

# WARD HILLS

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

09/24

Building new *homes* since 1978.



WARD HILLS

# Homes built for a better *lifestyle.*

*The stylish and spacious properties created by Peter Ward Homes are specifically designed around modern conveniences and complete peace of mind. Outstanding features such as an elegant kitchen and bathroom, larger than average gardens and high specification double glazing make home life effortlessly comfortable on a daily basis.*

*All of our visually striking, energy efficient and expertly designed homes at Ward Hills celebrate a brighter, calmer and more fulfilling way of life, whether that's playing games with the kids, working from home, entertaining guests, hosting barbecues, or simply relaxing in warm and secure surroundings.*

*Ward Hills truly does offer something particularly special for young professionals, growing families and couples who are ready for their next chapter. From the 2-bedroom semi-detached Sandsend bungalow to the 4-bedroom detached Welham house with detached garage, it's time to explore the Peter Ward Homes lifestyle.*





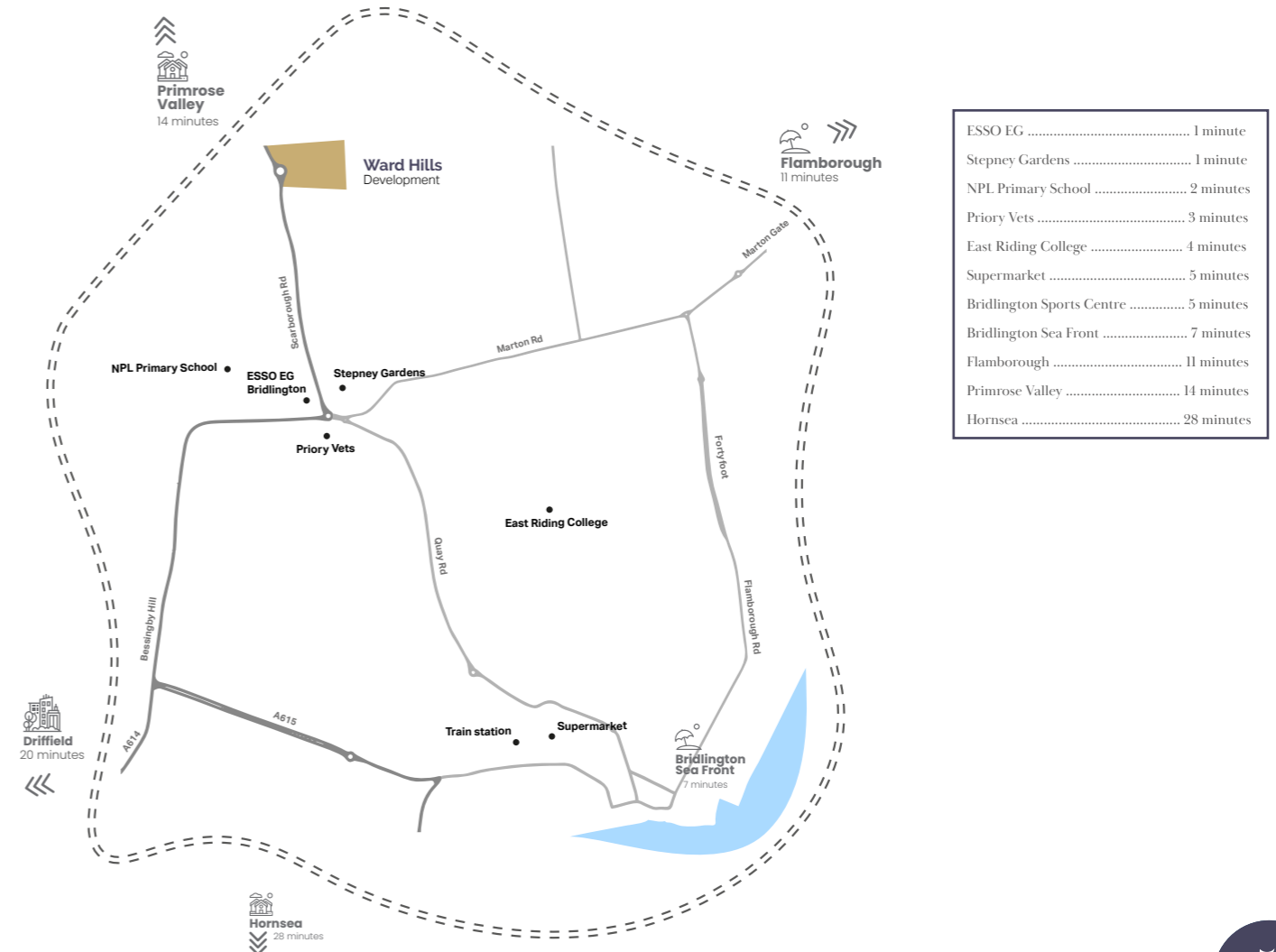
*Bridlington, YO16*  
East Riding of Yorkshire

# Welcome to your new *neighbourhood.*

Ward Hills  
Scarborough Road  
Bridlington  
YO16 6AT

*Located on the East Yorkshire coast and presenting miles of breath-taking sea views, Bridlington is a historic town that's popular for its relaxing setting, independent shops, countless eateries and traditional British pubs.*

*With a population of around 35,000, Bridlington is busy enough to offer a vibrant atmosphere whilst remaining tranquil and leisurely. Ward Hills complements this laid-back feel with modern properties designed around peaceful living.*





## Explore Ward Hills.

*The moment you arrive at Ward Hills, you'll be struck by the ultimate levels of quality, consistency and attention to detail that we invest into all of our properties. Warm and spacious with thoughtful layouts and splendid designs, every room within these feature-rich homes is guaranteed to impress.*

*Step inside a Ward Hills home and discover what 21st century living is all about.*

# Specifications

*Peter Ward Homes have put together a high-quality specification that provides all the essentials. All houses are built in character facing brick with an insulated cavity & a thermal block inner leaf. All main services are connected including water, electricity, gas & 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 manufacturers guarantee, the glass carries a 5 year manufacturers cover against defects and the window fitments 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 Rockingham which has a shower cubicle with thermostatic shower. Shaver point. En-suites include white basin, WC and shower cubicle either walk-in or with door or doors. Fitted with thermostatic shower. Shaver Point.



## Kitchen

Appliances included in the price – 4 Ring gas hob (but 5 ring gas hob in all detached types), extractor, single oven (but double oven or side by side single ovens in all detached types), dishwasher and integrated fridge/freezer in all types. Plumbing for a washing machine will be provided in the kitchen in the Addington type only. Kitchens have upstands to match worktops.



## Central Heating

Gas fired central heating to radiators for your energy efficient home.



## Utility Room

Includes work top and plumbing for an automatic washing machine.



## Internal Decoration

Decorated throughout and white satin to internal woodwork.



## Security Systems

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 type 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 - GRP composite doors with chrome fitments. Draught proofed with multi-point locking. Back Doors - UPVC half glazed panel doors and/or French doors/sliding patio doors. Internal Doors - Four panelled in white with satin 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.

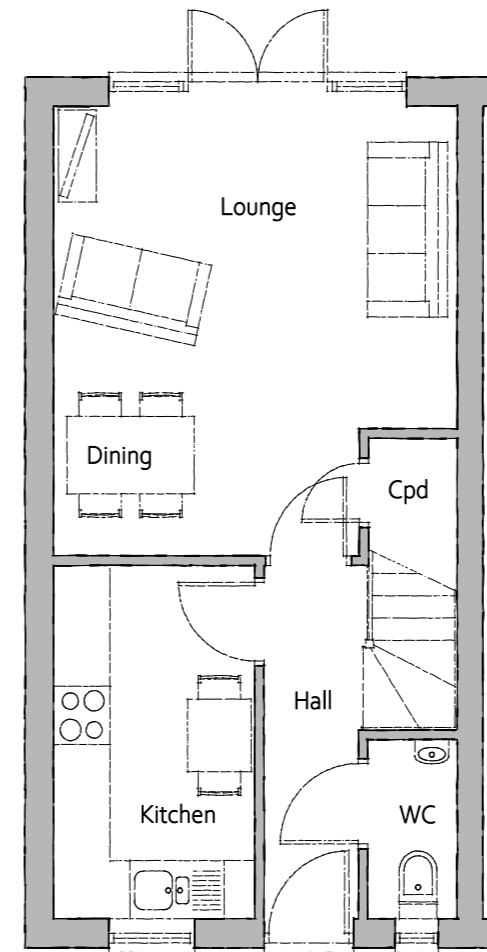
# Addington

3 bedroom

3  
bed

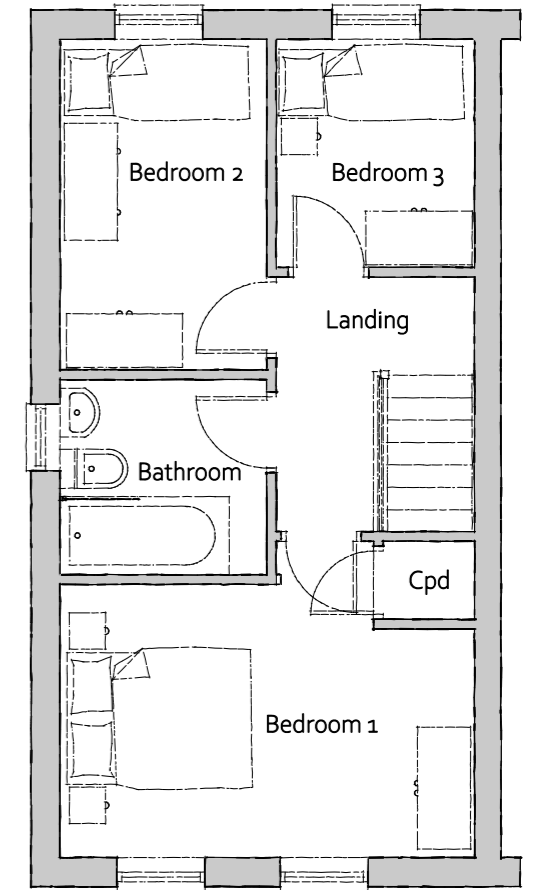
Terraced  
or  
Semi Detached

Side Drive  
or  
Parking Spaces



## Ground Floor

- Kitchen**  
3600mm x 2090mm (11'9" x 6'10")
- Lounge/Dining**  
4590mm x 4230mm (15'7" x 13'10")
- WC**  
1800mm x 900mm (5'10" x 2'11")



## First Floor

- Bedroom 1**  
4230mm x 2750mm (13'10" x 9'0")
- Bedroom 2**  
3290mm x 2090mm (10'9" x 6'10")
- Bedroom 3**  
2290mm x 2000mm (7'6" x 6'6")
- Bathroom**  
2090mm x 2000mm (6'10" x 6'6")

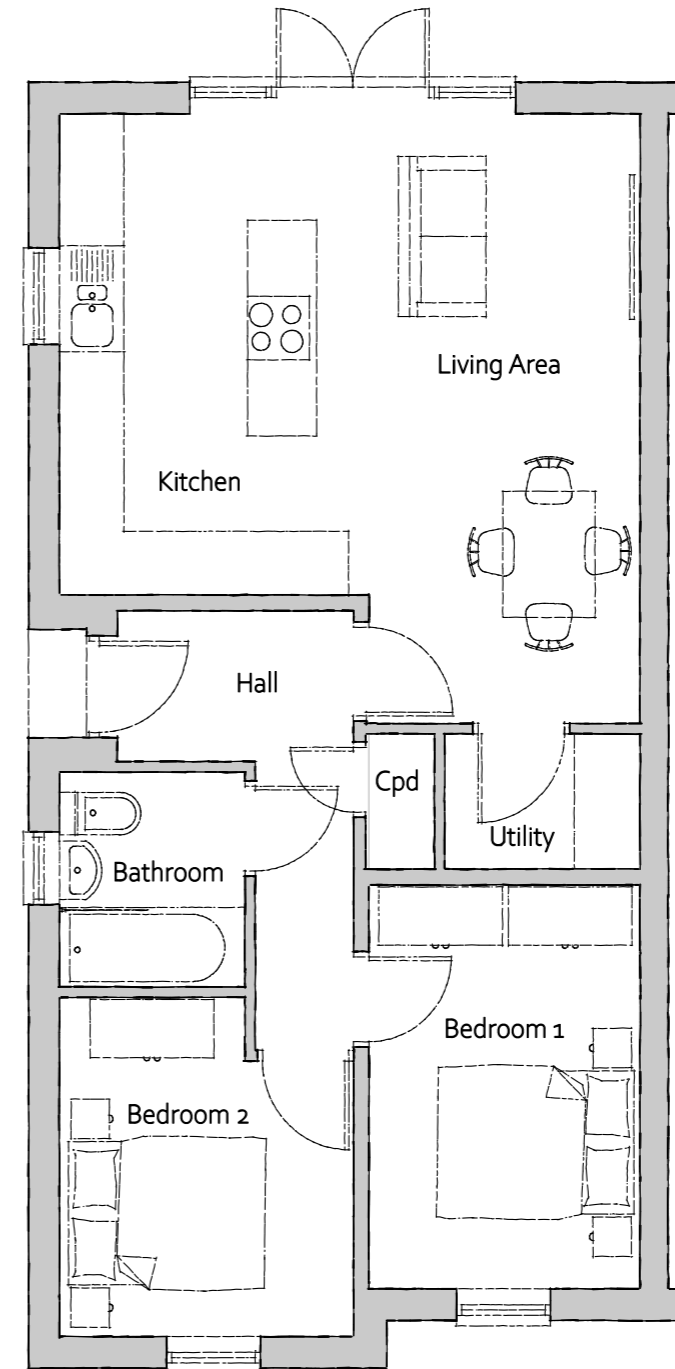
# Sandsend

2 bedroom

2  
bed

Semi Detached  
Bungalow

Side Drive



## Ground Floor

**Kitchen/Living Area**  
5700mm x 5580mm (18'8" x 18'3")

**Utility**  
1840mm x 1300mm (6'0" x 4'3")

**Bedroom 1**  
3800mm x 2585mm (12'4" x 8'4")

**Bedroom 2**  
3070mm x 2840mm (10'0" x 9'3")

**Bathroom**  
2000mm x 1750mm (6'6" x 5'8")



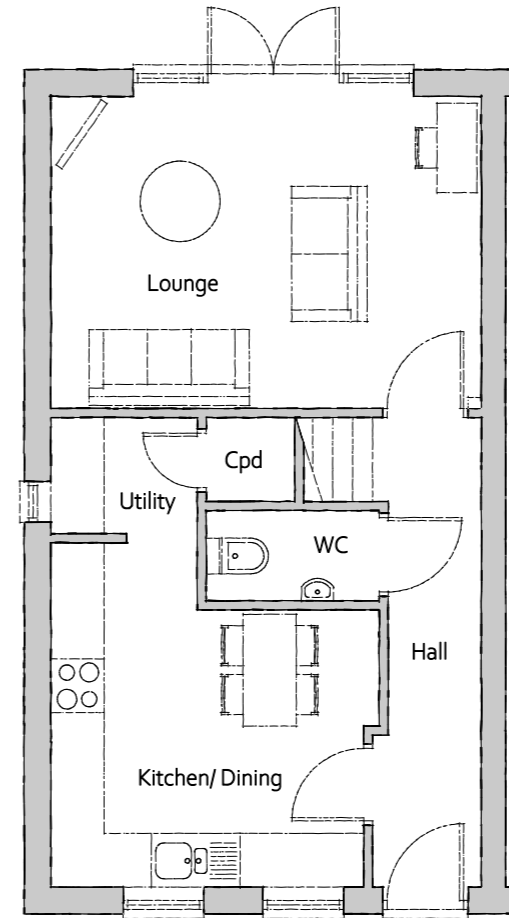
# Filey

3 bedroom

3  
bed

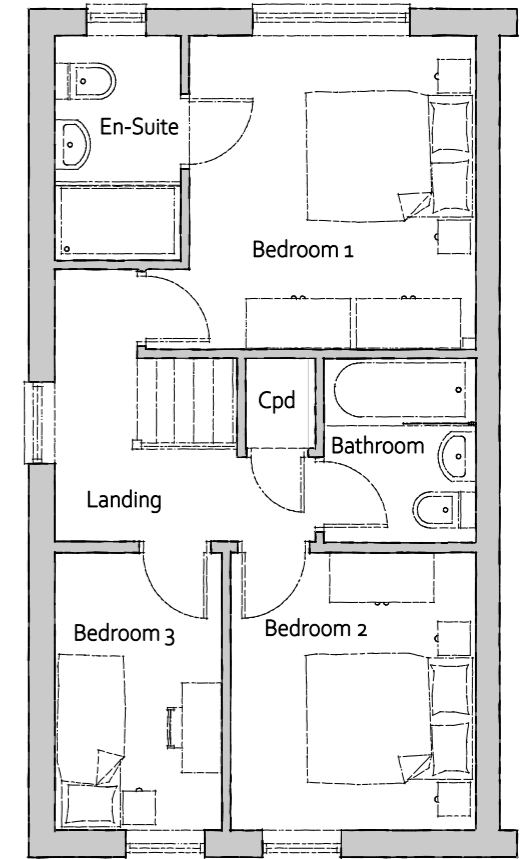
Semi Detached

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")
- WC  
1900mm x 1025mm (6'2" x 3'4")



## 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")

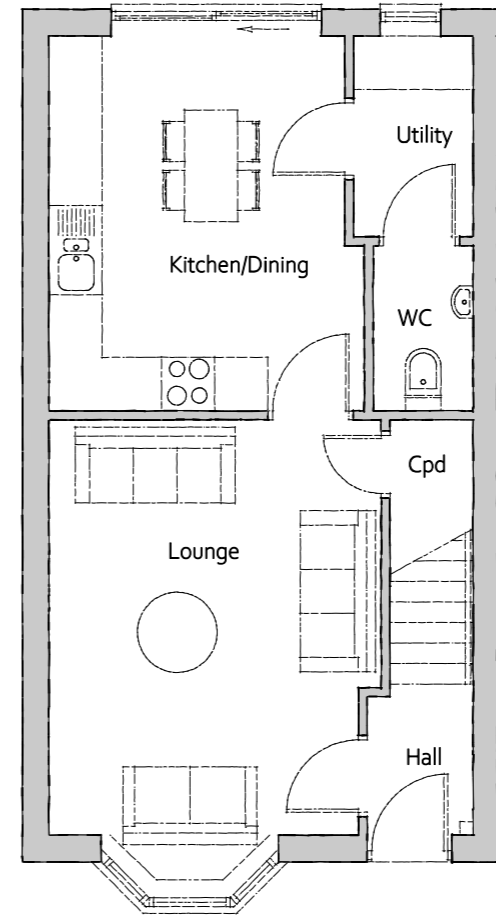
# Barlow

3 bedroom

3  
bed

Semi Detached

Side Drive  
or  
Parking Spaces



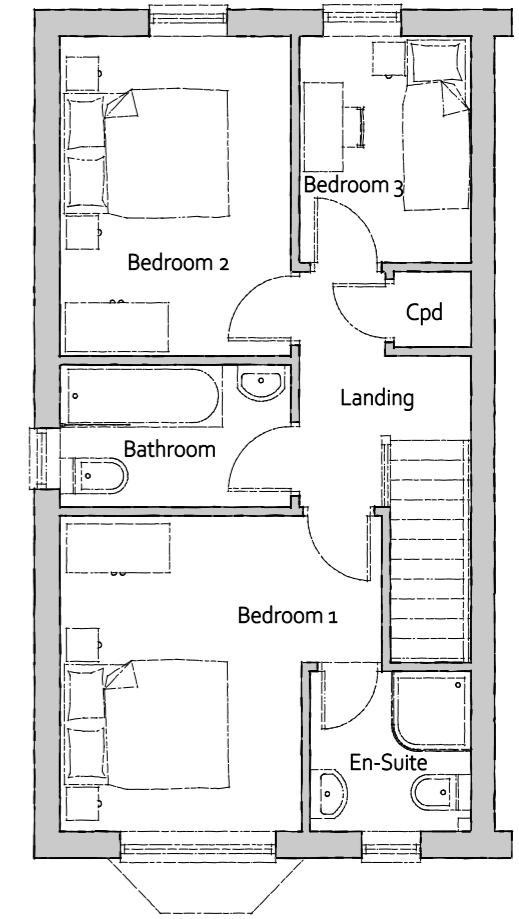
## Ground Floor

**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")

**WC**  
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")

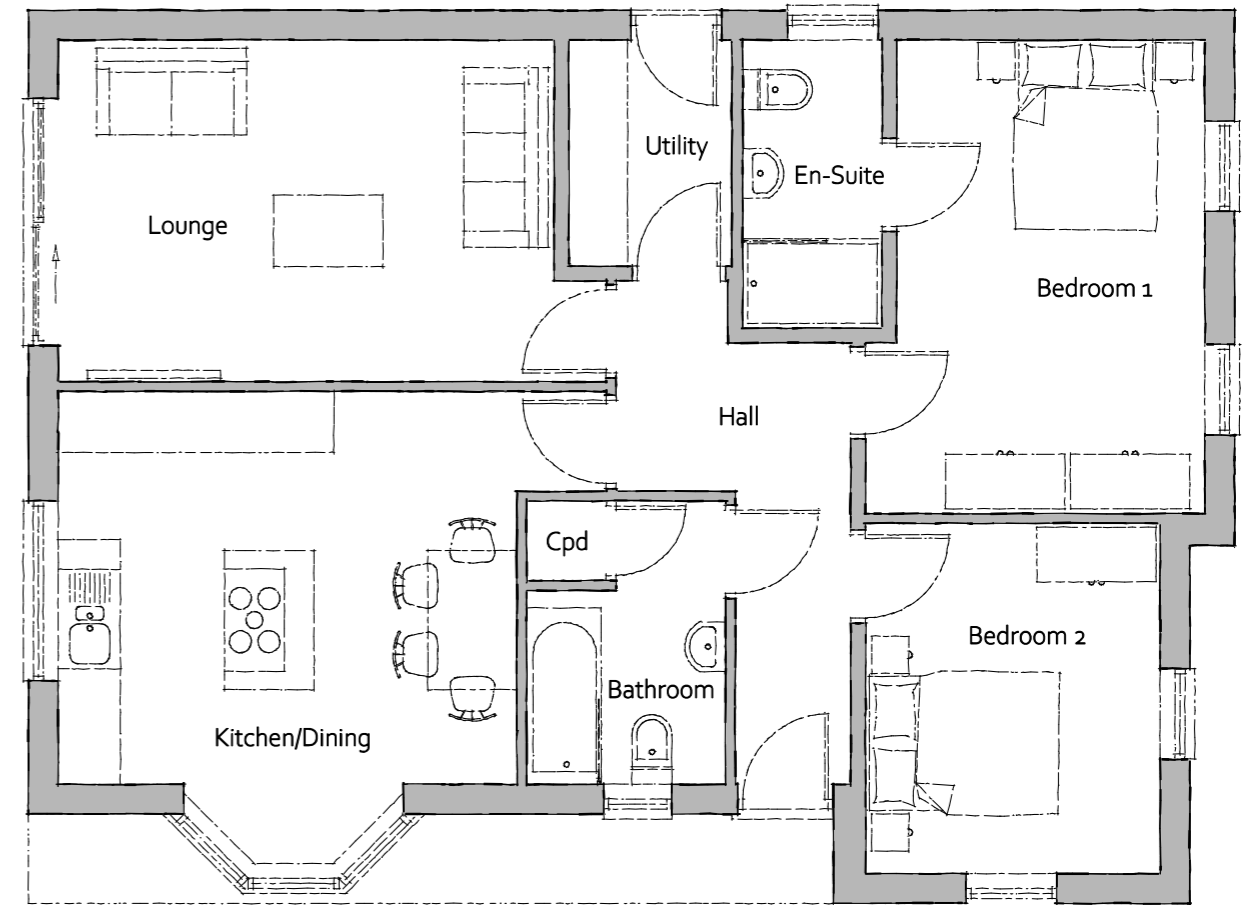
# Aldbrough

2 bedroom

2  
bed

Detached  
Bungalow

Single Detached  
Garage or Side Drive



## Ground Floor

**Kitchen/Dining**  
4565mm x 3900mm (14'11" x 12'9")

**Lounge**  
4960mm x 3380mm (16'3" x 11'1")

**Utility**  
2250mm x 1610 (7'4" x 5'3")

**Bedroom 1**  
4715mm x 3075mm (15'5" x 10'1")

**En-suite**  
2875mm x 1400mm (9'5" x 4'7")

**Bedroom 2**  
3475mm x 2940mm (11'4" x 9'7")

**Bathroom**  
2800mm x 1950mm (9'2" x 6'4")

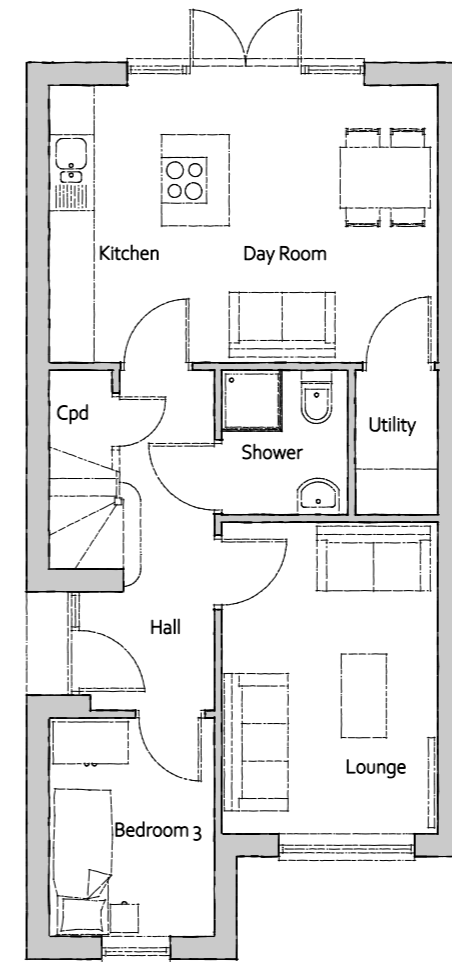
# Clifton

3 bedroom

3  
bed

Chalet  
Bungalow

Side Drive



## Ground Floor

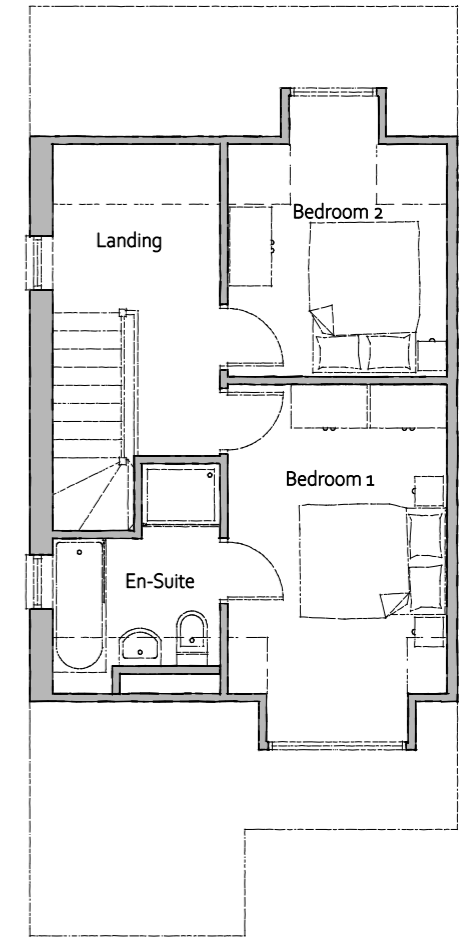
**Kitchen/Day Room**  
5130mm x 3600mm (16'9" x 11'9")

**Lounge**  
4050mm x 2830mm (13'3" x 9'3")

**Utility**  
1867 x 1045 (6'1" x 3'4")

**Shower Room**  
1867 x 1655 (6'1" x 5'4")

**Bedroom 3**  
2825mm x 2150mm (9'3" x 7'0")



## First Floor

**Bedroom 1**  
3875mm x 2830mm (12'8" x 9'3")

**En-suite**  
2520mm x 2150mm (8'3" x 7'0")

**Bedroom 2**  
2900mm x 2830mm (9'6" x 9'3")

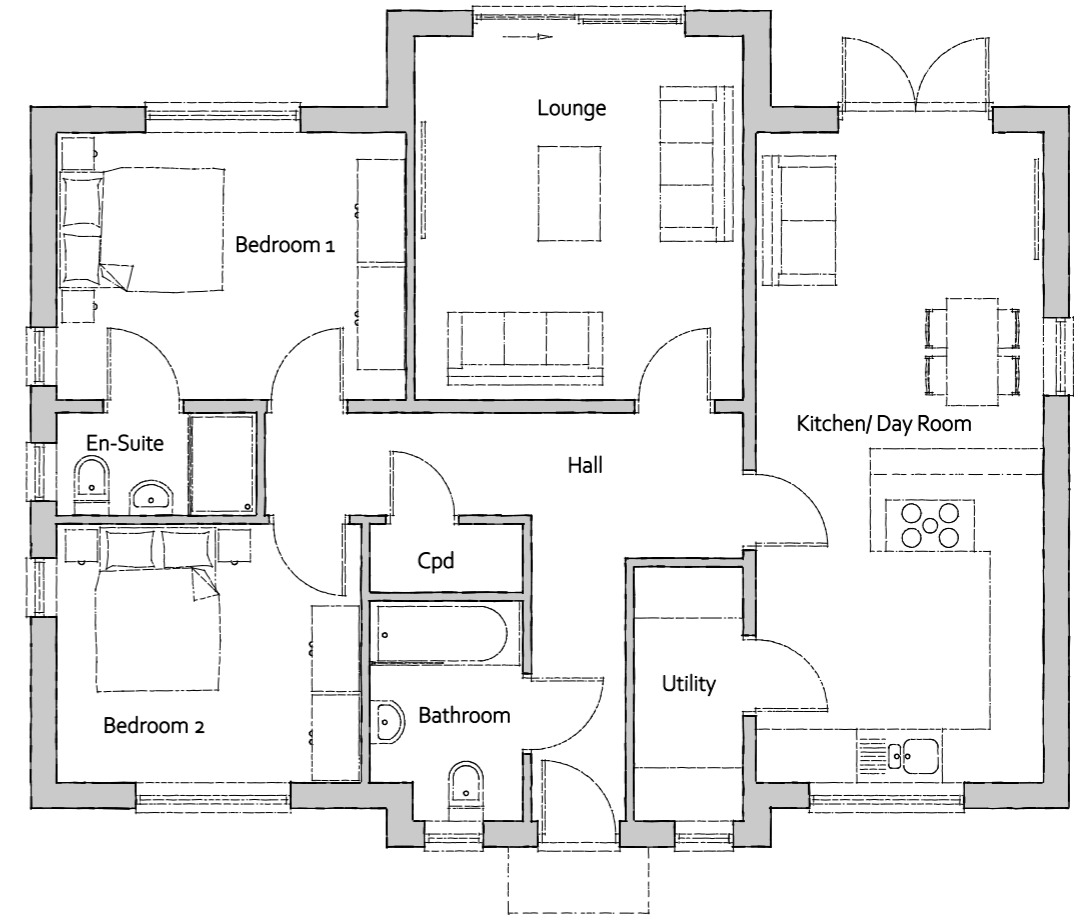
# Runswick

2 bedroom

2  
bed

Detached  
Bungalow

Single Detached  
Garage



## Ground Floor

<b>Kitchen/Day Room</b> 7550mm x 3330mm (24'9" x 10'11")	<b>Bedroom 1</b> 4030mm x 3100mm (13'2" x 10'2")
<b>Lounge</b> 4225mm x 3840mm (13'10" x 12'7")	<b>En-suite</b> 2280mm x 1200mm (7'5" x 3'11")
<b>Utility</b> 2925mm x 1250mm (9'7" x 4'1")	<b>Bedroom 2</b> 3510mm x 2975mm (11'6" x 9'9")
	<b>Bathroom</b> 2525mm x 1740mm (8'3" x 5'8")

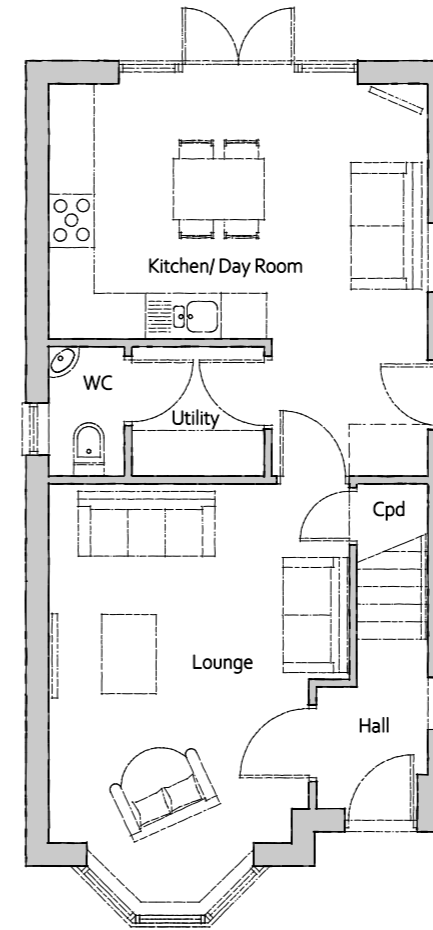
# Wansford

3 bedroom

3  
bed

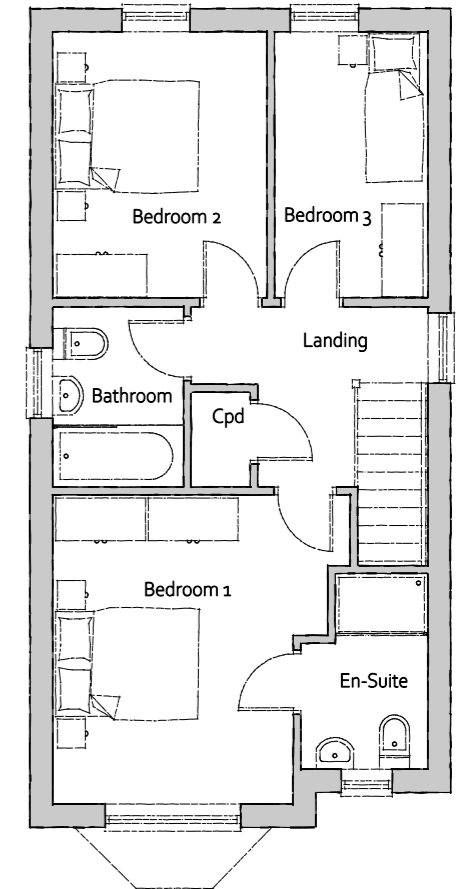
Detached

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")
- WC  
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")

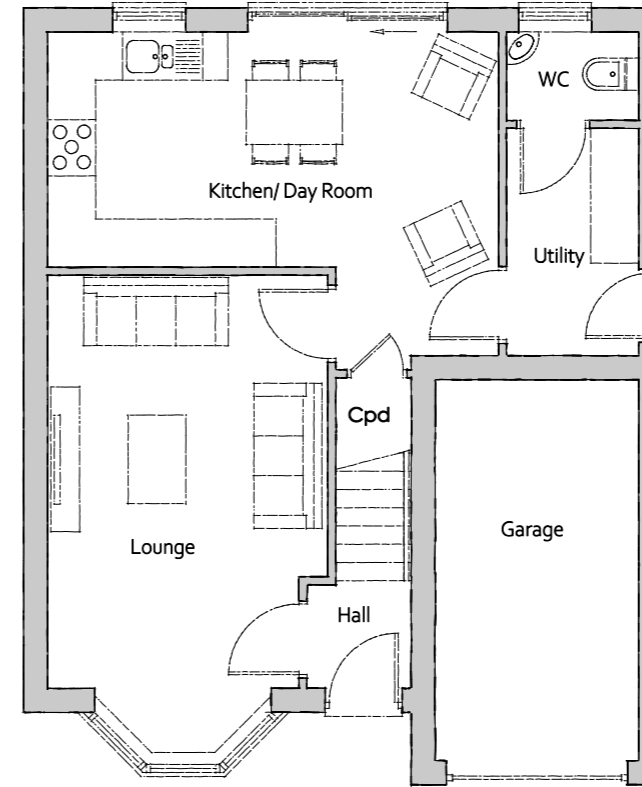
# Hertford

4 bedroom

4  
bed

Detached

Single Integral  
Garage



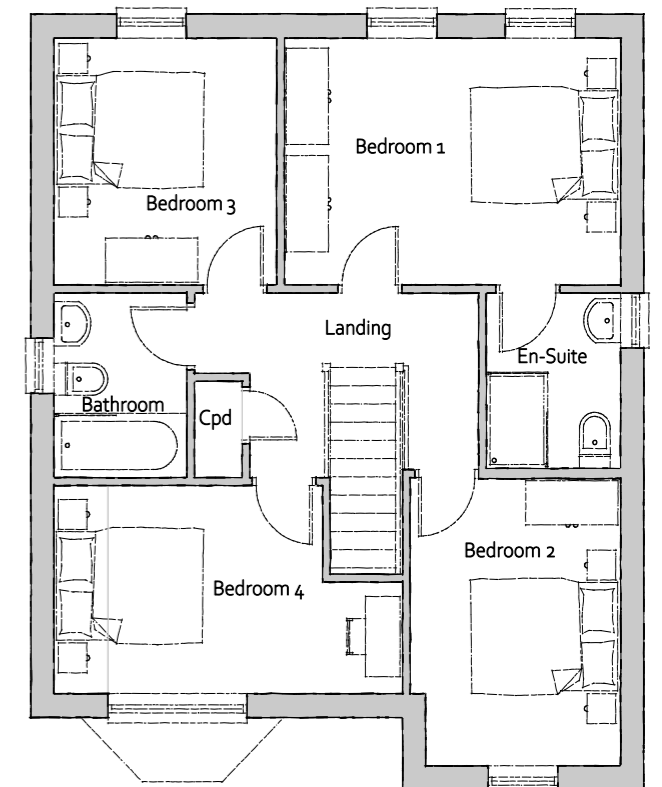
## Ground Floor

**Kitchen/Day Room**  
5570mm x 3980mm (18'3" x 13'0")

**Lounge**  
5080mm x 3400mm (16'8" x 11'1")

**Utility**  
2780mm x 1600mm (9'1" x 5'2")

**WC**  
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 2750mm (11'7" x 9'0")

**Bedroom 3**  
3020mm x 2850mm (9'10" x 9'4")

**Bedroom 4**  
4420mm x 2540mm (14'5" x 8'4")

**Bathroom**  
2250mm x 1700mm (7'4" x 5'6")

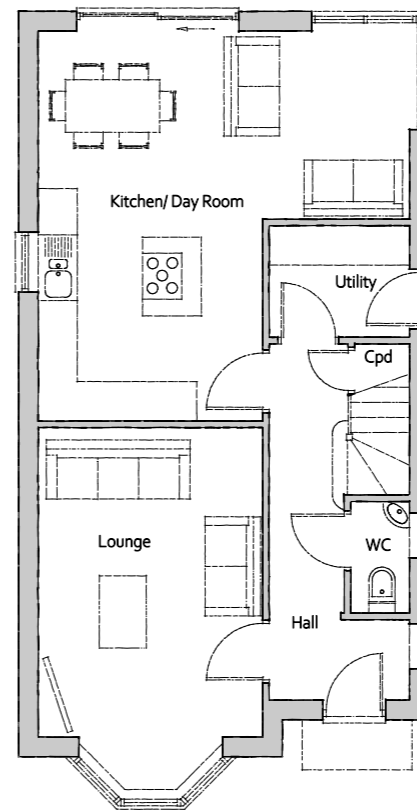
# Rockingham

4 bedroom

4  
bed

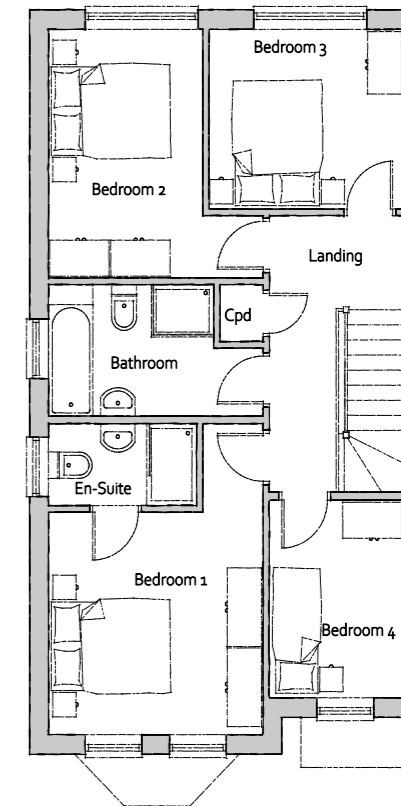
Detached

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")
- WC**  
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")



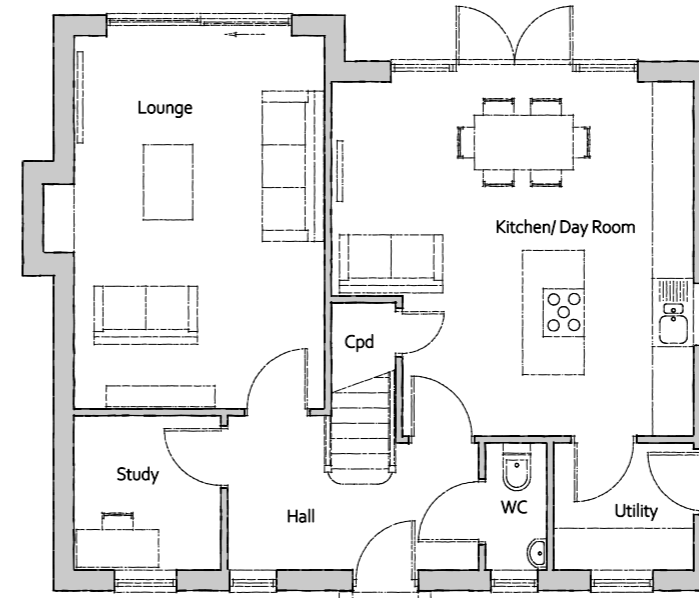
# Welham

4 bedroom

4  
bed

Detached

Double Detached  
Garage



## Ground Floor

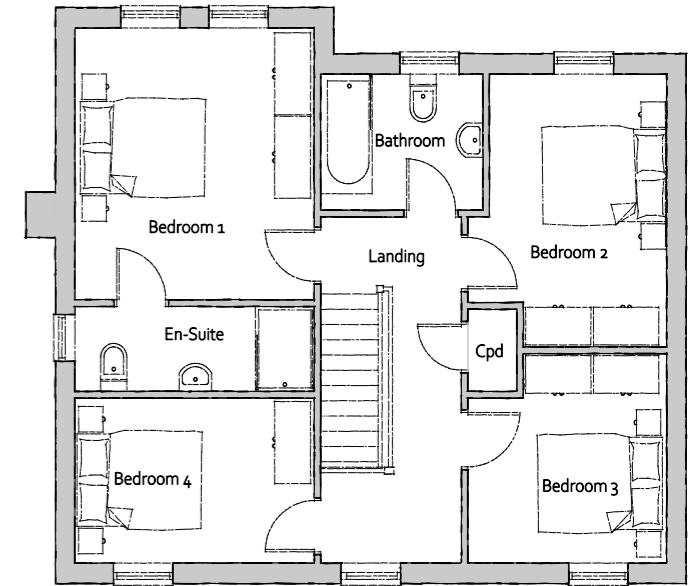
**Kitchen/Day Room**  
5250mm x 5140mm (17'2" x 16'10")

**Lounge**  
5410mm x 3610mm (17'8" x 11'10")

**Utility**  
2000mm x 1810mm (6'6" x 5'11")

**WC**  
1810mm x 850mm (5'11" x 2'9")

**Study**  
2210mm x 2100mm (7'3" x 6'10")



## 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 3000mm (9'10" x 9'10")

**Bedroom 4**  
3610mm x 2340mm (11'10" x 7'8")

**Bathroom**  
2430mm x 1940mm (7'11" x 6'4")

# Building new homes for a better *lifestyle* since 1978.

*Peter Ward Homes has been matching families with their desired lifestyles for over 40 years. In that time we've won numerous awards for our outstanding levels of quality, integrity and attention to detail, not to mention an unwavering commitment to customer service.*

*Each of our comfortable, feature-rich and well-planned homes reflect our mission to provide East Yorkshire and northern Lincolnshire with the highest standard of modern living. We're delighted that you're interested in our developments and warmly invite you to explore what these charming and spacious neighbourhoods have to offer.*

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**Peter Ward**  
*Managing Director*



**HUDSON PARK**  
Driffield



OLD COLLEGE  
BEVERLEY



DEIRA PARK



LINDOFEN VIEW



OLD MILLERS RISE  
PETER WARD HOMES



WARD HILLS

## Award winning *homes.*

- 1985 - Beverley Borough Council Design Commendation
- 1987 - NHBC Pride in the Job Award
- 1990 - East Yorkshire Borough Council Design Award
- 1992 - Bridlington & District Civic Society Environment Award  
Town Enhancement Award (Bridlington)  
British Housebuilder of the Year Award
- 1993 - British Housebuilder of the Year Award
- 1995 - British Housebuilder of the Year Award
- 1997 - NHBC Pride in the Job Award  
British Housebuilder of the Year Silver Award
- 1998 - British Housebuilder of the Year Silver Award
- 1999 - British Housebuilder of the Year Award Gold Medal  
NHBC Pride in the Job Award - Northern Regional Winner
- 2000 - NHBC Pride in the Job Award
- 2004 - British Housebuilder of the Year Award
- 2006 - British Housebuilder of the Year Award
- 2007 - British Housebuilder of the Year Silver Award
- 2012 - LABC Building Excellence Awards
- 2018 - Fastest Growing Medium Business, Yorkshire  
Fastest 50 with the Yorkshire Post – Runner Up
- 2019 - NHBC Pride in the Job Quality Award  
Fastest Growing Medium Business, Yorkshire  
Fastest 50 with the Yorkshire Post – Placed
- 2020 - NHBC Pride in the Job Quality Award  
NHBC Pride in the Job Seal of Excellence Award  
NHBC Pride in the Job Regional Award
- 2021 - 2021: NHBC Pride in the Job Quality Award
- 2024 - 2024: NHBC Pride in the Job Quality Award

**NHBC**

Pride in the Job Awards 2024

CONSUMER CODE FOR HOME BUILDERS  
www.consumercode.co.uk

tsi APPROVED CODE TRADING STANDARDS UK

**NHBC**



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