

A red square logo with the word "strata" in white lowercase letters.

strata



ATTRACTION

Phase 2

HULL HU7 3LG

HOMES THAT MAKE THE HEART BEAT FASTER

Welcome to Strata, we design and build beautiful contemporary homes.

Our homes provide the backdrop to our lives. Whether working or playing, eating or sleeping, alone or in company, home is the place we are most ourselves.

Our designs are inspired by the Scandinavian approach, blending functionality, simplicity, and carefully selected materials to create spaces that enhance wellbeing and give a sense of calm and belonging.

The Strata team is proud of every single home it builds, but more than this, we are driven by being part of helping our customers create the lives they really want.



KEY

- Barcelona
- Madrid
- Rosas
- Oporto
- Naples
- Florence
- Copenhagen
- Valencia
- Malmo
- Affordable Housing

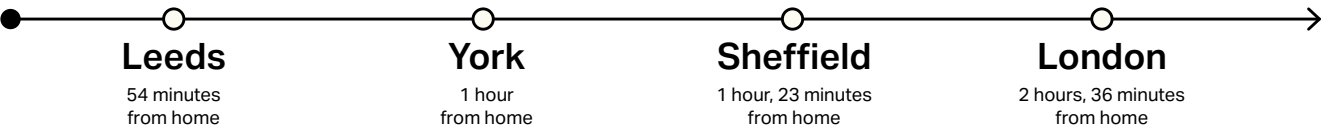




ABOUT ATTRACTION

Attraction is a stunning collection of three to five-bedroom homes located in Kingswood, Hull. Living in Kingswood offers the perfect balance – you're close to the vibrant city centre while enjoying a wealth of amenities and activities right on your doorstep.

TRAIN



BUS



CYCLE



WALK







EXPLORE ATTRACTION

HEALTH AND WELLBEING

David Lloyd
2 miles
CrossFit Hull
2.6 miles
PureGym
4.1 miles
JD Gym
4.3 miles
Ennerdale Leisure Centre
2.2 miles
Sutton Manor Surgery
2.2 miles
Hull Royal Infirmary
6.5 miles

OPEN SPACES

Noddle Hill Way Nature Reserve
2 miles
Bude Park
2 miles
Princess Elizabeth Playing Fields
3.2 miles
The BBL Nature Reserve
4.2 miles
Oak Road Playing Fields
4.4 miles
Beverley Parks Nature Reserve
5.8 miles

EDUCATION

Bright Horizons Nursery
2 miles
Broadacre Primary School
0.3 miles
Highlands Primary School
1.2 miles
Kingswood Academy
1 miles
Sirius Academy North
2.9 miles
Wilberforce Sixth Form College
3.9 miles

University of Hull
4 miles

LIVE LOCAL

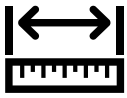
M&S Simply Food
1.5 miles
Boots
1.5 miles
Costa
1.5 miles
Tesco Express
0.5 miles
Tesco Superstore
3.2 miles
Riva Blu Italian
1.5 miles
Cineworld
1.8 miles
Hollywood Bowl
1.8 miles
Sutton Fields
3 miles
The Ship Inn
3.1 miles
Ings Lane Garden Centre
2.9 miles

CONNECTIVITY

Motorway/Commuter Links:
A1079
1.9 miles
A63
5 miles
A164
6 miles
Humberside Airport
26 miles

Petrol Stations:
Asda Petrol Station
1.5 miles
Tesco Petrol Station
3.2 miles

THE BARCELONA



1217 SQ FT home



Kitchen overlooking
garden



Open plan kitchen



Master bedroom
with ensuite



Designed over three
floors

The perfectly balanced design, this three-bedroom home designed over three floors boasts three double bedrooms including a master with dressing area create a generous, luxurious space.

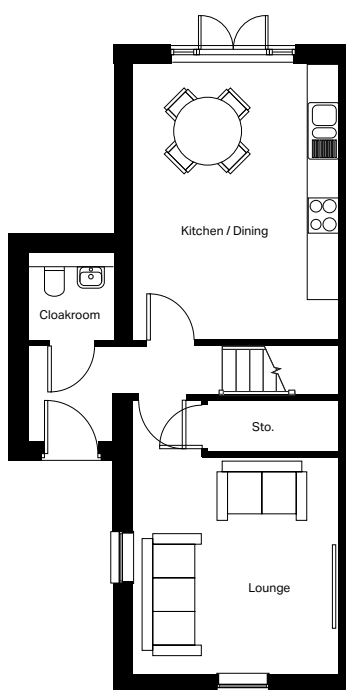


10 year warranty

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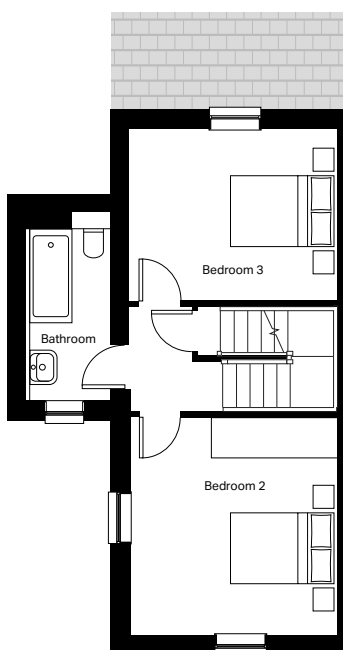


Ground Floor

Kitchen/Dining
3577mm x 4792mm

Lounge
3577mm x 4758mm

Cloakroom
1445mm x 1529mm

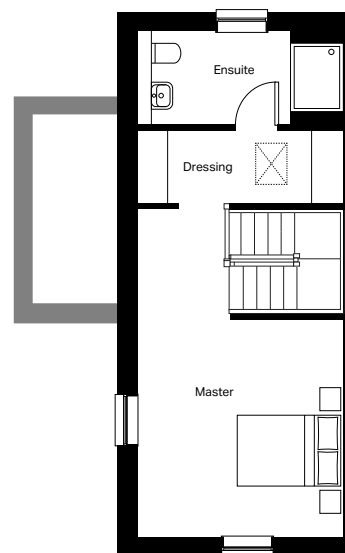


First Floor

Bedroom 2
3577mm x 3815mm

Bedroom 3
3577mm x 2992mm

Bathroom
1390mm x 3273mm



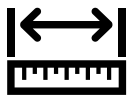
Second Floor

Master bedroom
3577mm x 5701mm

Ensuite
3577mm x 1626mm

Dressing
3577mm x 1248mm

THE MADRID



1478 SQ FT home



Lounge overlooking
garden



Open plan kitchen



Master bedroom
with ensuite



Designed over three
floors

A large townhouse with intimate dining, huge lounge and four double bedrooms.
Fantastic design without compromise.

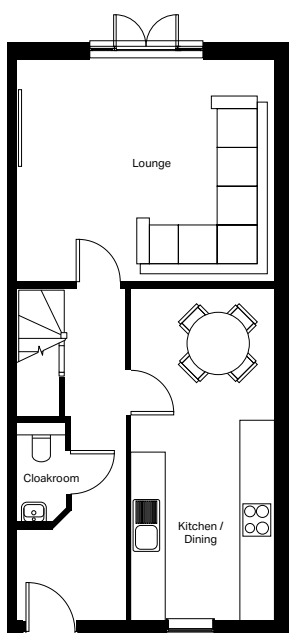
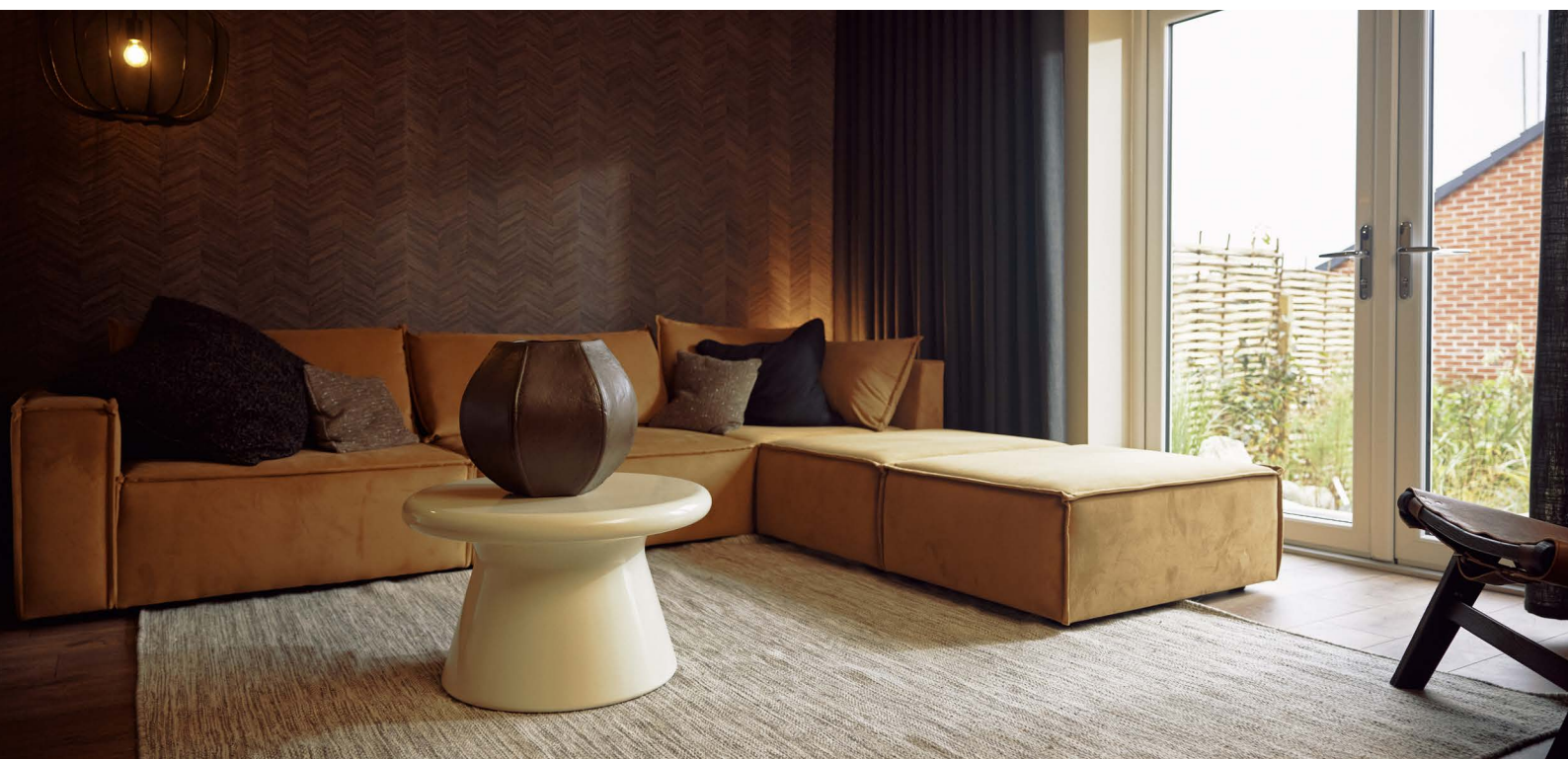


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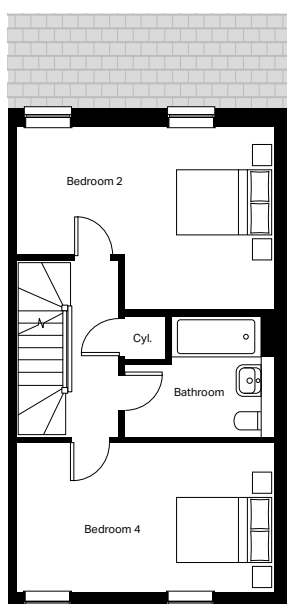


Ground Floor

Kitchen / Dining
2705mm x 6250mm

Lounge
4858mm x 4217mm

Cloakroom
930mm x 1957mm

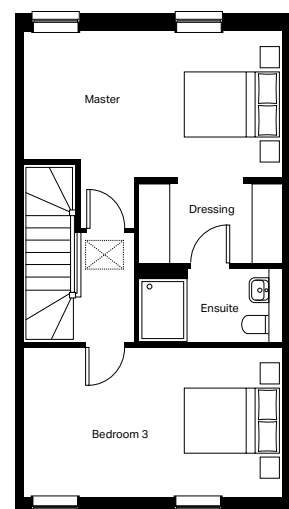


First Floor

Bedroom 2
4858mm x 3427mm

Bedroom 4
4858mm x 2837mm

Bathroom
2827mm x 2286mm



Second Floor

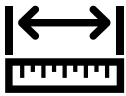
Master bedroom
4858mm x 3681mm

Ensuite
2697mm x 1500mm

Dressing
2697mm x 1500mm

Bedroom 3
4858mm x 2838mm

THE ROSAS



1246 SQ FT home



Lounge overlooking garden



Open plan kitchen



Loft style master bedroom



Designed over three floors

A contemporary four-bedroom home designed over three floors, the Rosas is one of our most popular designs. With spacious living areas and jaw-dropping master suite, this versatile design grows with you.

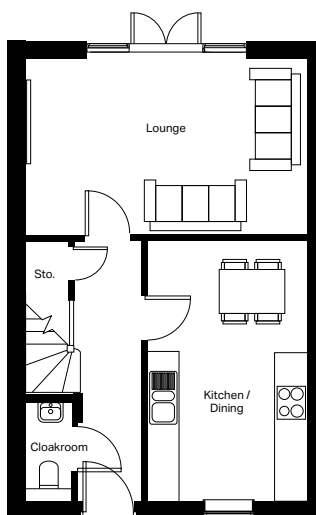
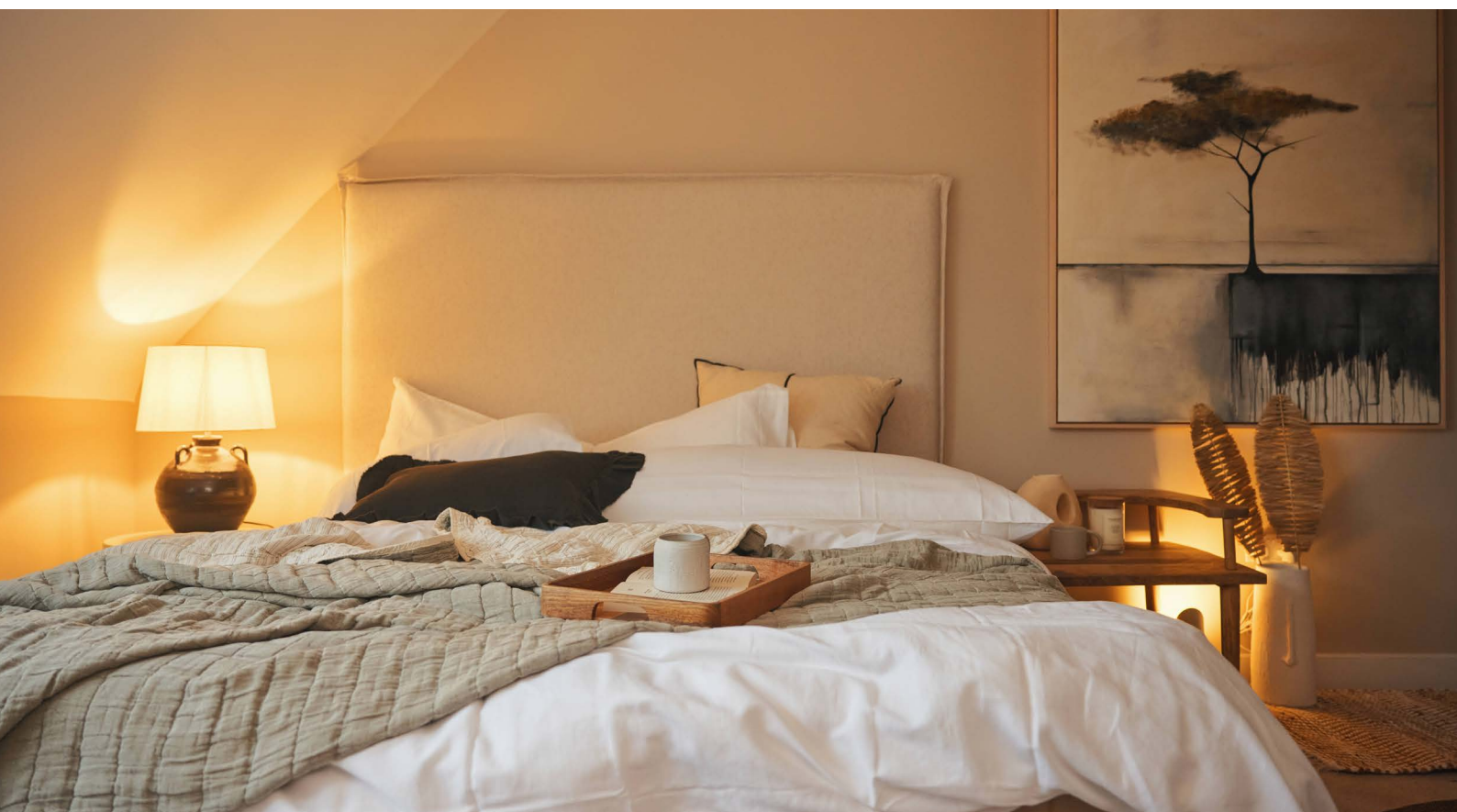


10 year warranty

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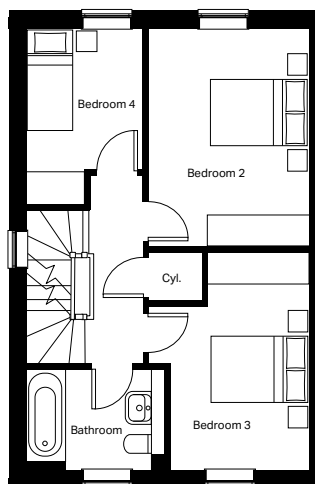


Ground floor

Kitchen / Dining
2963mm x 4780mm

Lounge
5190mm x 3248mm

Cloakroom
875mm x 1800mm



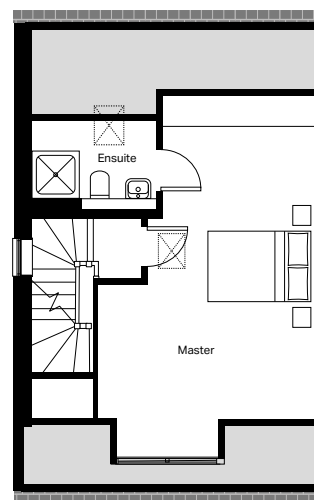
First floor

Bedroom 2
2963mm x 4014mm

Bedroom 3
2963mm x 4013mm

Bedroom 4
2140mm x 3248mm

Bathroom
2540mm x 1858mm

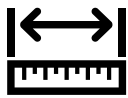


Second floor

Master bedroom
3968mm x 6646mm

Ensuite
2300mm x 1637mm

THE OPORTO



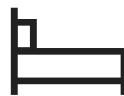
1345 SQ FT home



Impressive spacious
lounge



Kitchen overlooking
garden



Loft style master
bedroom



Designed over three
floors

A contemporary four-bedroom home designed over three floors, the Oporto is one of our most popular designs. With spacious living areas and jaw-dropping master loft suite, this versatile design grows with you.

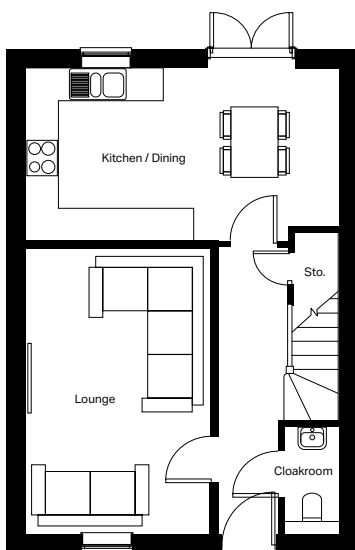
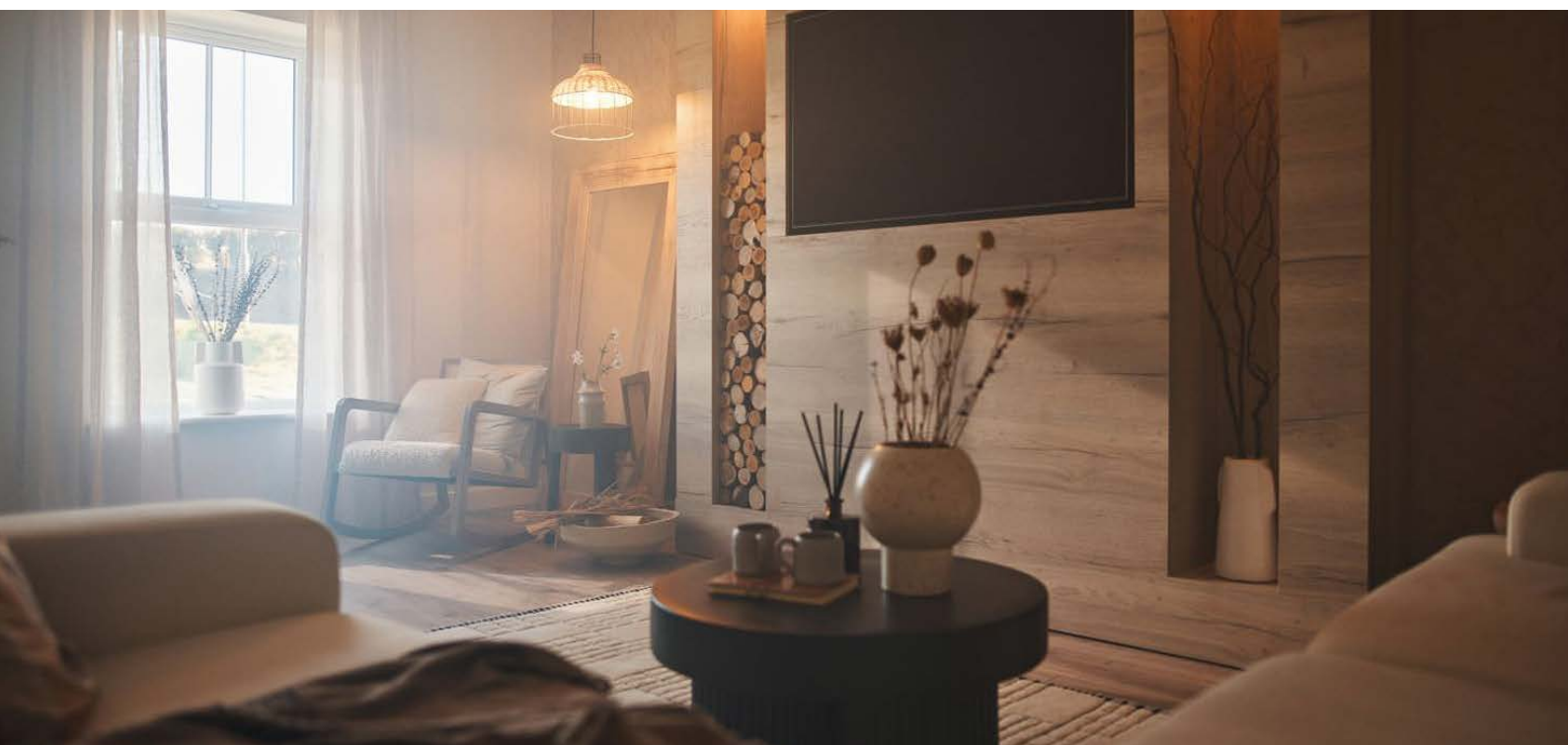


10 year warranty

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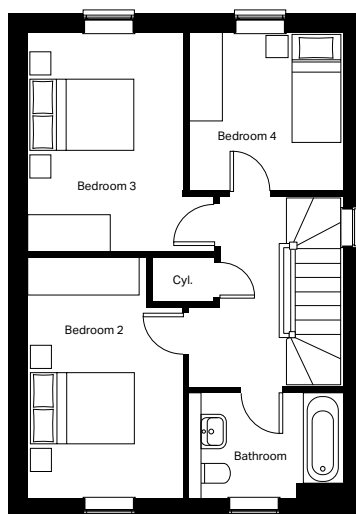


Ground Floor

Kitchen/Dining
5645mm x 3105mm

Lounge
3335mm x 5095mm

Cloakroom
1000mm x 1675mm



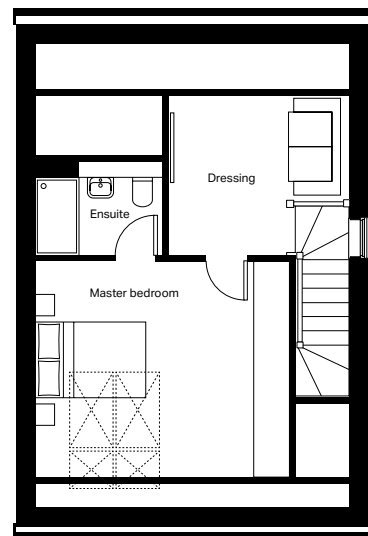
First Floor

Bedroom 2 (max)
2802mm x 4327mm

Bedroom 3 (max)
2802mm x 3930mm

Bedroom 4
2755mm x 2852mm

Bathroom
2530mm x 1900mm



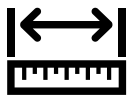
Second Floor

Master bedroom
4573mm x 3890mm

Ensuite
2300mm x 1697mm

Dressing
3257mm x 2868mm

THE NAPLES



2114 SQ FT home



Impressive spacious
lounge



Kitchen overlooking
garden



Impressive master
bedroom



Snug/Office

A surprise package. A five bedroom home with over 2000 square feet of space. Ultimate flexibility for homeworking, lifestyle kitchen and beautifully intimate bedrooms. The standout feature is a 22 foot long lounge.

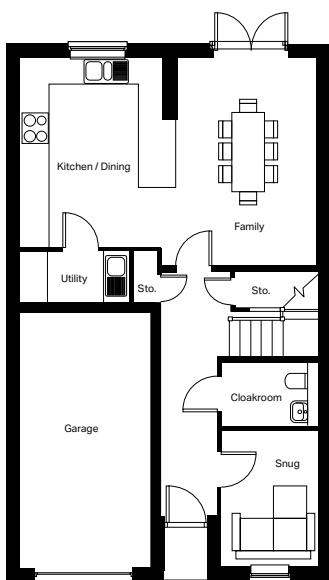


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Ground Floor

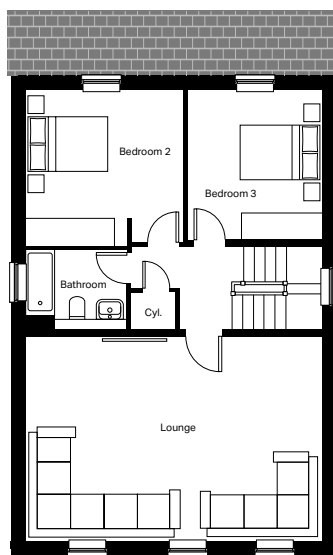
Kitchen / Dining
3308mm x 4452mm

Family Room
3308mm x 4877mm

Snug
2270mm x 3222mm

Cloakroom
2059mm x 1500mm

Utility
2532mm x 1215mm



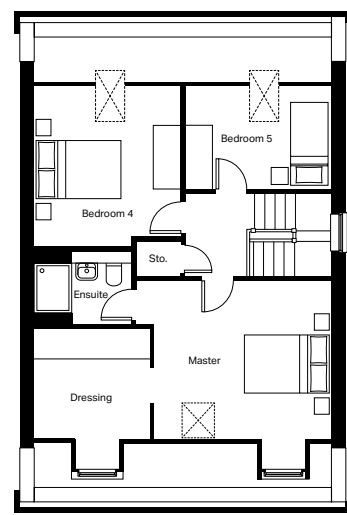
First Floor

Lounge
6995mm x 4810mm

Bedroom 2
3765mm x 3663mm

Bedroom 3
3165mm x 3527mm

Bathroom
2403mm x 1700mm



Second Floor

Master bedroom
4175mm x 3733mm

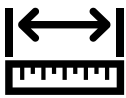
Dressing
2732mm x 2619mm

Ensuite
2303mm x 1487mm

Bedroom 4
3455mm x 3830mm

Bedroom 5
3452mm x 2449mm

THE FLORENCE



1743 SQ FT home



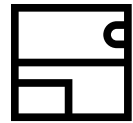
Open plan kitchen



Master bedroom
with ensuite



Spacious dining space



Ensuite

A striking five bedroom home over three floors, it commands attention. Quality and space throughout with a large lifestyle kitchen and garden views from the full height bay window in the generous lounge. The master bedroom suite with balcony is simply awesome.

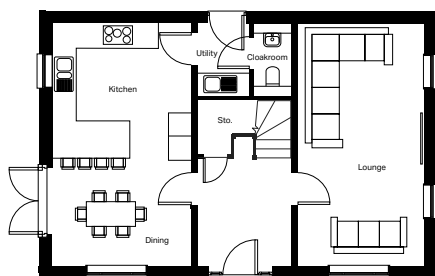
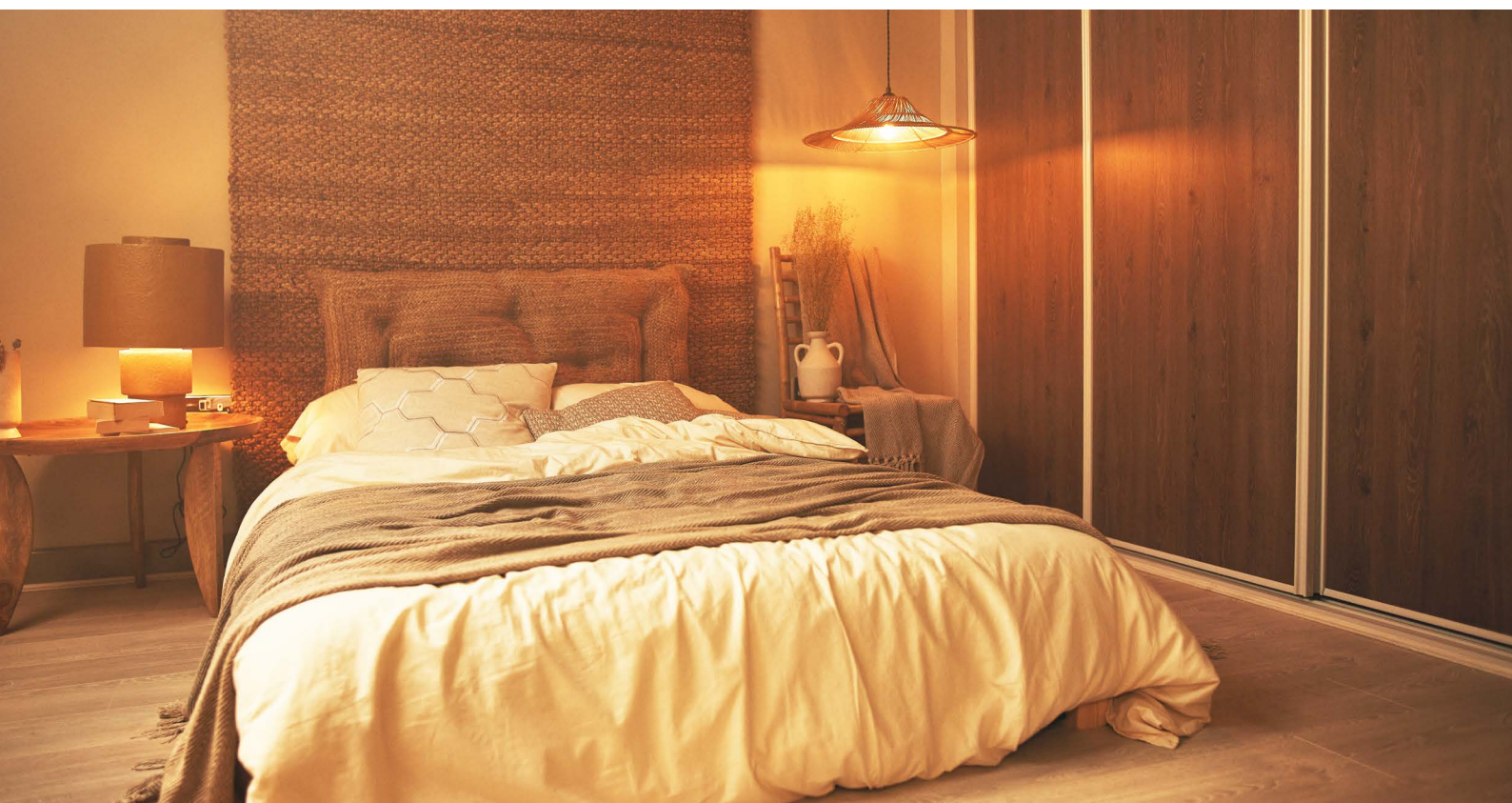


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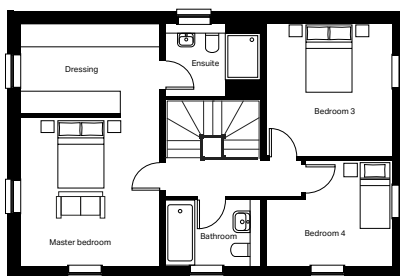
Ground Floor

Kitchen / Dining
3629mm x 6310mm

Lounge
3290mm x 6310mm

Utility
1363mm x 1891mm

Cloakroom
1000mm x 1891mm



First Floor

Master bedroom
3629mm x 3872mm

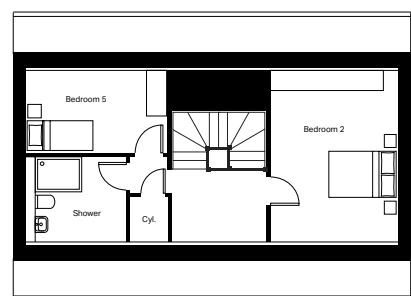
Ensuite
2453mm x 1891mm

Dressing
3629mm x 2345mm

Bedroom 3
3290mm x 3460mm

Bedroom 4
3290mm x 2757mm

Bathroom
2456mm x 1721mm



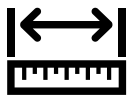
Second Floor

Bedroom 2
3350mm x 4562mm

Bedroom 5
3697mm x 2073mm

Shower
2615mm x 2397mm

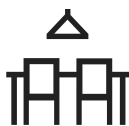
THE COPENHAGEN



1350 SQ FT home



Impressive spacious
lounge



Open plan kitchen



Master bedroom
with ensuite



French doors

A balanced four-bedroom home with a welcoming first impression. The generous kitchen dining space and snug wraps around you like a warm hug.

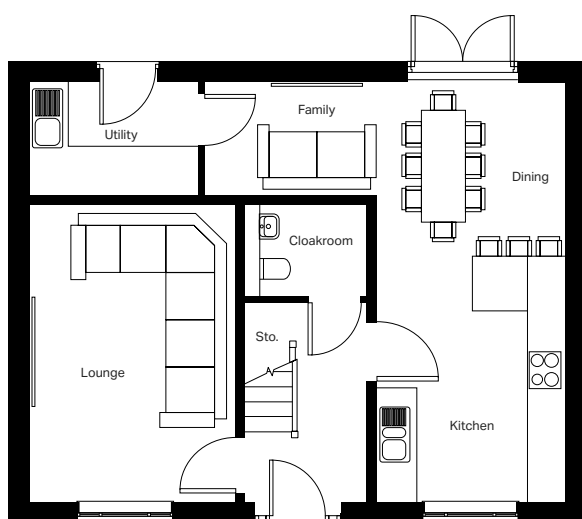


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Ground Floor

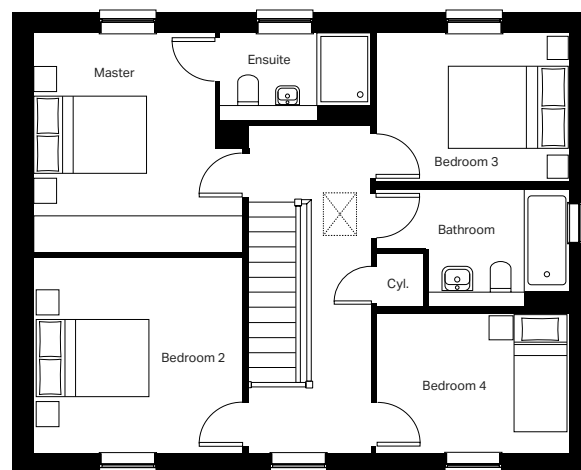
Kitchen / Dining
3134mm x 6985mm

Lounge
3415mm x 5153mm

Family
2960mm x 2429mm

Utility
2710mm x 1894mm

Cloakroom
2038mm x 978mm



First Floor

Master bedroom
3477mm x 3626mm

Ensuite
2495mm x 1456mm

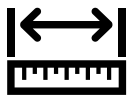
Bedroom 2
3477mm x 3248mm

Bedroom 3
3195mm x 2498mm

Bedroom 4
3195mm x 2341mm

Bathroom
3195mm x 1959mm

THE VALENCIA



1986 SQ FT home



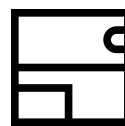
Kitchen overlooking
garden



Impressive spacious
lounge



Master with Juliette
balcony



Two ensuite
bathrooms

Five bedroom luxury, double integral garage, imposing street presence and the drama of the master suite opening out onto a glass balcony. A very special home.

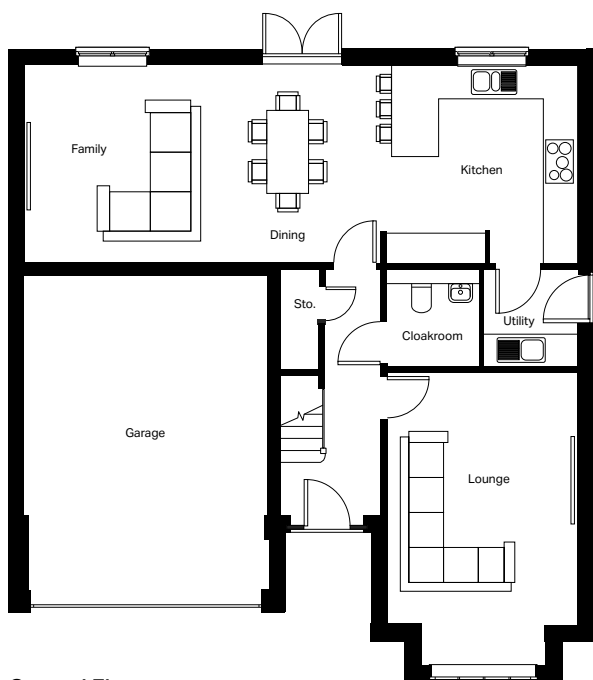


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Ground Floor

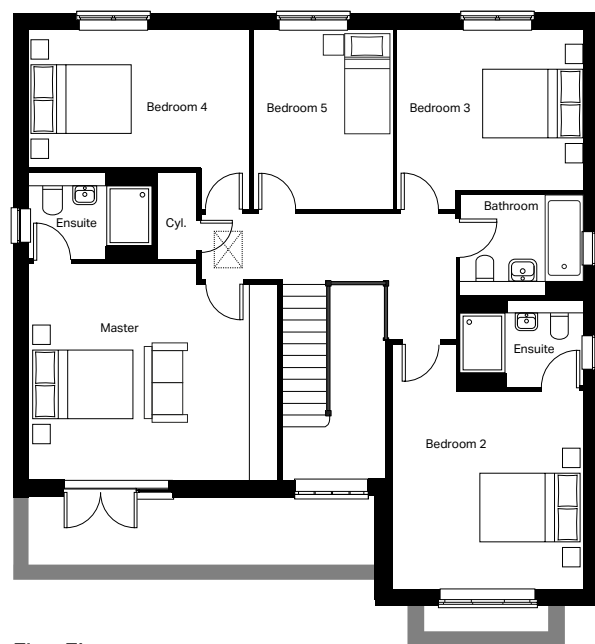
Kitchen
3708mm x 3845mm

Dining / Family
7103mm x 3845mm

Lounge
3723mm x 5717mm

Utility
1858mm x 1900mm

Cloakroom
1772mm x 1900mm



First Floor

Master bedroom
4872mm x 4212mm

Ensuite
2380mm x 1690mm

Bedroom 2
3723mm x 4770mm

Ensuite
2393mm x 1690mm

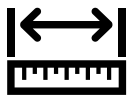
Bedroom 3
3643mm x 3511mm

Bedroom 4
4286mm x 3511mm

Bedroom 5
2695mm x 3511mm

Bathroom
2393mm x 1945mm

THE MALMO



998 SQ FT home



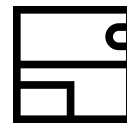
Lounge overlooking
garden



Master bedroom
with ensuite



Spacious dining space



Ensuite

A beautiful designed three bedroom home. Spacious, confident and well-proportioned throughout.

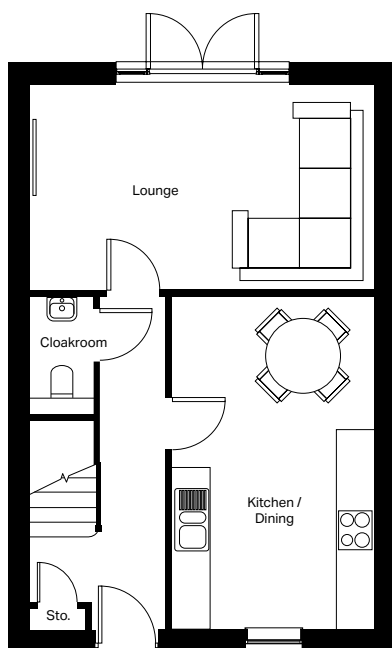


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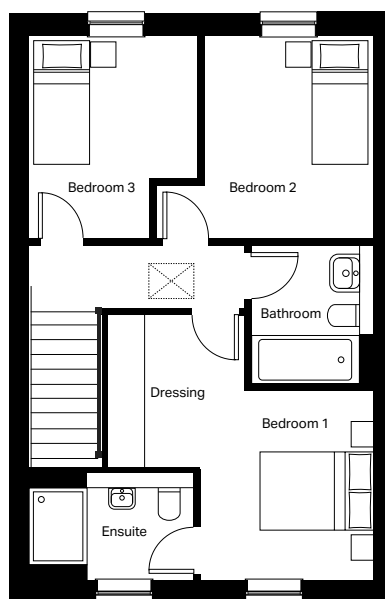


Ground Floor

Kitchen / Dining
3177mm x 5222mm

Lounge
5410mm x 3245mm

Cloakroom
998mm x 1848mm



First Floor

Bedroom 1
2755mm x 3000mm

Dressing
2160mm x 2398mm

Ensuite
2562mm x 1691mm

Bedroom 2
2685mm x 3200mm

Bedroom 3
2632mm x 3200mm

Bathroom
1943mm x 2175mm

HOUSETYPE SPECIFICATION COMPARISON

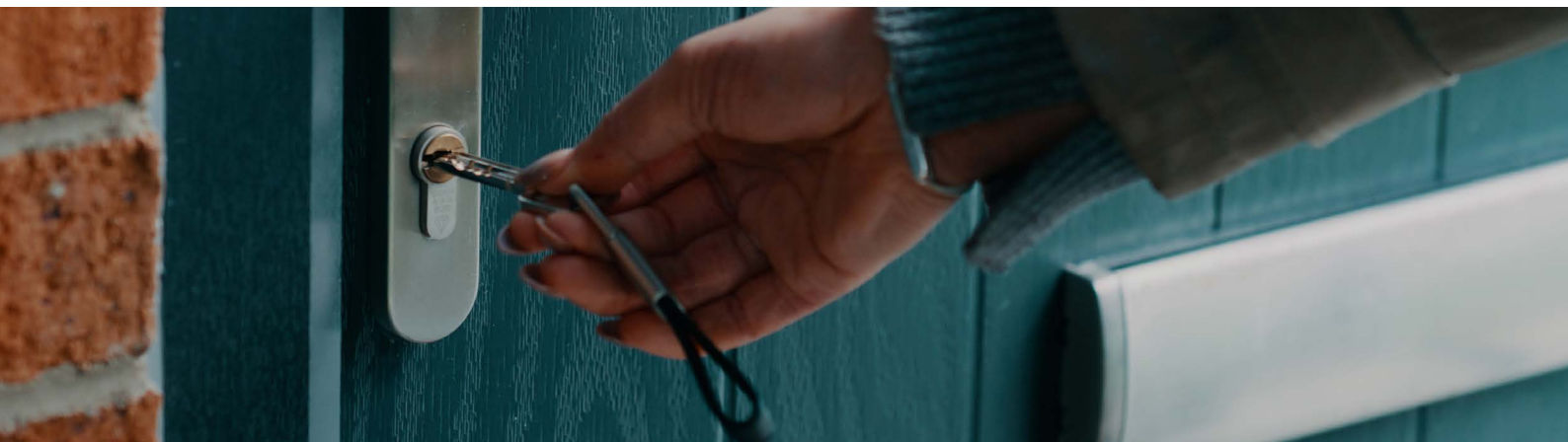
	Malmo	Barcelona	Madrid	Rosas	Oporto
Outside					
Landscaped front garden	•	•	•	•	•
UPVC windows	•	•	•	•	•
UPVC front door with multi point lock	•	•	•	•	•
Timber fence and/or wall to boundary	•	•	•	•	•
Shed	•	•		•	•
Garage			•		
Electric Car Charging Point	•	•	•	•	•
Inside					
White emulsion paint finish to walls & ceilings	•	•	•	•	•
White gloss paint finish to woodwork	•	•	•	•	•
Gas central heating with boiler	•	•	•	•	•
Smoke detectors on each floor	•	•	•	•	•
Kitchen					
Contemporary choice of handleless doors and worktops	•	•	•	•	•
Stainless kitchen sink and mixer tap	•	•	•	•	•
Single electric oven & extractor with ceramic hob	•	•			
Single electric oven & extractor with induction hob			•	•	•
Fully integrated appliances					
Bathroom & ensuite					
Luxury bathroom and ensuite sanitaryware	•	•	•	•	•
Shower to ensuite in master bedroom	•	•	•	•	•
Choice of contemporary wall tiles to wet areas	•	•	•	•	•
Warranty					
NHBC 10 year warranty	•	•	•	•	•
2 year warranty with Strata Service Team	•	•	•	•	•

	Naples	Florence	Copenhagen	Valencia
Outside				
Landscaped front garden	•	•	•	•
UPVC windows	•	•	•	•
UPVC front door with multi point lock	•	•	•	•
Timber fence and/or wall to boundary	•	•	•	•
Shed				
Garage	•	•	•	•
Electric Car Charging Point	•	•	•	•
Inside				
White emulsion paint finish to walls & ceilings	•	•	•	•
White gloss paint finish to woodwork	•	•	•	•
Gas central heating with boiler	•	•	•	•
Smoke detectors on each floor	•	•	•	•
Kitchen				
Contemporary choice of handleless doors and worktops	•	•	•	•
Stainless kitchen sink and mixer tap	•	•	•	•
Single electric oven & extractor with ceramic hob				
Single electric oven & extractor with induction hob	•	•	•	•
Fully integrated appliances	•	•	•	•
Bathroom & ensuite				
Luxury bathroom and ensuite sanitaryware	•	•	•	•
Shower to ensuite in master bedroom	•	•	•	•
Choice of contemporary wall tiles to wet areas	•	•	•	•
Warranty				
NHBC 10 year warranty	•	•	•	•
2 year warranty with Strata Service Team	•	•	•	•



FIND OUT MORE ABOUT WAYS TO BUY

When it comes to supporting you through the stages of buying your new home, we've got you covered.



60 SECOND MORTGAGE CALCULATOR

Find out how much you could borrow in just 60 seconds...

Use our FREE mortgage tool to check your affordability and get pre-approved by main market lenders in minutes.

Click to use our

Mortgage Tool

OWN NEW RATE REDUCER

The Own New Rate Reducer scheme is a way to temporarily reduce your mortgage repayments for a two or five year term, meaning you don't need to put off your dreams of owning a new home.

Click to use

Find out more

TAKE YOUR HOME OFF THE MARKET FOR FREE

With our Online Hold, you can take your favourite plot off the market without paying a fee, for 48 hours. You'll then have the chance to come along to view the show homes, chat to the Experience Manager about your chosen plot and decide whether to reserve.

Click to find

Your Dream Home

PART EXCHANGE

When buying a new home with Strata, you have the option to sell your existing home to us, leaving you free to purchase one of our new homes.

Click to find out about

Part Exchanging

HELP TO MOVE

We'll help you to sell your current home so you can relax and enjoy buying your new one. If you're looking for more space, or you've been struggling to sell your existing home, now could be the perfect time to buy. We offer a bespoke selling plan designed to help you move to your dream home.

Click to

Find out more



OUR PURPOSE

We're not just a homebuilder, we're a family of like-minded individuals who are committed to delivering beautiful homes and meaningful communities that are both sustainable and affordable. We're a family-run business with over a century of rich history, and we're believers in change.

We believe that while homes may be our legacy, it is the people who live in them that truly matter to us. In putting people at the heart of what we do, we can ensure that as a team we are designing homes that are mindful of the planet and its resources, while creating healthy, inclusive and resilient communities that can in turn improve the lives of generations to come.


Our sustainability framework reflects who we are at the core, putting human connection, and our responsibility to the planet first. We have created meaningful and measurable actions that will allow us to deliver **Outstanding Homes for Happy Customers and Thriving Communities**, the focus areas that form the building blocks of our vision for a sustainable future.

Click to

Find out more



We believe that 'home' is just about the most universal and important thing there is. Home is so much more than a shelter from the elements, it is a place where you can relax, dream and be yourself. Every home should have a story and we are incredibly proud to be a part of that story for our customers. We love Scandinavian design and this influence flows through our homes. Large windows, high ceilings and clean lines create a feeling of space and light. We hope you'll love our homes as much as we have loved designing them for you.

A handwritten signature in black ink, reading 'Gemma' in a cursive, flowing script.

Gemma Smith, Managing Director





strata



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