR

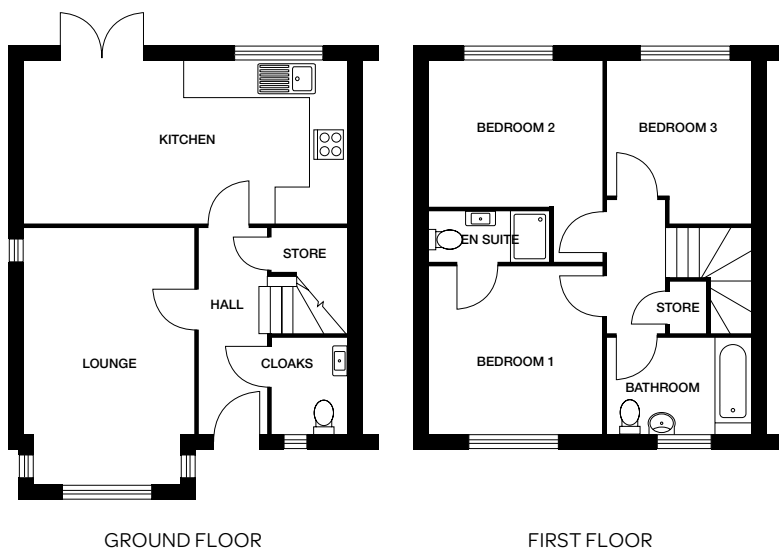
BEDROOM 1 - 3426mm x 3343mm (11' 2" x 10' 11")

EN SUITE - 2330mm x 1000mm (7' 7" x 3' 3")

BEDROOM 2 - 3426mm x 2892mm (11' 2" x 9' 5")

BEDROOM 3 - 3253mm x 2880mm (10' 8" x 9' 5")

BATHROOM - 2880mm x 1894mm (9' 5" x 6' 2")



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The Leeway

at INGS. THE STORY CONTINUES...

Harker

4 BEDROOM HOME

Plots 7, 11, 12, 17, 23, 25, 29, 31, 32,
34, 59, 70, 97, 101, 107

GROUND FLOOR

KITCHEN/DINING - 5786mm x 3451mm (18' 11" x 11' 3")

LOUNGE - 5687mm x 3678mm (18' 7" x 12')

CLOAKROOM - 1791mm x 1441mm (5' 10" x 4' 8")

FIRST FLOOR

BEDROOM 1 - 3058mm x 3430mm (10' x 11' 3")

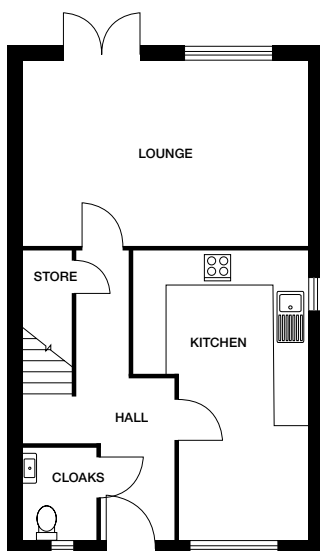
EN SUITE - 2175mm x 1000mm (7' 1" x 3' 3")

BEDROOM 2 - 3720mm x 3430mm (12' 2" x 11' 3")

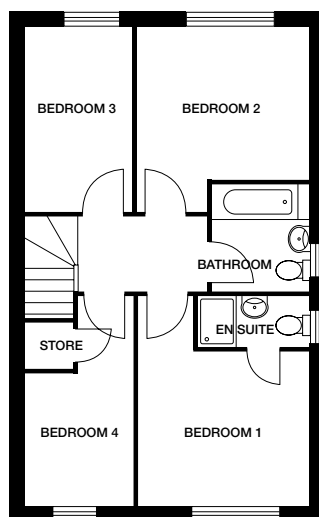
BEDROOM 3 - 3707mm x 2131mm (12' 1" x 6' 11")

BEDROOM 4 - 4196mm x 2131mm (13' 9" x 6' 11")

BATHROOM - 2148mm x 1889mm (7' x 6' 2")



GROUND FLOOR



FIRST FLOOR

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	Morley	Millward	Barmby	Heaton	Whitfield	Woodford	Bayfield	Harker
10 Year LABC Warranty	•	•	•	•	•	•	•	•
Kitchen								
Choice of Symphony Kitchen Units*	•	•	•	•	•	•	•	•
Soft Close Doors and Drawers	•	•	•	•	•	•	•	•
Choice of 40mm Post-formed Worktops and Upstand*	•	•	•	•	•	•	•	•
1.5 Bowl Stainless Sink to Kitchen	•	•	•	•	•	•	•	•
Chrome Mixer Tap to Kitchen	•	•	•	•	•	•	•	•
Zanussi Brushed Steel Single Electric Oven	•	•						
Zanussi Brushed Steel Double Electric Oven			•	•	•	•	•	•
Zanussi Brushed Steel 4 Ring Gas Hob	•	•	•	•	•	•	•	
Zanussi Brushed Steel 5 Ring Gas Hob								•
Brushed Steel Splashback to Hob	•	•	•	•	•	•	•	•
Electrolux Brushed Steel Chimney Hood	•	•	•	•	•	•	•	
Zanussi Brushed Steel Chimney Hood								•
Zanussi Integrated Fridge Freezer	•	•	•	•	•	•	•	•
Zanussi Integrated Dishwasher								•
Bathroom								
Kohler Sanitaryware	•	•	•	•	•	•	•	•
Chrome Towel-rail to Bathroom			•	•	•	•	•	•
Choice of Porcelanosa Tiling*	•	•	•	•	•	•	•	•
Cloakroom								
Kohler Sanitaryware	•	•	•	•	•	•	•	•
Choice of Porcelanosa Tiling*	•	•	•	•	•	•	•	•
En-Suite								
Kohler Sanitaryware		•	•	•	•	•	•	•
Mira Shower and Cubicle		•	•	•	•	•	•	•
Choice of Porcelanosa Tiling*		•	•	•	•	•	•	•
Chrome Towel-rail to En-Suite								•

SPECIFICATION

PHASE
3
THE STORY CONTINUES

	Morley	Millward	Barmby	Heaton	Whitfield	Woodford	Bayfield	Harker
Electrics								
White Slimline Sockets and Switches	•	•	•	•	•	•	•	•
BT Points to Lounge, Bedroom 1 and Downstairs Store	•	•	•	•	•	•	•	•
TV Point to Lounge and Bedroom 1	•	•	•	•	•	•	•	•
Outside Light to Front of Property	•	•	•	•	•	•	•	•
Under Unit LED Lighting in Kitchen	•	•	•	•	•	•	•	•
Chrome Downlighters to Kitchen	•	•	•	•	•	•	•	•
Chrome Downlighters to Bathroom			•	•	•	•	•	•
Chrome Downlighters to En-Suite								•
Shaver Socket to Bathroom	•	•	•	•	•	•	•	•
Internal and Decoration								
Combination Boiler	•	•	•	•	•	•	•	•
Stelrad Elite Radiators	•	•						
Stelrad Compact Radiators			•	•	•	•	•	•
Walls/Ceiling in White Emulsion	•	•	•	•	•	•	•	•
White Gloss Finish to Internal Joinery	•	•	•	•	•	•	•	•
4 Panel Internal Doors in White Finish	•	•						
5 Panel Internal Doors in White Finish			•	•	•	•	•	•
Chrome Ironmongery	•	•	•	•	•	•	•	•
External								
Dark Grey UPVC Windows	•	•	•	•	•	•	•	•
Dark Grey UPVC French Door	•	•	•	•	•	•	•	•
Turf/Soft Landscaping to Front Garden	•	•	•	•	•	•	•	•
Outside Tap								•



Hull Minster

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