



# Wignals Wood

Wignals Gate, Holbeach, Spalding





## About Wignals Wood

Wignals Wood is an exclusive residential development of 77 homes, located south-west off the historic fenland market town of Holbeach. Conveniently situated less than 1 mile from the town centre, the development is close to a range of excellent amenities, schooling, road links and is 1 hour off the Norfolk coast; this includes the A17 which runs from Newark to King's Lynn. King's Lynn offers a train service to Kings Cross and Norwich Airport can be easily accessed by the A47. The A1 major road can be reached in approximately 40 minutes.

Offering a stylish range of 2, 3 and 4 bedroom traditional houses and bungalows, this development will suit a variety of buyer's needs and price ranges. There is a selection of two, three and four-bedroom properties in seven different designs to suit all styles and uses. The specification is to a very high standard assuring attention to detail on every property. Some finishes may be personalised depending on the stage of the build.

## About D Brown Building Contractors

D Brown building contractors are a leading local builder based just outside of Holbeach. D. Brown enjoy working with people and believe in a friendly, forward-thinking and innovative approach setting new standards across the industry.

We have a growing portfolio of successful, award-winning projects and we're passionate about delivering quality work on time, safely and within budget. Working closely with our clients enables us to offer the very best kind of service and we're proud of our growing reputation for innovative thinking, quality workmanship and competitiveness, as well as for completing every job to the highest of standards. We see ourselves as a leader in the constantly developing construction industry and readily embrace new technology, the latest training and accreditation, and new environmental standards. From our base in South Lincolnshire, we're ideally located for all types of new building development, property and building work, both locally and throughout the Midlands and East Anglia.

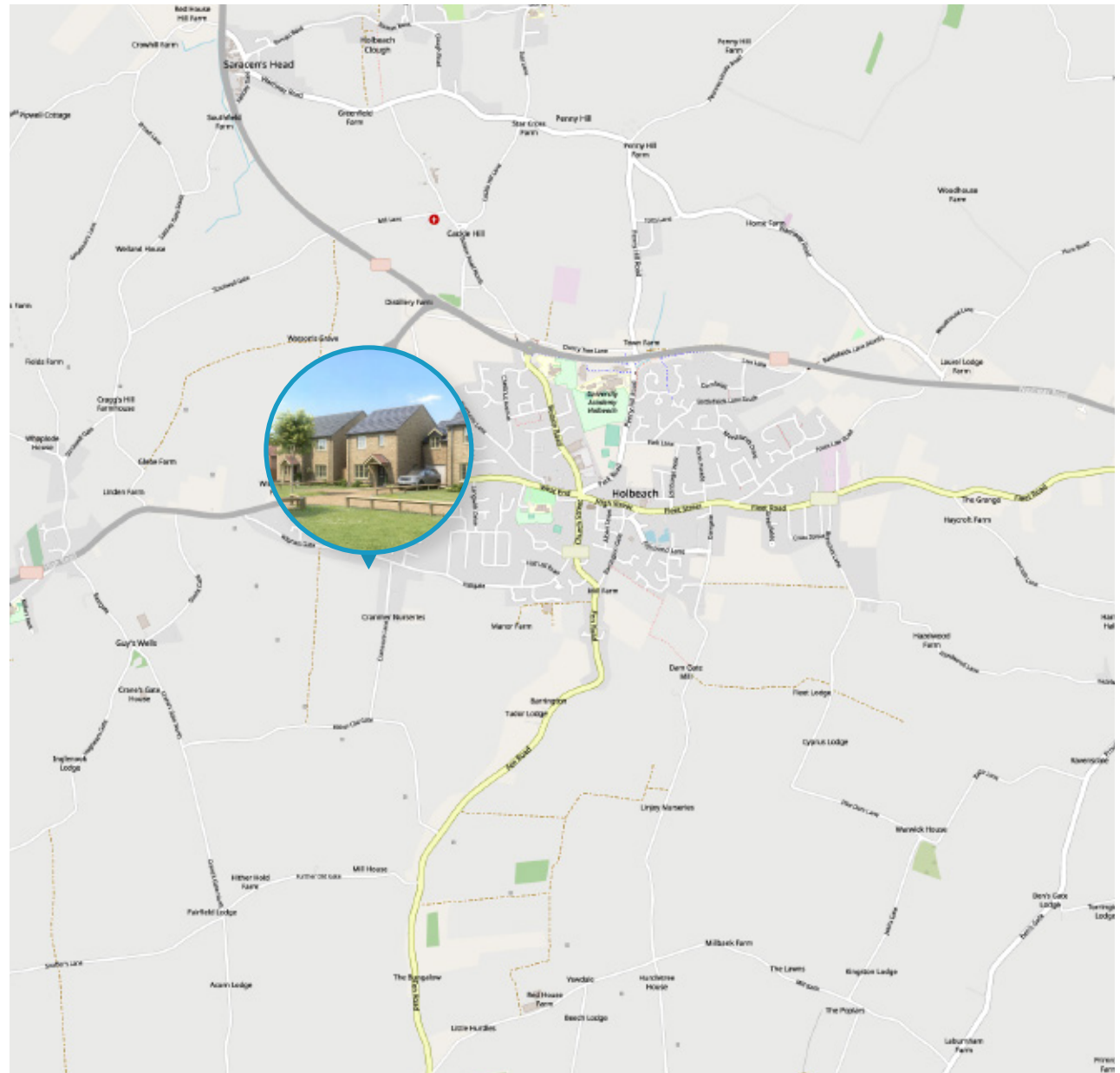
## About Holbeach





Holbeach is an historic Fenland market town in the South Holland district of southern Lincolnshire. The town has grown in size and population over recent years, its popularity coming from convenient amenities, schooling and easy access to the A17.

Holbeach now benefits from a wide range of amenities including Tesco & Co-op supermarket, public houses, restaurants and cafes, primary and secondary schooling to include The University academy Holbeach with a base campus for Lincoln University and specialising in food manufacturing technology.

Much of the local economy is based around the food processing and bulb growing industry. Some of the UK's largest suppliers are based in the area.

The town lies 8 miles from the market town of Spalding; 17 miles from Boston; 20 miles from King's Lynn; 23 miles from Peterborough; and 43 miles (69 km) by road from the county city of Lincoln. It is on the junction of the A151 and A17. The city of Peterborough is the closest station to get the train line direct to London, with a travel time of under 60 minutes to Kings Cross station.



HOUSE TYPES	
<b>The Blackthorn</b> 3 Bedroom Bungalow   Single & Double Garage	
<b>The Hazel</b> 3 Bedroom House   Single Garage	
<b>The Yew</b> 3 Bedroom House   Double Garage	
<b>The Holly</b> 4 Bedroom House   Double Garage	



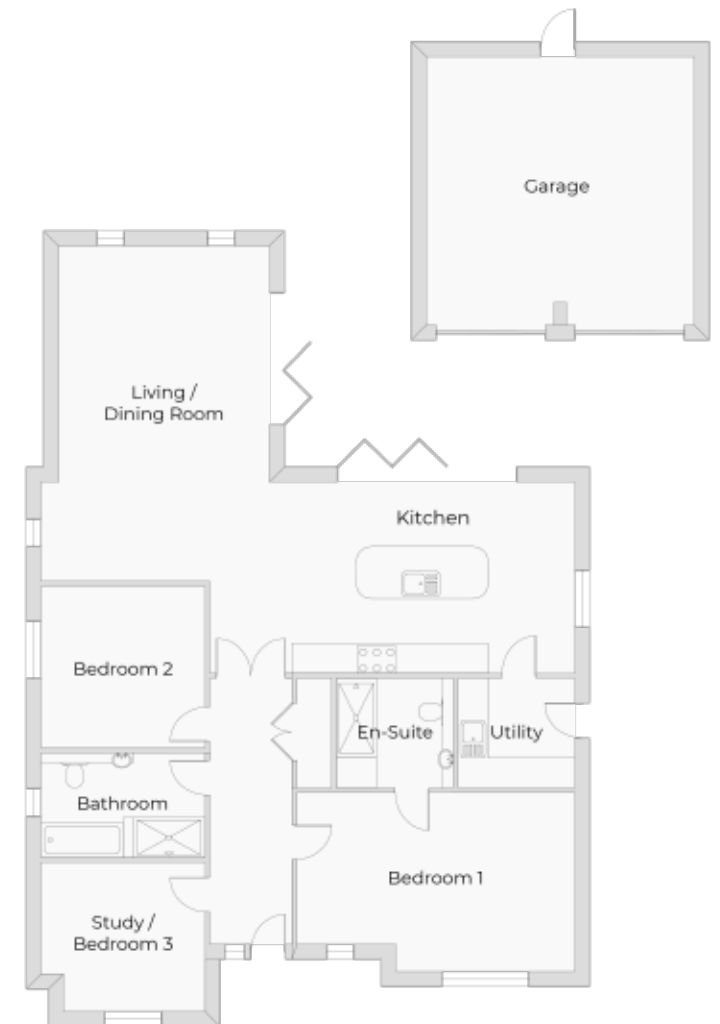


# The Blackthorn ●

3 Bedroom Bungalow with Double Garage

MAIN FLOOR	FEET / INCHES	METRES (M)
Garage	17'11" x 17'11"	5.46 x 5.46
Living / Dining Room	22'5" x 14'2"min	6.85 x 4.32
Kitchen	24'5"min x 12'10"	7.44 x 3.91
Utility	7'10" x 7'3"	2.39 x 2.21
Bedroom 1	18'8"max x 12"max	5.69 x 3.66
Bedroom 2	10'11" x 10'10"	3.33 x 3.30
Bedroom 3 / Study	10'11"max x 9'11"max	3.33 x 3.02
Bathroom	10'11" x 6'11"	3.33 x 2.11
En-Suite	7'9" x 7'3"	2.36 x 2.21

Please Note: Plots 67, 68, 69 have a single garage.



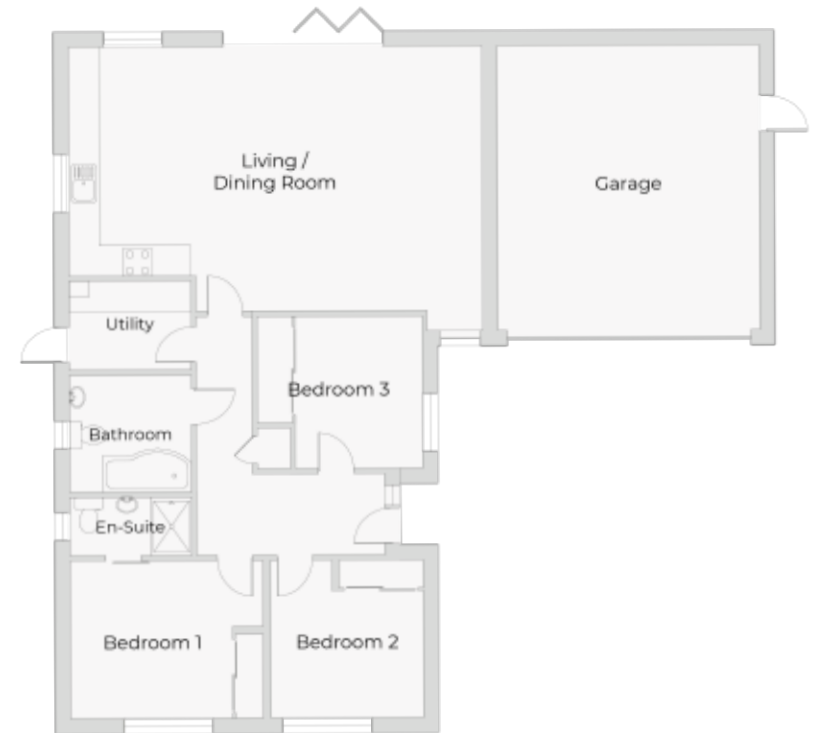


# The Hazel ●

3 Bedroom Bungalow with Garage

MAIN FLOOR	FEET / INCHES	METRES (M)
Garage	18'8" x 17'1"	5.69 x 5.21
Kitchen / Living Room	27'1"max x 17'6"	8.26 x 5.33
Utility	8" x 5'10"	2.44 x 1.78
Bedroom 1	12'8"max x 10'4"	3.86 x 3.15
Bedroom 2	10'4"max x 10"	3.15 x 3.05
Bedroom 3	10" x 8'4"min	3.05 x 2.54
Bathroom	8" x 7'7"	2.44 x 2.31
En-Suite	8" x 4"	2.44 x 1.22

Please Note: Plots 66, 70 have a single garage (18'8" x 8'11") (5.79m x 2.74m)





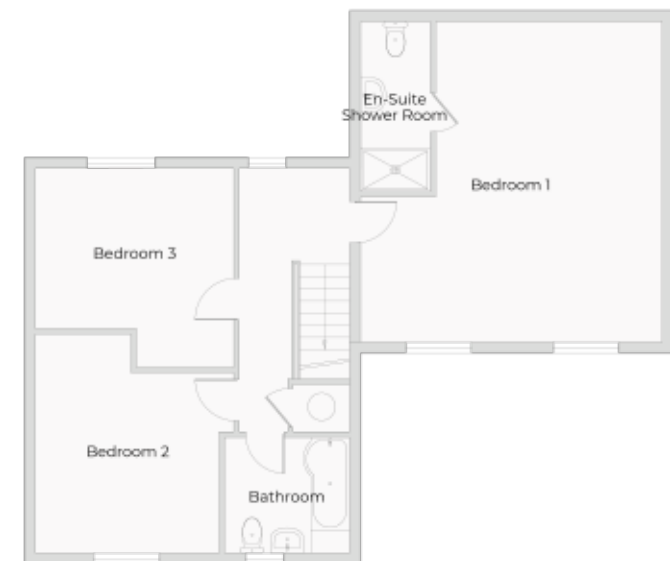
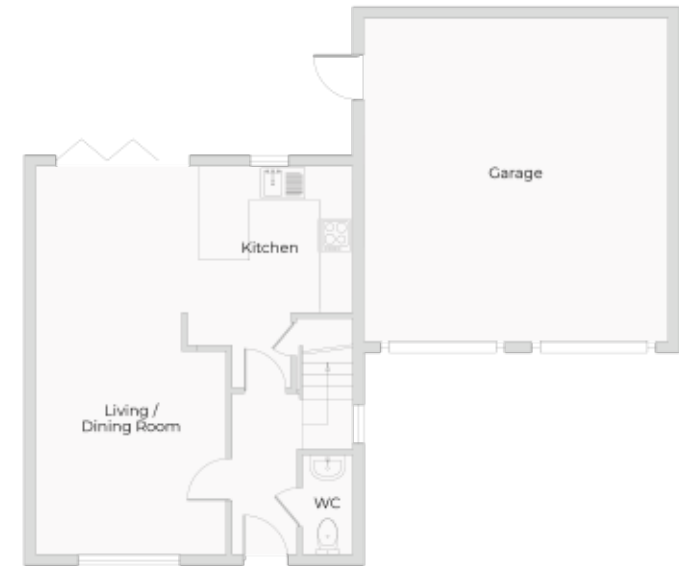


# The Yew ●

3 Bedroom House with Double Garage

GROUND FLOOR	FEET / INCHES	METRES (M)
Garage	19" x 17'11"	5.79 x 5.46
Living / Dining Room	22'10"max x 11'3"max	6.95 x 3.42
Kitchen	10'6" x 9'9"	3.21 x 2.96

FIRST FLOOR	FEET / INCHES	METRES (M)
Bedroom 1	19" x 17'11"	5.79 x 5.46
En-Suite Shower Room	10'1" x 4'2"	3.07 x 1.26
Bedroom 2	12'11" x 10'11"	3.94 x 3.34
Bedroom 3	11'10" x 9'6"	3.60 x 2.90
Bathroom	7'5" x 6'10"	2.26 x 2.09



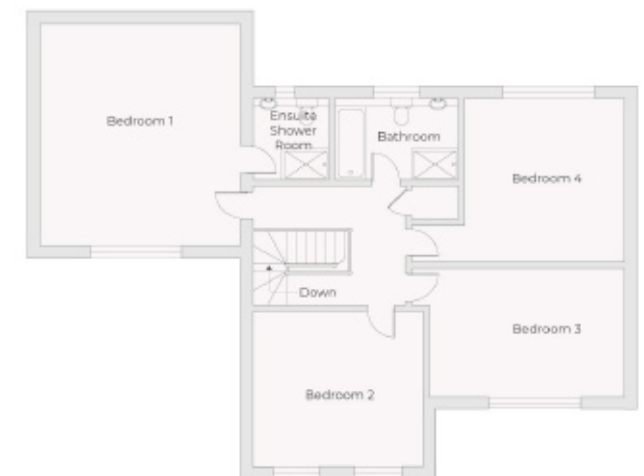
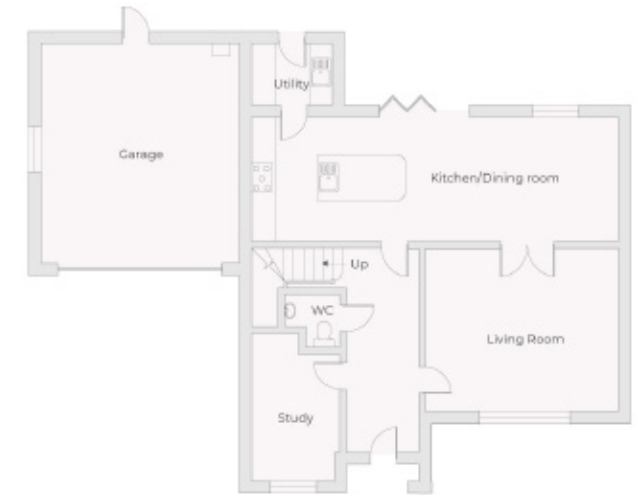


# The Holly ●

## 4 Bedroom House with Double Garage

GROUND FLOOR	FEET / INCHES	METRES (M)
Garage	19'0" x 17'2"	5.79 x 5.23
Kitchen/Dining Room	31'7" max x 10'10" max	9.63 x 3.30
Living Room	16'8" x 14'1"	5.07 x 4.29
Study	10'2" max x 7'7" max	3.09 x 2.31

FIRST FLOOR	FEET / INCHES	METRES (M)
Bedroom 1	19'0" x 17'2"	5.79 x 5.23
Bedroom 2	14'6" x 10'3"	4.42 x 3.13
Bedroom 3	16'9" min x 11'0" max	5.10 x 3.35
Bedroom 4	14'0" max x 13'7" min	4.27 x 4.14
En-Suite Shower Room	7'0" x 7'0"	2.13 x 2.13
Bathroom	10'5" x 7'0"	3.18 x 2.13



Please Note: Plots 72, 73, 78 are handed and therefore the floorplans for these properties will vary from the above.  
Plots 71, 72, 74, 78 window design above the garage will differ from the CGI image.

# Sales Specification

<i>OUTSIDE</i>	<i>The Holly</i>	<i>The Yew</i>	<i>The Blackthorn</i>	<i>The Hazel</i>
<i>Oak internal doors</i>	✓	✓	✓	✓
<i>Almond White Emulsion to walls</i>	✓	✓	✓	✓
<i>Satinwood to all skirtings, windowboards</i>	✓	✓	✓	✓
<i>Choice of floor coverings throughout</i>	✓	✓	✓	✓
<i>Bifold doors</i>	✓	✓	✓	✓
<i>French doors</i>				
<i>Patio area</i>	✓	✓	✓	✓
<i>KITCHEN</i>	<i>The Holly</i>	<i>The Yew</i>	<i>The Blackthorn</i>	<i>The Hazel</i>
<i>Fitted kitchen</i>	✓	✓	✓	✓
<i>1.5 bowl sink to kitchen</i>	✓		✓	✓
<i>Single bowl sink to kitchen</i>		✓		
<i>Single bowl stainless steel sink to utility</i>	✓*	N/A	✓	✓
<i>Integrated fridge freezer</i>	✓	✓	✓	✓
<i>Integrated Dishwasher</i>	✓		✓	✓
<i>Built-in Single Over</i>	✓	✓	✓	✓

\* Only available in 4 bed Holly properties.

# Sales Specification

<i>KITCHEN</i>	<i>The Holly</i>	<i>The Yew</i>	<i>The Blackthorn</i>	<i>The Hazel</i>
<i>Built - in single oven</i>	✓	✓	✓	✓
<i>Built - in combination microwave oven</i>	✓		✓	✓
<i>Warming drawer</i>			✓	
<i>Wine cooler</i>	✓		✓	
<i>Induction hob</i>	✓	✓	✓	✓
<i>Chimney extractor</i>	✓	✓	✓	✓
<i>Glass splashback behind hob</i>	✓	✓	✓	✓
<i>ADDITIONAL</i>	<i>The Holly</i>	<i>The Yew</i>	<i>The Blackthorn</i>	<i>The Hazel</i>
<i>Gas central heating</i>	✓	✓	✓	✓
<i>External lights on PIR sensor to all entrances</i>	✓	✓	✓	✓
<i>Double glazed UPVC windows</i>	✓	✓	✓	✓
<i>Heated towel rail to bathroom &amp; ensuite*</i>	✓	✓	✓	✓
<i>Choice of ceramic wall tiles to bathroom &amp; ensuite</i>	✓	✓	✓	✓

Please Note: There will be a cost in place for a management company of £125. Please note all specification is subject to change.

# Wignals Wood

Wignals Wood, Wignals Gate, Holbeach, Spalding, PE12 7HL



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## Please Note

Floorplans and measurements are taken from architectural drawings and are for guidance purposes only. Computer generated images are not to scale. Finishes and materials may vary and landscaping is illustrative only.

