



**DEIRA PARK**  
BEVERLEY



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

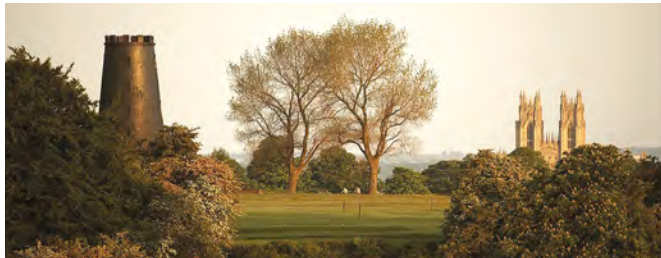


# The one you've been *looking for*

*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](http://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.



## 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.



## 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.



## 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.

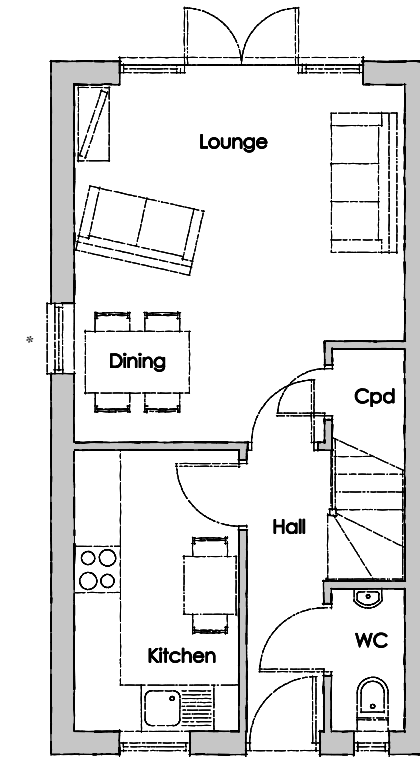


# Addington 3 bedroom

3  
bed

Semi Detached  
or  
Terraced

Side Drive  
or  
Parking Spaces



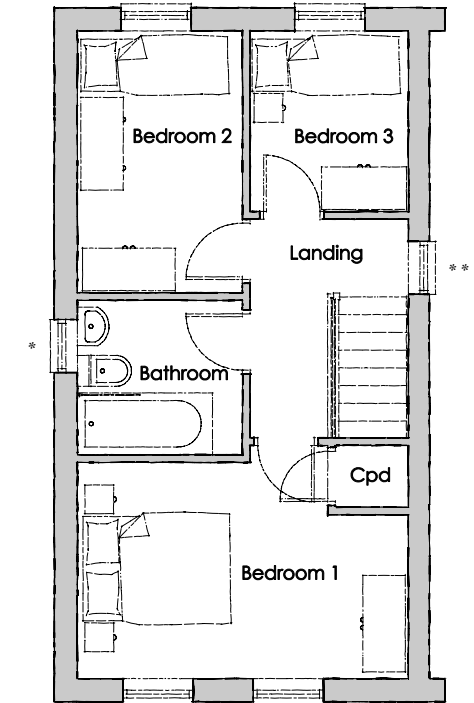
\* Window to  
Plot 9 ONLY

## 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")

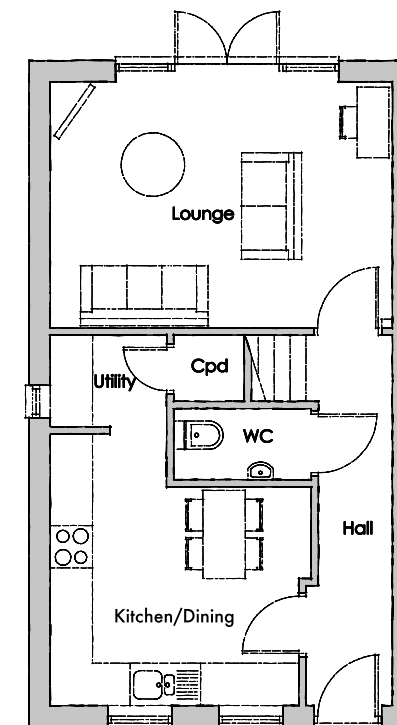


# Filey 3 bedroom

3  
bed

Semi Detached

Side Drive  
or  
Parking Spaces



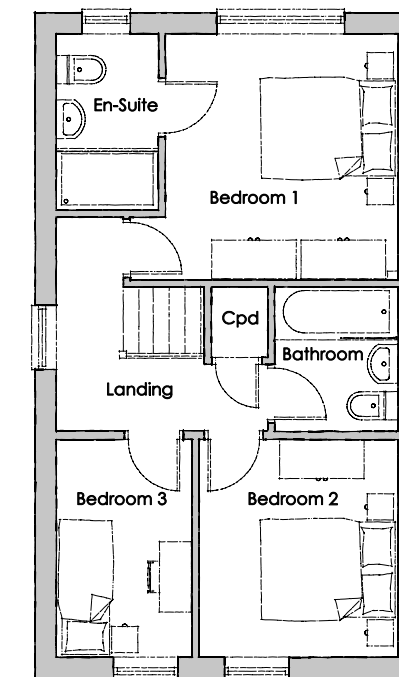
## Ground Floor

**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")



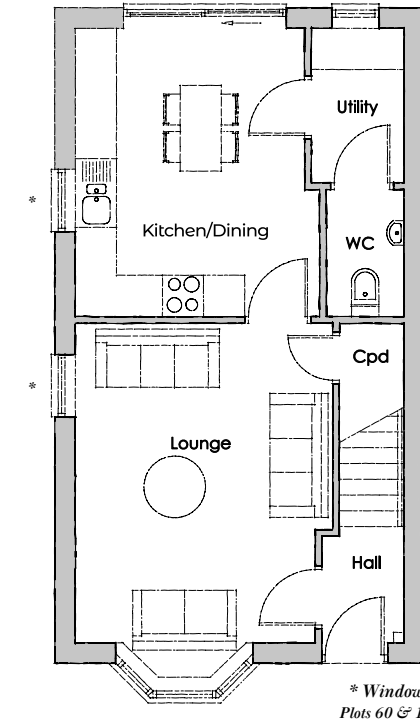
# Barlow

## 3 bedroom

3  
bed

Semi Detached

Side Drive  
or  
Parking Spaces



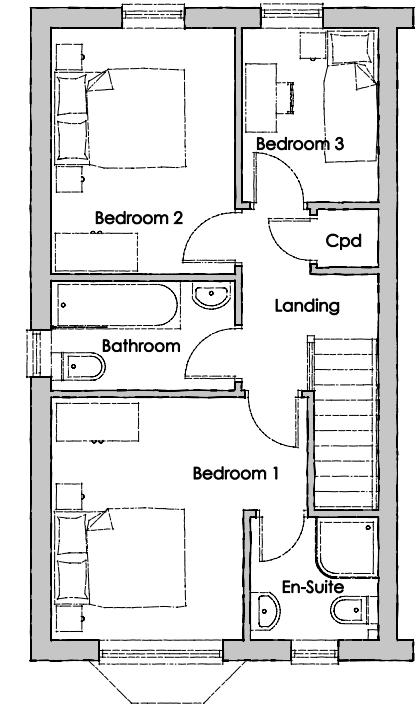
### Ground Floor

**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")



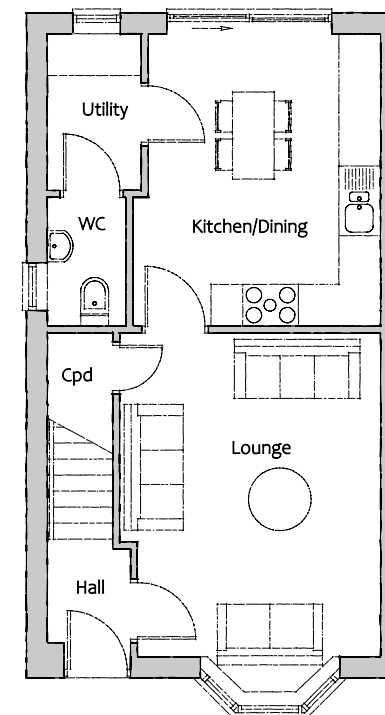
# Baslow

## 3 bedroom

3  
bed

Detached

Side Drive



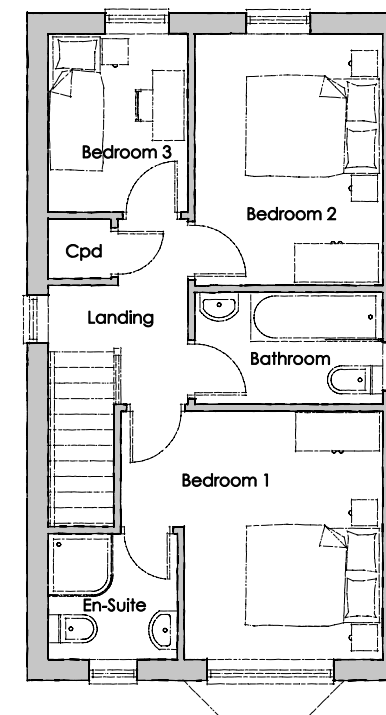
### Ground Floor

**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")



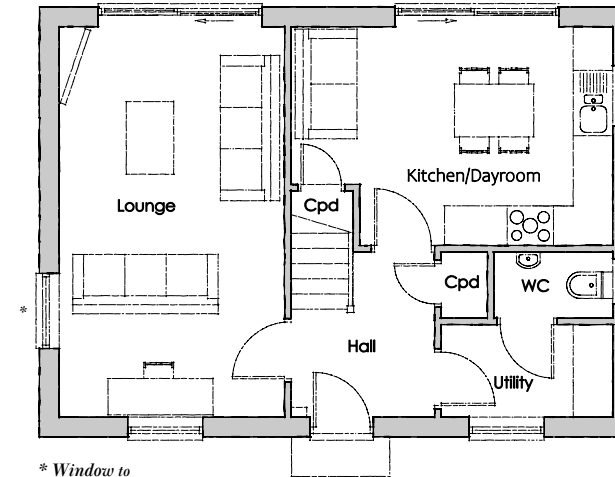
# Woburn

## 3 bedroom

3  
bed

Detached

Side Drive



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

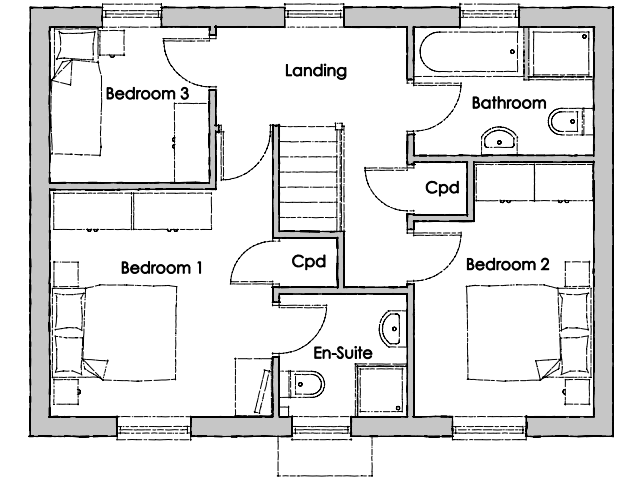
### Ground Floor

**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")



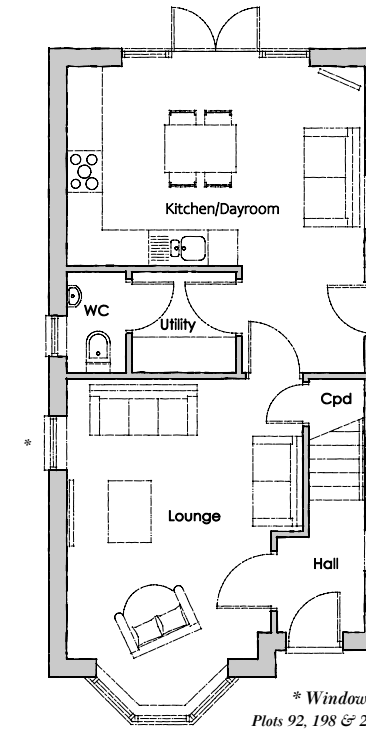
# Wansford

## 3 bedroom

3  
bed

Detached

Single Detached  
Garage



### Ground Floor

#### *Kitchen/Day Room*

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

#### *Lounge*

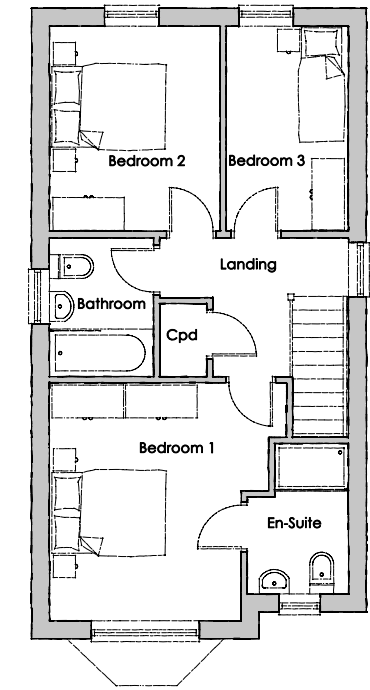
4660mm x 3925mm (15'3" x 12'10")

#### *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")



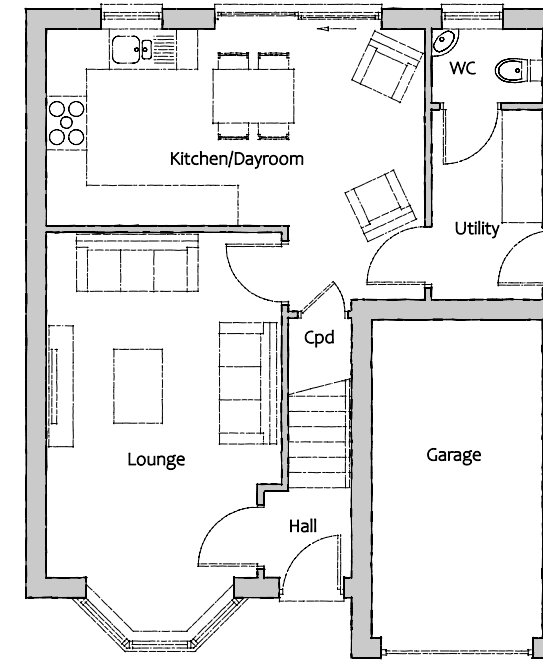
# Hertford

## 4 bedroom

4  
bed

Detached

Single Integral  
Garage



### Ground Floor

#### *Kitchen/Day Room*

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

#### *Lounge*

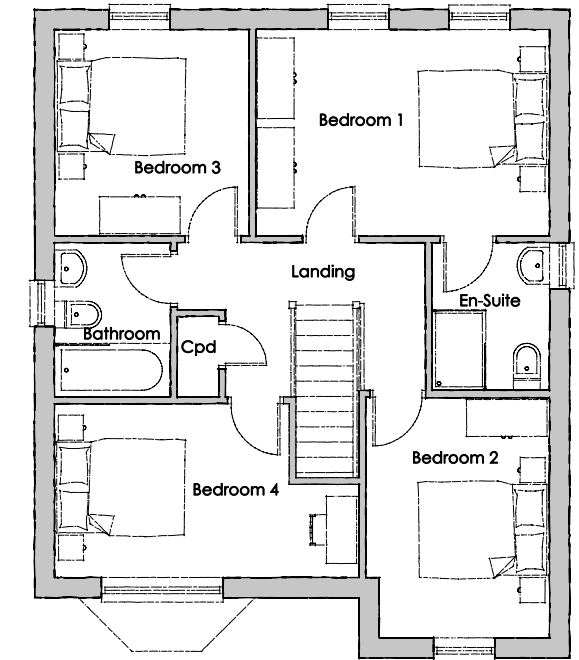
5080mm x 3450mm (16'8" x 11'3")

#### *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")



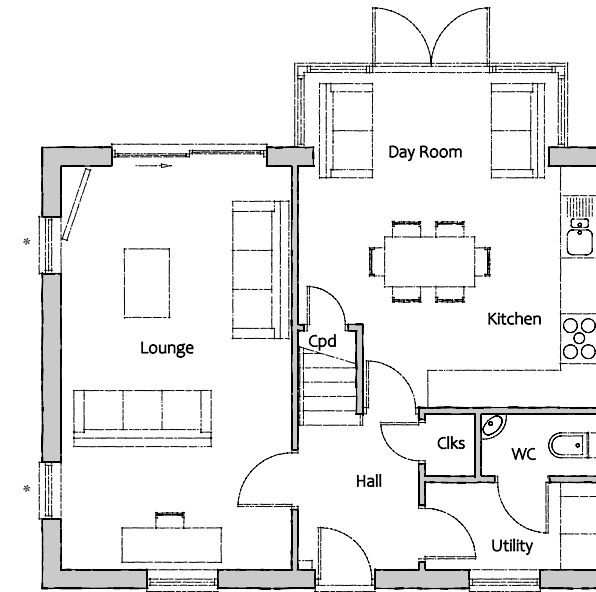
# Winslow

## 4 bedroom

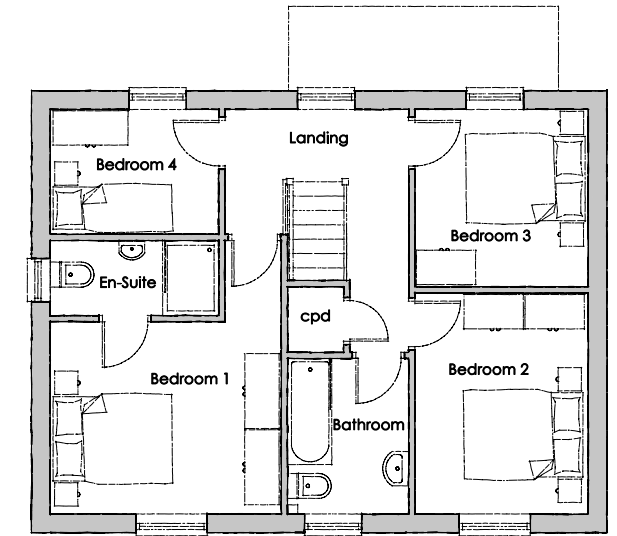
4  
bed

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")



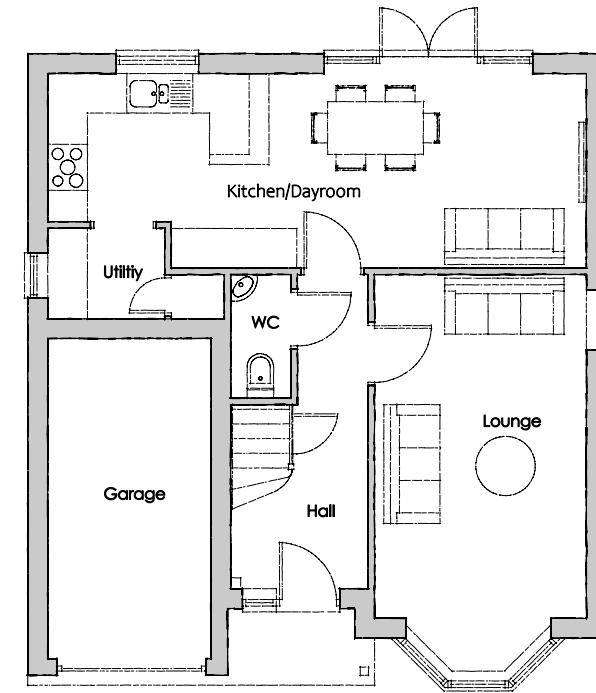
# Buckingham

## 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*

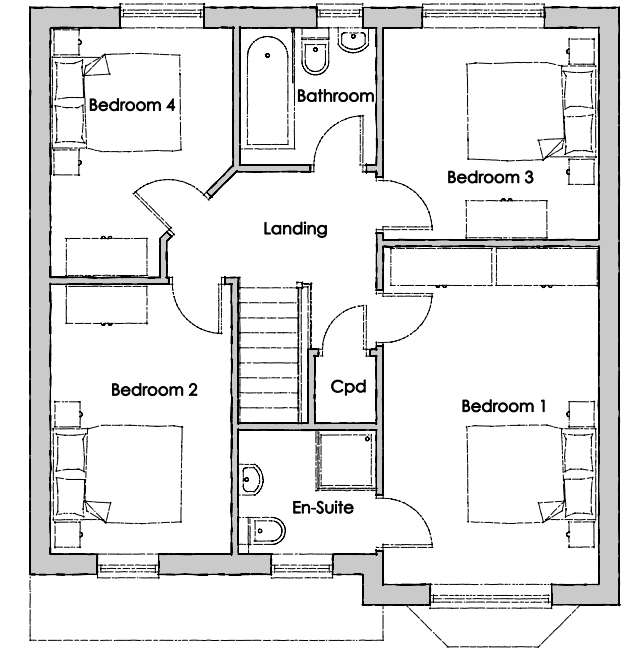
5170mm x 3150mm (16'11" x 10'4")

#### *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")



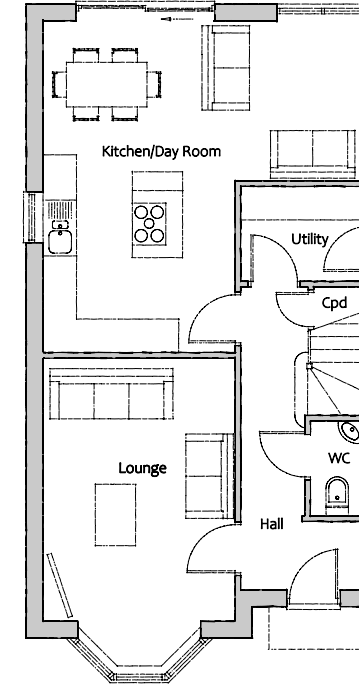
# Rockingham

## 4 bedroom

4  
bed

Detached

Single Detached  
Garage



### Ground Floor

#### *Kitchen/Day Room*

5890mm x 5640mm (19'3" x 18'6")

#### *Lounge*

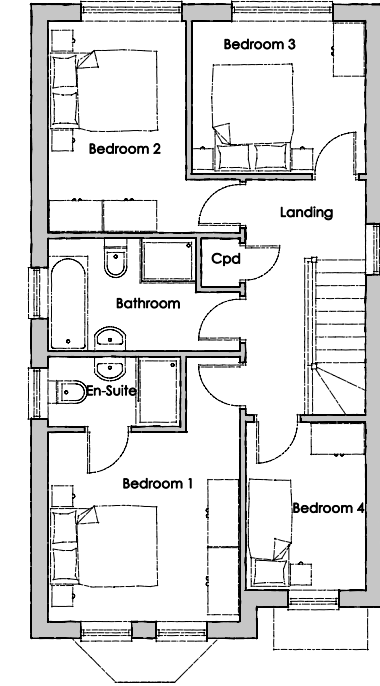
4660mm x 3390mm (15'3" x 11'1")

#### *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")



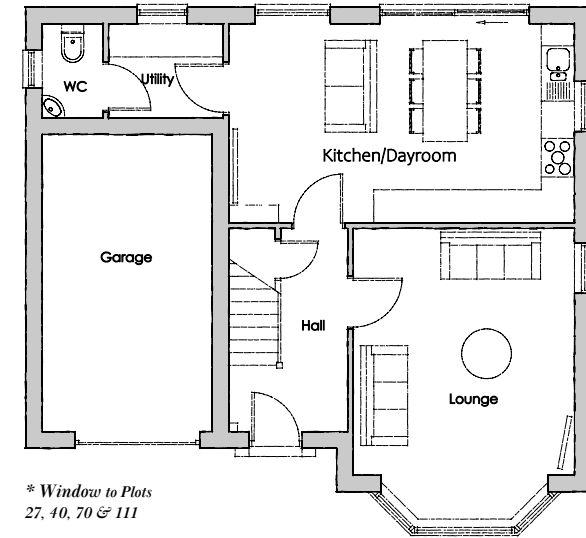
# Sandridge

## 4 bedroom

4  
bed

Detached

Single Integral  
Garage



### Ground Floor

#### *Kitchen/Day Room*

6200mm x 3550mm (20'4" x 11'7")

#### *Lounge*

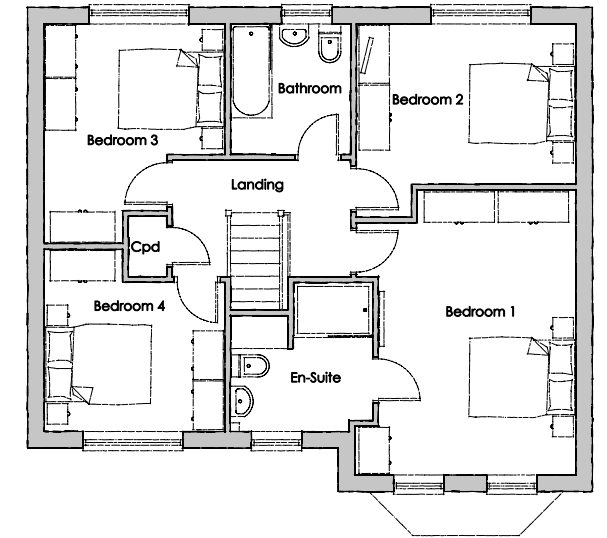
4400mm x 3950mm (14'5" x 12'11")

#### *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")



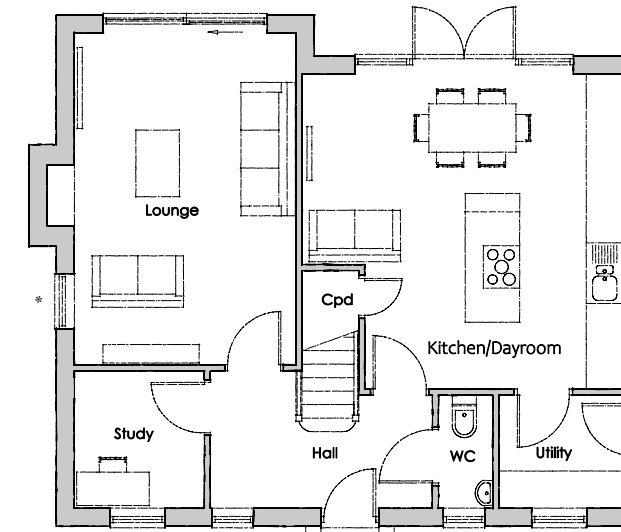
# Welham

## 4 bedroom

4  
bed

Detached

Double Detached  
Garage



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

### Ground Floor

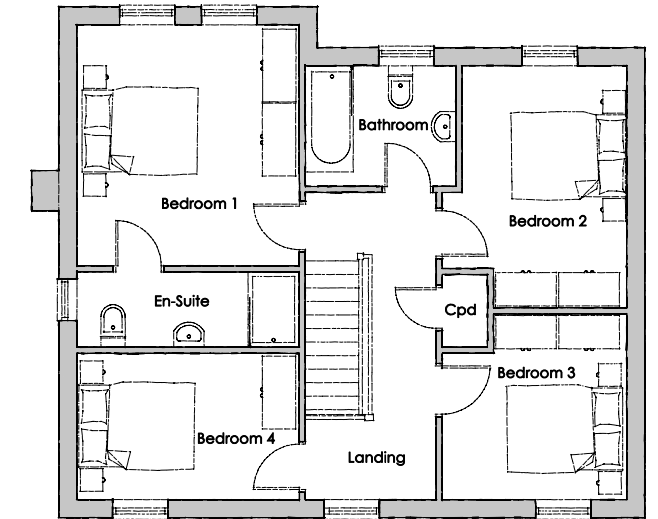
**Kitchen/Day Room**  
5250mm x 5140mm (17'2" x 16'10")

**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")



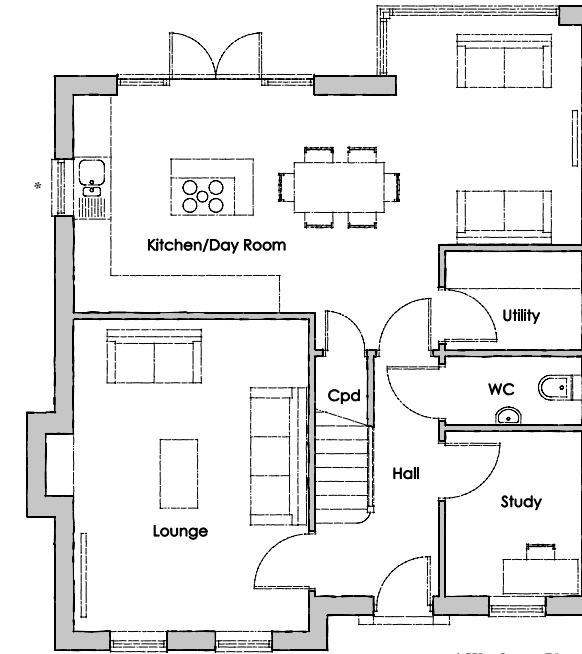
# Wells

## 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*

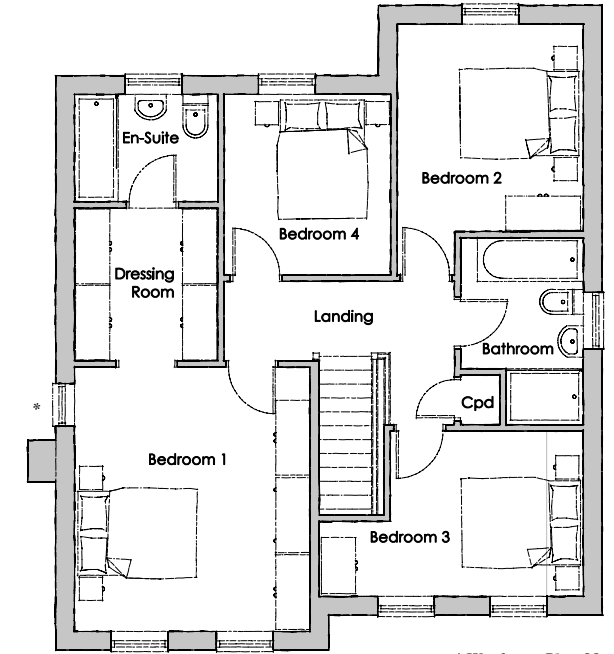
2600mm x 2150mm (8'6" x 7'0")

#### *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")



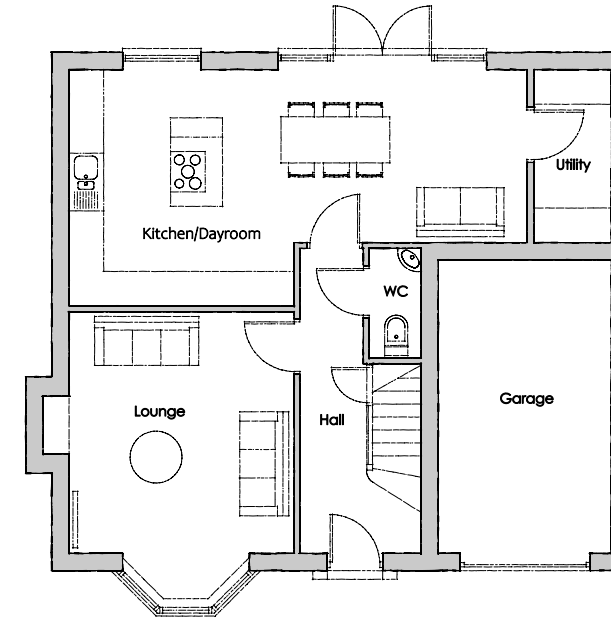
# Marlow

## 4 bedroom

4  
bed

Detached

Single Integral  
Garage



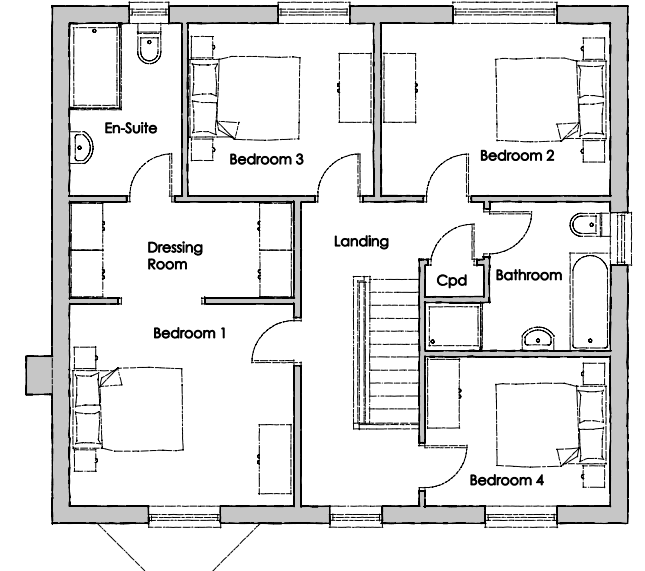
### Ground Floor

***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.

**Deira Park  
Minster Way  
Beverley  
HU17 8RE**

**Telephone:** 01482 755675

**Email:** [deirapark@peterwardhomes.co.uk](mailto:deirapark@peterwardhomes.co.uk)

**Website:** [www.peterwardhomes.co.uk](http://www.peterwardhomes.co.uk)



Whilst this brochure is correct at the time of going to press (August 2023), Peter Ward Homes Limited reserves the right to alter house types, location and layout on this site. This brochure is only a general guide. This brochure does not form part of any contract. On room layouts, dimensions should not be relied on for carpet sizes, appliance spaces or items of decoration, fittings or furniture. Any images used are of a similar property but features including windows and elevations may vary from time to time.