



HEREWARD HOMES

Five distinctive stone built homes



THE WOOD YARD
COLSTERWORTH

Front cover image: shows open countryside opposite the development



THE WOOD YARD
COLSTERWORTH



KEY

Plot 1 The Elms

Plot 2 Ash House

Plot 3 The Limes

Plot 4 The Walnuts

Plot 5 Oak House

Located at the end of a short country lane off Stamford Road in Colsterworth, The Wood Yard is a small development of only five new homes situated adjacent to open countryside.



Welcome to The Wood Yard

Colsterworth lies in the gently rolling Lincolnshire landscape and is the perfect location to enjoy traditional village life whilst being within easy reach of the historic towns of Grantham, Stamford and Melton Mowbray and A1.

The five new stone built houses offer a choice of 4 or 5 bedroom layouts, each sensitively designed to incorporate local building materials to blend in with their surroundings. Honey coloured stone and lintels, rustic-style pantiles and classic style windows create a traditional external appearance, whilst the contemporary interior specification incorporates numerous luxury features throughout. The Wood Yard is perfectly located to enjoy rural living whilst being well connected in all senses.

At Hereward Homes we spend a great deal of time searching for the perfect location for our new homes and Colsterworth offers it all - a rural setting, local amenities and proximity to market towns and the UK's main north/south road link.



St John the Baptist Church



A more relaxed way of life

The pretty village of Colsterworth lies in the district of South Kesteven, a largely rural area characterised by beautiful open fields, woodlands, historic market towns and villages - making it a highly desirable place to live.

Colsterworth, and neighbouring Woolsthorpe, are both elevated on a slight limestone ridge with the gently flowing River Witham gently separating them. Despite its rural location and modest size, Colsterworth has many village amenities including a recently opened Co-op store with an in-house bakery, mobile post office, sports club, medical practice and pub/restaurant. With a Church of England primary school in the heart of the village there is also a wide selection of state and independent schools close by in Grantham, Stamford, Oakham, Uppingham and Bourne.

To the east of the village lies Twyford Wood. Open to the public, it is home to many miles of footpaths which are surrounded by conifer woodlands, grasslands and butterfly glades. During the second world war it was home to RAF North Witham, but now the runways are overgrown and nature is taking over. Spread over 480 acres, it is the perfect traffic-free location for all the family to enjoy a cycle ride, run or amble.

All around the village there are opportunities to enjoy the outdoors on foot or by bicycle. From the village church there is a pleasant walk to Woolsthorpe Manor which passes the apple tree that is supposed to have inspired Isaac Newton. Educated locally at King's School, Grantham and then Trinity College at the University of Cambridge, Newton went on to become one of the most influential scientists of his time. The Manor is now a National Trust property and houses a hands-on Science Discovery Centre that attracts visitors of all ages from far and wide.

From your countryside location there are endless possibilities to explore. The A1 and mainline railway stations at Grantham and Stamford, Melton Mowbray and Oakham are a short car journey away offering services to major towns, cities and airports. Colsterworth is also perfectly placed close to major roads connecting the neighbouring counties of Rutland, Leicestershire, Nottinghamshire, Northamptonshire, Cambridgeshire, Norfolk and beyond.



Twyford Wood

From St John the Baptist Church in Colsterworth, there is a short walk to Woolsthorpe Manor, Isaac Newton's birthplace in 1642. In Colsterworth there is a strong local connection with the Newton family, and two generations are buried in the village churchyard.



The Manor, Woolsthorpe

Out & about

Lincolnshire is a vibrant county with a wealth of treasures to discover. Britain's second largest county by area, it is home to a diverse range of landscapes, from sandy beaches on its East coast, to lush woodlands and rolling fields inland.

Colsterworth is rooted in the Lincolnshire countryside, but it is also geographically close to several of England's finest counties. For village residents this means the vibrant market towns of Stamford, Grantham, Oakham, Melton Mowbray, Uppingham, Bourne and Stamford are close by, and the cities of Leicester, Peterborough and Nottingham are all within a 32 mile radius.

Each of these historic towns and cities enjoys a unique character, and together they offer an extensive range of shopping, cultural, culinary, sporting and leisure opportunities. The nearest town, Grantham, is an historic transport hub which was originally a coaching stop on the

original Roman road, the Ermine Way. Since those early days it has continued to flourish as a major railway town and today is home to leading high street brands, smaller independent shops and a weekly market. The town also has many restaurants, pubs and traditional coaching inns, but the jewel in its crown is the Angel and Royal Hotel, one of the oldest hotels in the world. It has been offering hospitality since 1203 and has been frequented over the centuries by several Kings and Queens. Three miles north of the town lies the impressive Belton House, a Grade I listed country property which is surrounded by formal gardens and a series of avenues leading to follies within a larger wooded park.

Angel & Royal Hotel, Grantham



Oakham



Belton House



Site plan



STAMFORD RD



KEY

Plot 1 The Elms

Plot 2 Ash House

Plot 3 The Limes

Plot 4 The Walnuts

Plot 5 Oak House

Plot 6 Mulberry House

We create much loved homes

Whether it's the lovely outdoor spaces or internal creature comforts, our architects and design team ensure that all our homes offer the best in contemporary living. Hereward Homes specifies the highest quality of materials to ensure all properties are energy efficient and require the minimum level of maintenance. Each property benefits from a comprehensive 10 year guarantee for total peace of mind.

INTERIOR

Doors

- Oak cottage style doors with chrome lever door handles.

Finishing touches

- All rooms include moulded skirtings and architraves in soft white paint finish.
- Smooth plaster finish to ceilings.

Kitchens

- Stylish fitted kitchens with granite worktops and 100mm upstand, including Range cooker, extractor hood, dishwasher, fridge and freezer.
- Utility rooms have space for washing machine and tumble dryer with post formed top and 100mm matching upstand.
- CTD floor tiles to kitchen and utility room.

Bathrooms

- Stylish white Roca vanity units and matching sanitaryware with chrome fittings.
- Coram shower screens with Mira showers.
- All bathrooms and ensuites to have CTD ceramic tiles to walls and floors. Fully tiled to showers and half tiled on other walls with sanitaryware. Splash back to cloakrooms.

Heating

- Gas boiler heating system with underfloor heating to the ground floor and radiators fitted with individual thermostatic valves to first floors.
- Stone surround and hearth to living room with wood burner.

Electrical & Lighting

- Recessed lights in kitchen & bathrooms.
- External black carriage lights.
- Lighting and power to garage.
- Telephone and TV points to lounge, family room and all bedrooms.
- Wall lights to lounge.

Security

- An intruder alarm fitted with motion detectors.

Warranty

- Each property will benefit from a ten-year warranty issued on completion.

EXTERIOR

Construction

- All homes are of natural stone construction with cast stone lintels and cills. Distinctive Sandtoft Neo clay pantile roofs.

Windows

- Gardenia colour UPVC purpose made windows.

Front doors

- Cottage style front door with chrome ironmongery.

Garage doors

- Properties have GRP honey oak electrically remote operated timber effect garage doors.

Paths & driveways

- Block paved access road and driveways.
- Footpaths & patio areas to be natural stone paving.

Landscaping

- Front gardens are turfed or seeded.
- All gardens enclosed by post and rail or close boarded fencing.
- Each house has an outside tap.



Choice of kitchen and wall/floor tiles is dependent upon stage of construction. Please note Hereward Homes policy is one of continuous development and improvement and we reserve the right to change the specification of properties without notice. The information within this brochure is carefully prepared but its contents do not form part or constitute representation of any warranty or contract.

Dimensions are scaled from architect's drawings and although they are as accurate as practicable they may vary depending upon internal finishes.

Images show previous developments

The Elms (Plot 1)

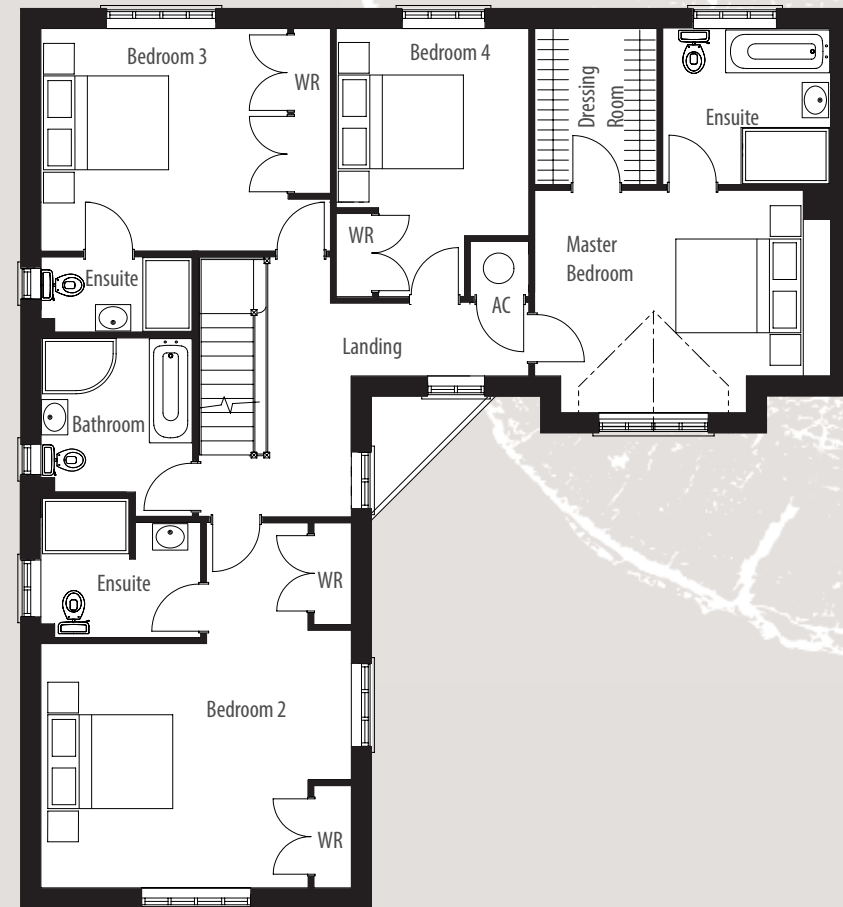
4 bedroom house - 236 sq m, 2540 sq ft



The Elms (Plot 1)

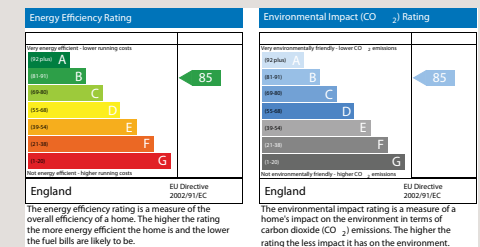


Ground Floor	Metric	Imperial
Lounge	6.20m x 5.72m	20'4" x 18'9" inc' bay
Dining	5.08m x 4.40m	16'8" x 14'6"
Kitchen	3.80m x 3.55m	12'6" x 11'8"
Utility	2.40m x 1.65m	7'10" x 5'5"
Family Room Area	3.55m x 3.15m	11'8" x 10'4"
Study	2.63m x 2.40m	8'7" x 7'10"



First Floor	Metric	Imperial
Master Bedroom	4.78m x 3.58m	15'9" x 11'9"
Master Ensuite	2.70m x 2.50m	8'10" x 8'2"
Master Dressing room	2.50m x 1.96m	8'2" x 6'5"
Bedroom 2	5.90m x 5.00m	19'4" x 16'5" max
Bedroom 2 Ensuite	2.56m x 2.25m	8'5" x 7'4"
Bedroom 3	4.67m x 3.58m	15'4" x 11'9" max inc' wardrobe
Bed 3 Ensuite	2.43m x 1.20m	8'0" x 3'11"
Bedroom 4	4.34m x 3.11m	14'3" x 10'2" max
Bathroom	2.88m x 2.43m	9'5" x 8'0" max

--- reduced ceiling height



Please note that floorplans for each plot are not to the same scale.

Ash House (Plot 2)

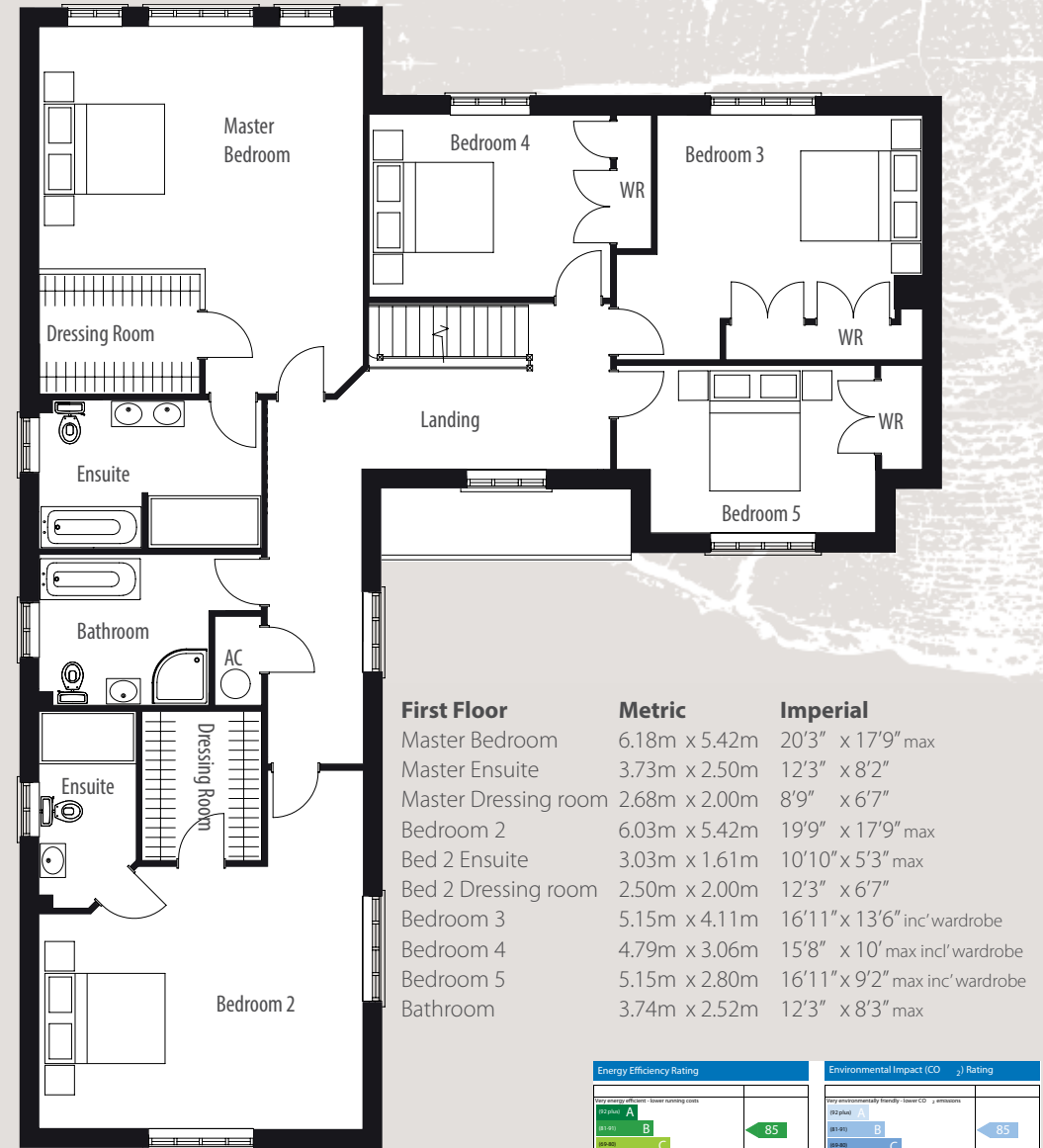
5 bedroom house - 291 sq m, 3132 sq ft



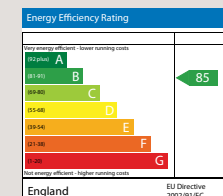
Ash House (Plot 2)



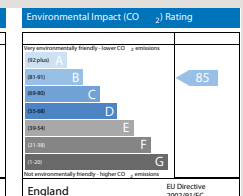
Ground Floor	Metric	Imperial
Lounge	7.02m x 5.35m	23'0" x 17'6" max inc' bay
Family Room Area	3.65m x 3.03m	12'0" x 9'11"
Dining	5.42m x 3.90m	17'9" x 12'10"
Kitchen	5.42m x 4.53m	17'9" x 14'10" max
Utility	2.41m x 1.68m	7'11" x 5'6"
Study	2.81m x 2.41m	9'2" x 7'11"



First Floor	Metric	Imperial
Master Bedroom	6.18m x 5.42m	20'3" x 17'9" max
Master Ensuite	3.73m x 2.50m	12'3" x 8'2"
Master Dressing room	2.68m x 2.00m	8'9" x 6'7"
Bedroom 2	6.03m x 5.42m	19'9" x 17'9" max
Bed 2 Ensuite	3.03m x 1.61m	10'10" x 5'3" max
Bed 2 Dressing room	2.50m x 2.00m	12'3" x 6'7"
Bedroom 3	5.15m x 4.11m	16'11" x 13'6" inc' wardrobe
Bedroom 4	4.79m x 3.06m	15'8" x 10' max inc' wardrobe
Bedroom 5	5.15m x 2.80m	16'11" x 9'2" max inc' wardrobe
Bathroom	3.74m x 2.52m	12'3" x 8'3" max



England
EU Directive 2002/91/EC
The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills are likely to be.



England
EU Directive 2002/91/EC
The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO2) emissions. The higher the rating the less impact it has on the environment.

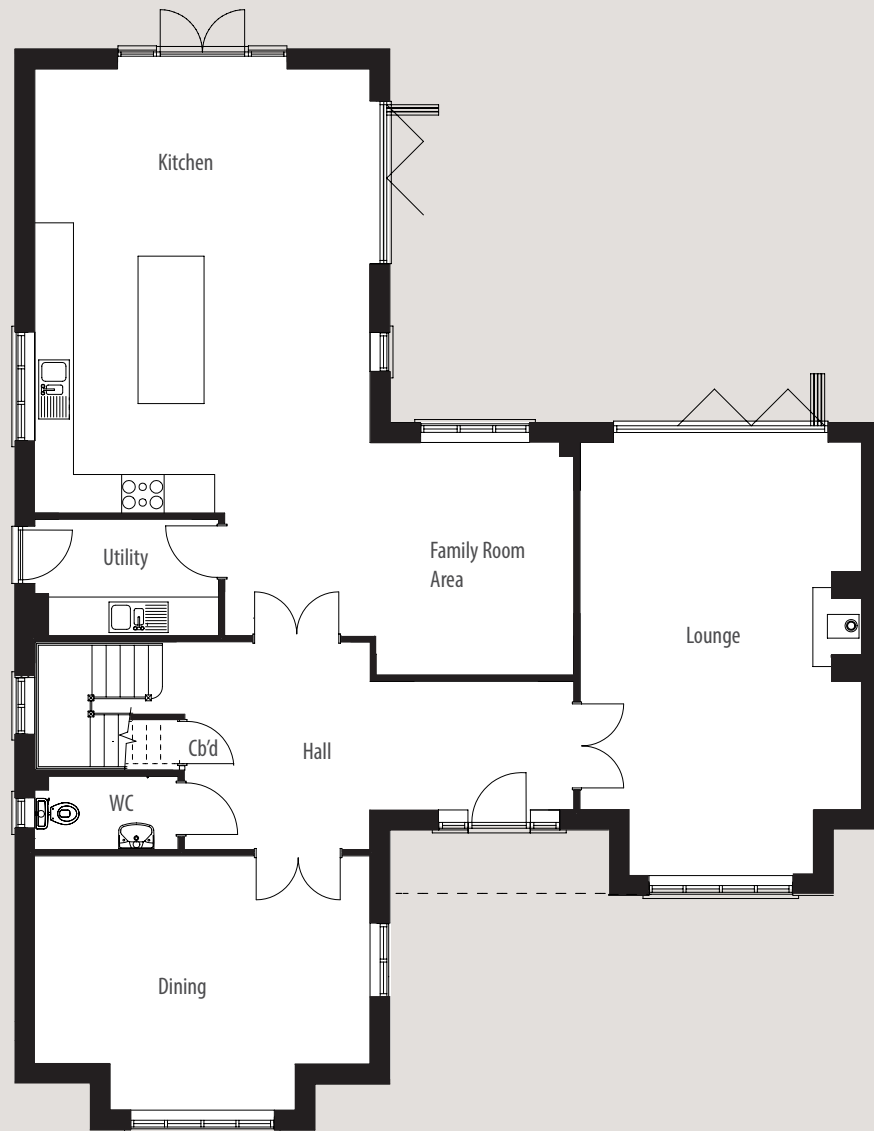
Please note that floorplans for each plot are not to the same scale.

The Limes (Plot 3)

5 bedroom house - 283 sq m, 3046 sq ft

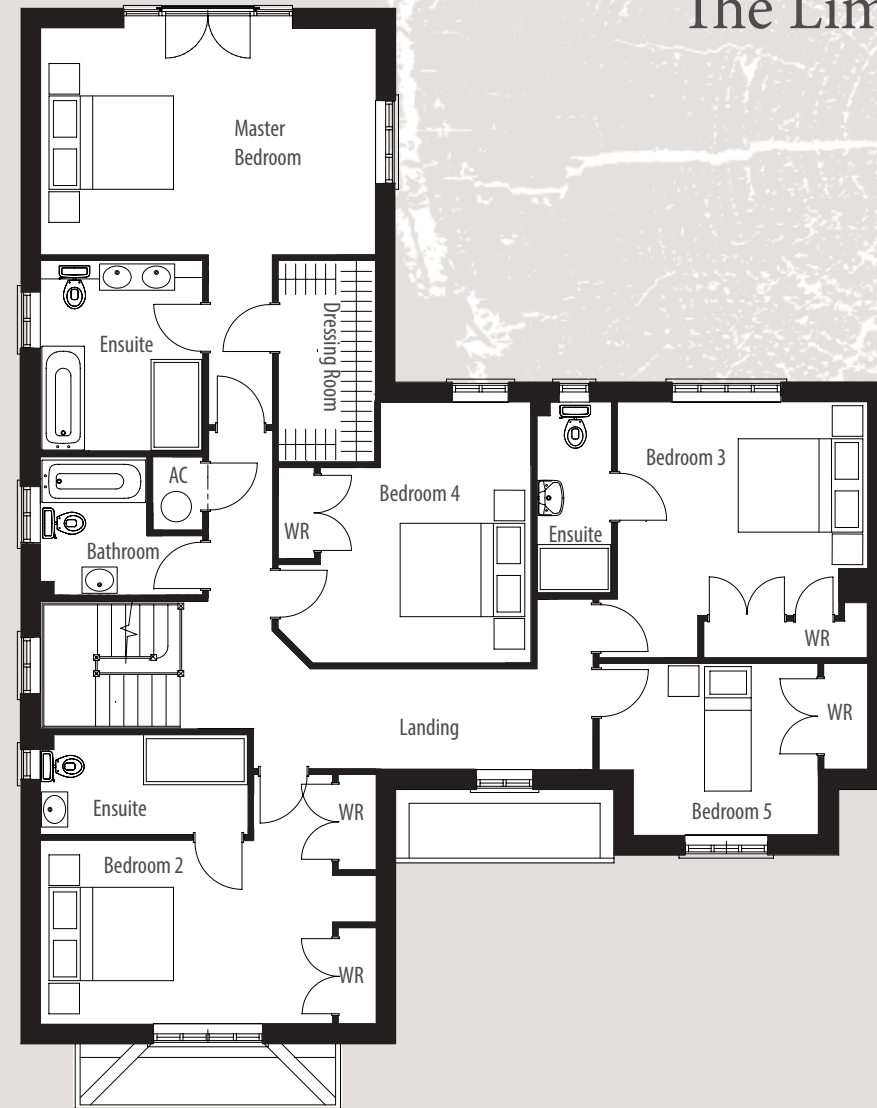


The Limes (Plot 3)



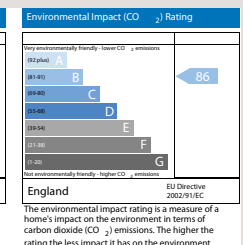
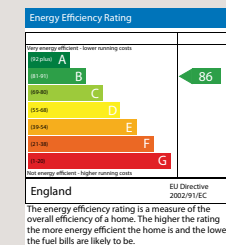
Ground Floor

	Metric	Imperial
Lounge	7.02m x 4.55m	23'0" x 14'11" max inc' bay
Family Room Area	3.75m x 3.33m	12'3" x 10'11"
Dining	5.42m x 4.15m	17'9" x 13'7" max inc' bay
Kitchen	8.88m x 5.42m	29'1" x 17'9" max
Utility	2.95m x 1.85m	9'8" x 6'1"



First Floor

	Metric	Imperial
Master Bedroom	5.43m x 3.66m	17'10" x 12' exc' corridor
Master Ensuite	3.08m x 2.61m	10'1" x 8'7"
Master Dressing room	3.25m x 1.64m	10'8" x 5'5"
Bedroom 2	5.42m x 4.03m	17'9" x 13'3" max
Bed 2 Ensuite	3.36m x 1.59m	11'0" x 5'3"
Bedroom 3	4.34m x 4.14m	14'3" x 13'7" max
Bed 3 Ensuite	3.09m x 1.20m	10'1" x 3'11"
Bedroom 4	4.24m x 4.10m	13'11" x 13'5" max
Bedroom 5	4.34m x 2.77m	14'3" x 9'1" max inc' wardrobe
Bathroom	2.61m x 2.22m	8'7" x 7'3" max



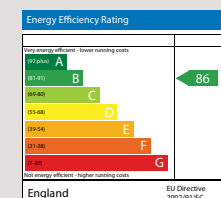
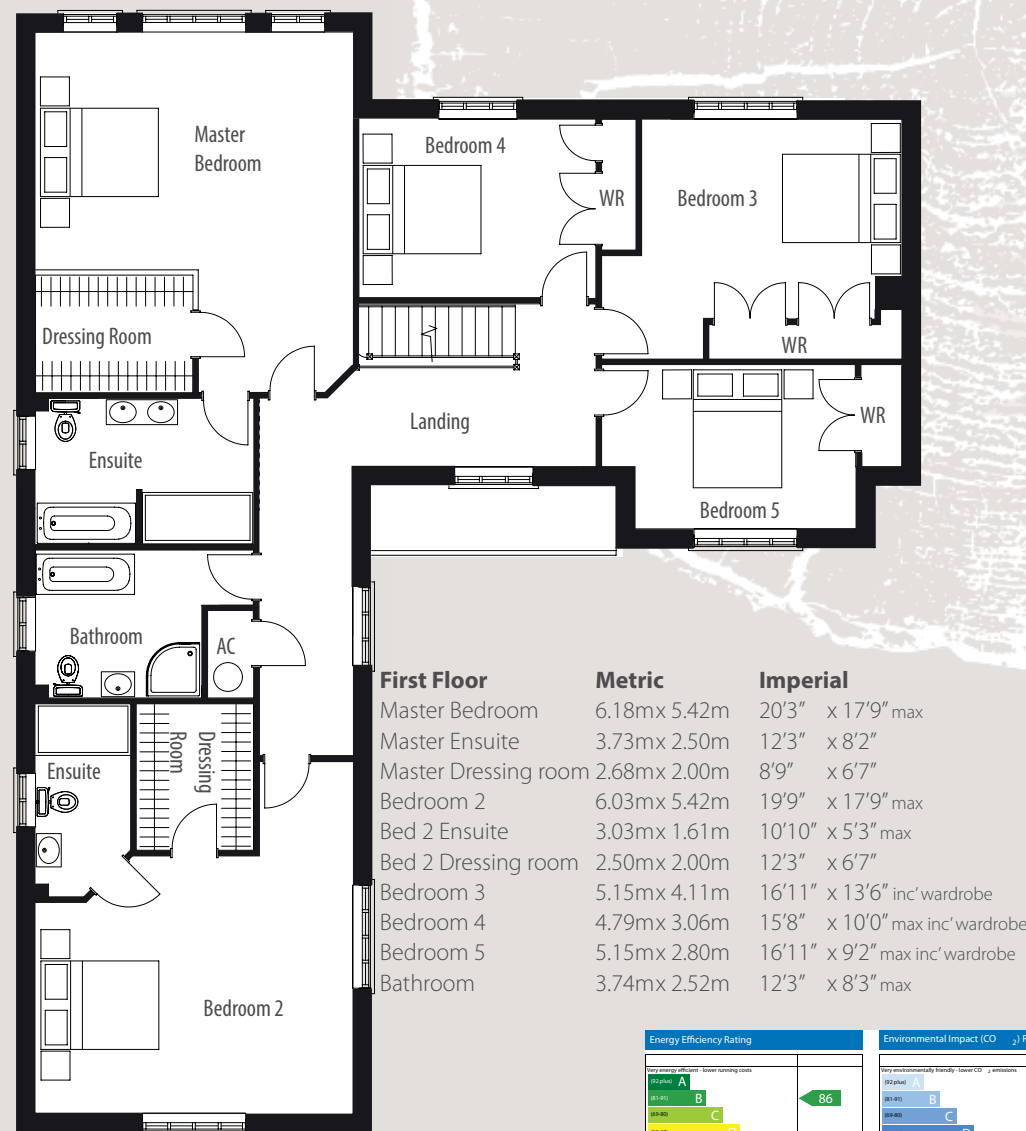
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The Walnuts (Plot 4)

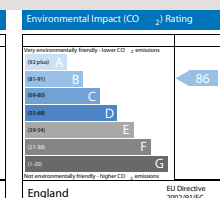
5 bedroom house - 291 sq m, 3132 sq ft



The Walnuts (Plot 4)



The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills are likely to be.



The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO₂) emissions. The higher the rating the less impact it has on the environment.

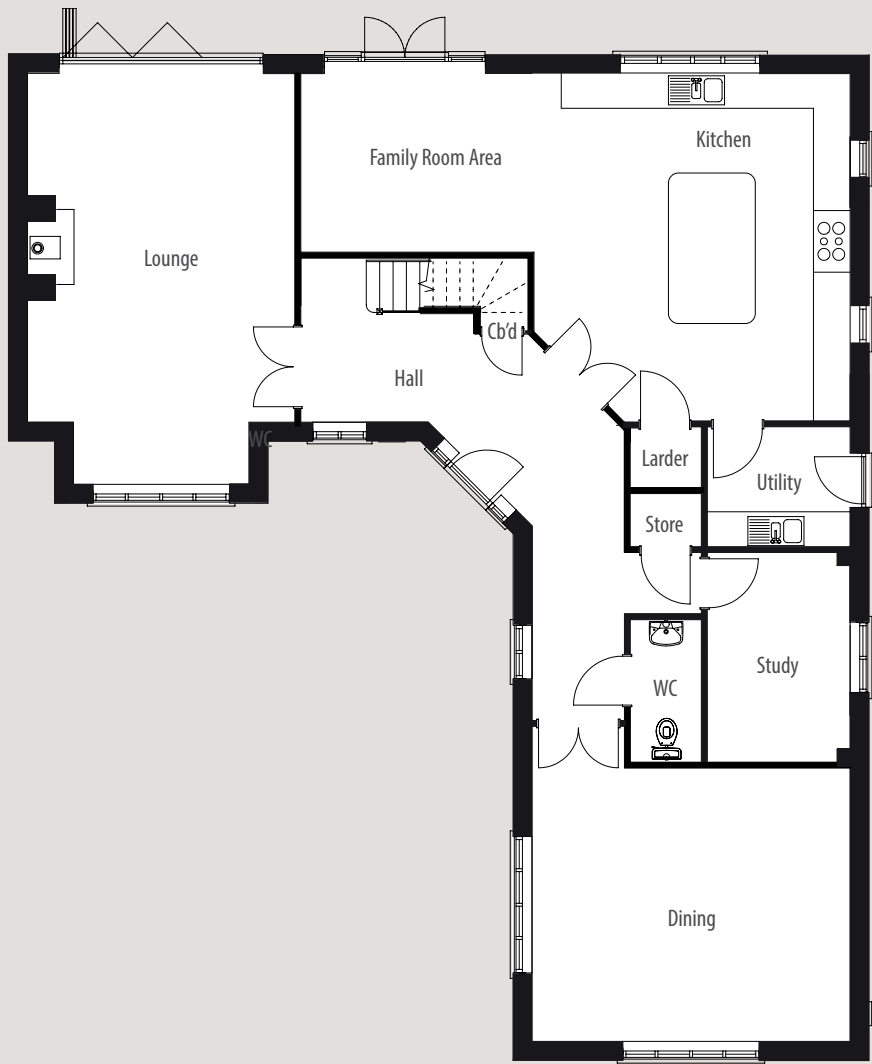
Please note that floorplans for each plot are not to the same scale.

Oak House (Plot 5)

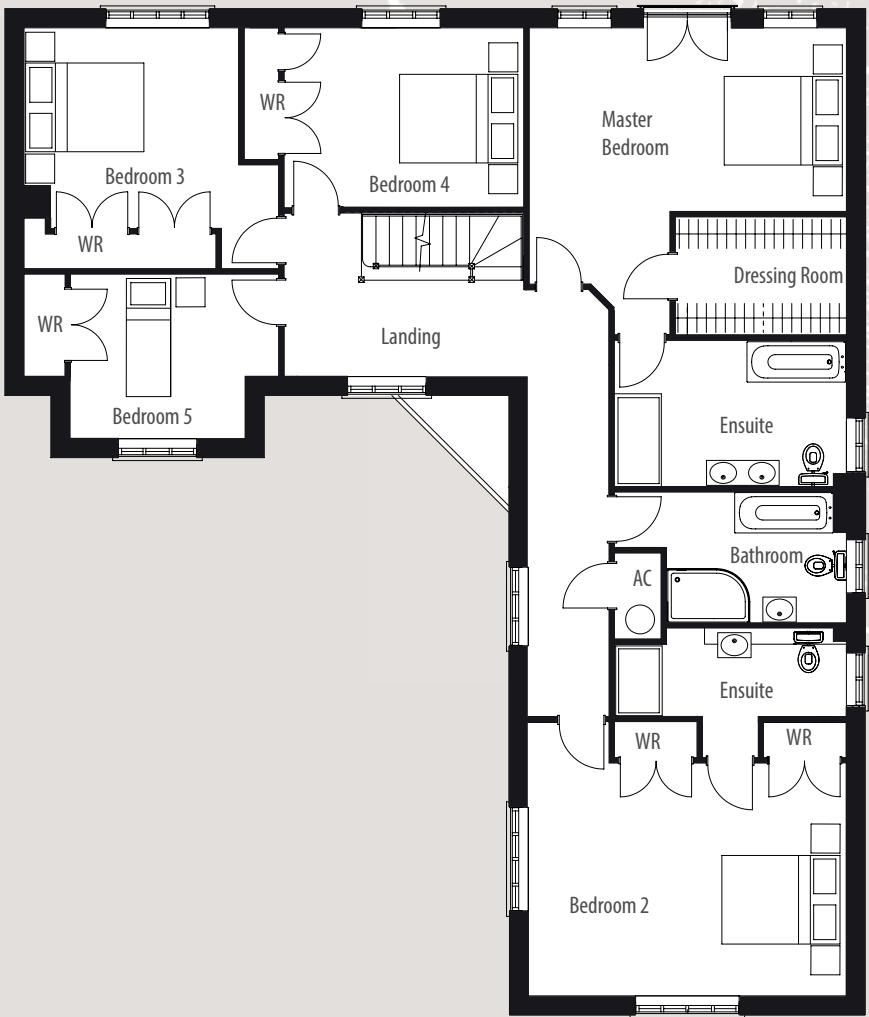
5 bedroom house - 294 sq m, 3165 sq ft



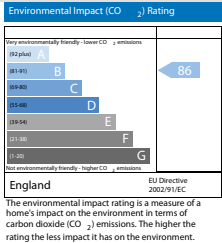
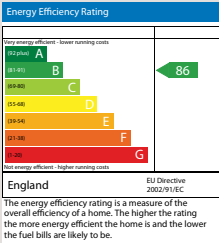
Oak House (Plot 5)



Ground Floor	Metric	Imperial
Lounge	7.02m x 4.55m	23'0" x 14'11" inc' bay
Family Room Area	4.01m x 3.03m	13'2" x 9'11"
Dining	5.42m x 4.65m	17'9" x 15'3"
Kitchen	5.93m x 5.39m	19'5" x 17'8"
Study	3.56m x 2.41m	11'8" x 7'11"
Utility	2.41m x 2.01m	7'11" x 6'7"



First Floor	Metric	Imperial
Master Bedroom	5.42m x 5.24m	17'9" x 17'2" max
Master Ensuite	3.95m x 2.49m	13'0" x 8'2"
Master Dressing room	2.90m x 2.00m	9'6" x 6'7"
Bedroom 2	5.42m x 4.65m	17'9" x 15'3" max
Bed 2 Ensuite	3.95m x 1.48m	13'0" x 4'10" max
Bedroom 3	4.35m x 4.11m	14'3" x 13'6" max
Bedroom 4	4.79m x 3.06m	15'8" x 10'0" max inc' wardrobe
Bedroom 5	4.35m x 2.80m	14'3" x 9'2" max inc' wardrobe
Bathroom	3.95m x 2.22m	13' x 7'3" max



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About us



HERWARD HOMES



Images shows past developments

For two decades, award-winning developer Hereward Homes has created many new communities in town, city and rural locations across the eastern and central shires of England. With an impressive collection of completed developments, ranging from contemporary cutting-edge designs through to refurbished historic barns and traditional stone cottages, each new home is thoughtfully designed to offer spacious family accommodation. The new distinctive houses at Colsterworth will continue to add to the company's impressive legacy.

The new homes at The Wood Yard have been designed to use traditional building materials which draw from the vernacular architectural style.

On this project our architects have breathed new life into a disused timber yard to create five new homes set around a private cul-de-sac. The development benefits from a spacious feel because of its position adjacent to open fields, the layout of the houses and outdoor spaces and the retention of a small copse and existing hedgerows.

Over the years Hereward Homes has not just been given critical acclaim by discerning homeowners, but also by building professionals who have acknowledged the company's high standards with a prestigious LABC Building Excellence Award.



Building Excellence
AWARDS 2018
Regional Winner



THE Q POLICY



Raising Standards. Protecting Homeowners





“

The Hereward Homes team is always searching for inspirational rural or town locations to create new developments which complement their surroundings.

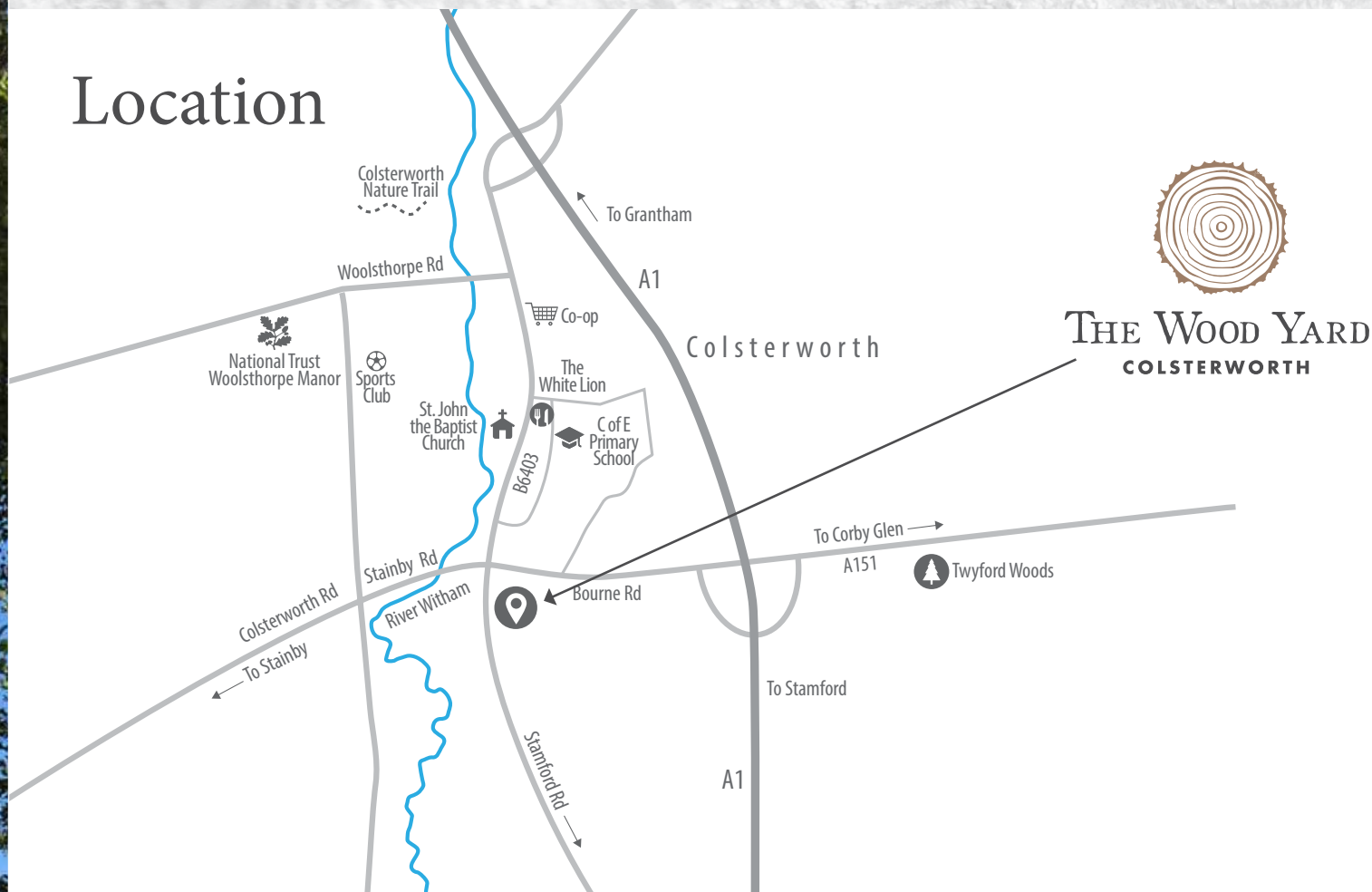
We also strive to ensure homeowners experience a level of luxury and craftsmanship rarely found in new build homes.

”



St. Wulfram's church , Grantham

Location



Stamford Road, Colsterworth, Lincs, NG33 5JD



Colsterworth offers convenient road access to:

- Grantham (10 miles)
- Melton Mowbray (13 miles)
- Oakham (13 miles)
- Stamford (14 miles)
- Peterborough (27 miles)
- Leicester (30 miles)
- The A1

There is also a bus service to Grantham.



For rail users there are regular services from Grantham, serving London King's Cross (fastest service 1 hour 8 mins) and the North. Stamford, Oakham and Melton Mowbray stations connect with Leicester, Birmingham New Street and Stansted Airport.



International flights are available from East Midlands Airport (36 miles) and Robin Hood Airport (58 miles).





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The information within this brochure, layouts and specifications are carefully prepared but its contents are for illustration purposes only and do not form part of any contract. Dimensions are scaled from architect's drawings and although they are as accurate as practicable they may vary depending upon internal finishes. Transport information may be subject to change, but is correct at date of publication.

