



Wignals Wood

Holbeach

Pygott
& Crone





About the development

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.

Site Map

Wignals Wood, Holbeach

PHASE 1

HOUSE TYPES	PLOTS 1 - 31
The Holly 4 bedroom home	1, 2
The Cherry 3 bedroom home	3, 8
The Yew 3 bedroom home	4, 5, 6, 7
The Lime 3 bedroom home	9, 10
The Blackthorn 3 bedroom home	13, 14, 15, 20, 21, 26, 27
The Hazel 3 bedroom home	16, 17, 19, 22, 23, 24, 25
The Pine 3 bedroom home	18
The Alder 2 bedroom home	28, 29, 30 & 31



Property Types

Plots 1 - 31

PLOT NR.	HOUSE TYPE	BEDROOMS	DESIGN
1	House	4	The Holly
2	House	4	The Holly
3	House	3	The Cherry
4	House	3	The Yew
5	House	3	The Yew
6	House	3	The Yew
7	House	3	The Yew
8	House	3	The Cherry
9	House	3	The Lime
10	House	3	The Lime
13	Bungalow	3	The Blackthorn
14	Bungalow	3	The Blackthorn
15	Bungalow	3	The Blackthorn
16	Bungalow	3	The Hazel
17	Bungalow	3	The Hazel

PLOT NR.	HOUSE TYPE	BEDROOMS	DESIGN
18	Bungalow	3	The Pine
19	Bungalow	3	The Hazel
20	Bungalow	3	The Blackthorn
21	Bungalow	3	The Blackthorn
22	Bungalow	3	The Hazel
23	Bungalow	3	The Hazel
24	Bungalow	3	The Hazel
25	Bungalow	3	The Hazel
26	Bungalow	3	The Blackthorn
27	Bungalow	3	The Blackthorn
28	House	2	The Alder
29	House	2	The Alder
30	House	2	The Alder
31	House	2	The Alder

The Holly



The Holly

Plots 1 & 2

FLOORPLANS

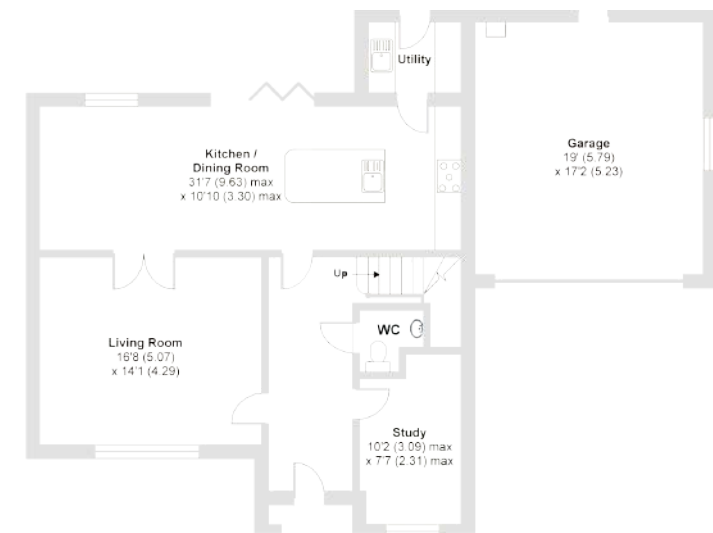
4 Bedroom House

Approx. gross internal floor area 2316 sq ft 215.1 sq meters. (Includes garage and excludes restricted head height)

FIRST FLOOR	Feet / inches	Metres (m)
Bedroom 1	19" 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"max	5.10 x 3.35
Bedroom 4	14"max x 13'7"min	4.27 x 4.14
En-suite Shower Room	7" x 7"	2.13 x 2.13
Bathroom	10'5" x 7"	3.18 x 2.13

GROUND FLOOR	Feet / inches	Metres (m)
Garage	19" 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

PLEASE NOTE: Plot 1 is the current showroom



The Yew



The Yew

Plot 4, 5, 6 & 7

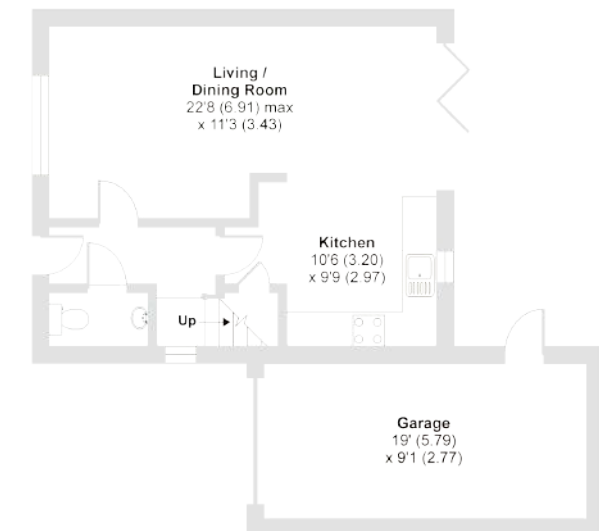
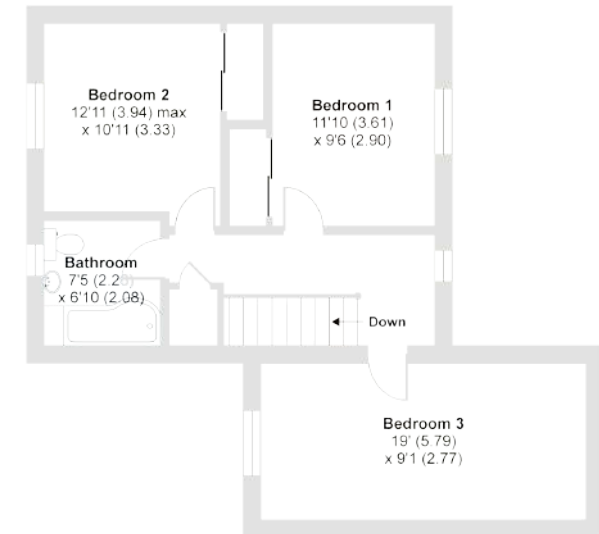
FLOORPLANS

3 Bedroom House

Approx. gross internal floor area 1218 sq ft 113.1 sq meters. (Includes garage)

FIRST FLOOR	Feet / inches	Metres (m)
Bedroom 1	11'10" x 9'6"	3.61 x 2.90
Bedroom 2	12'11"max x 10'11"	3.94 x 3.33
Bedroom 3	19" x 9'1"	5.79 x 2.77
Bathroom	7'5" x 6'10"	2.26 x 2.08

GROUND FLOOR	Feet / inches	Metres (m)
Garage	19" x 9'1"	5.79 x 2.77
Living / Dining Room	22'8"max x 11'3"	6.91 x 3.43
Kitchen	10'6" x 9'9"	3.20 x 2.97



The Cherry



The Cherry

Plot 3 & 8

FLOORPLANS

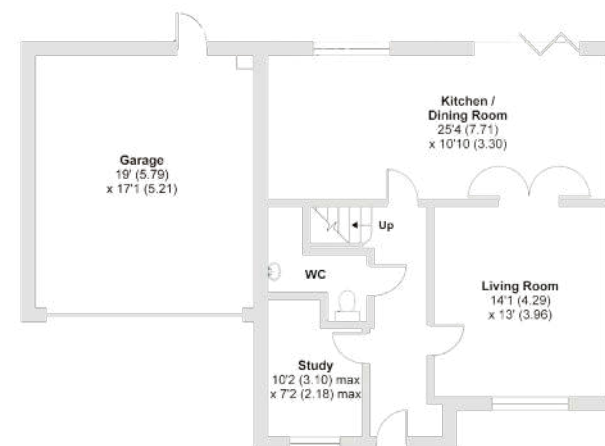
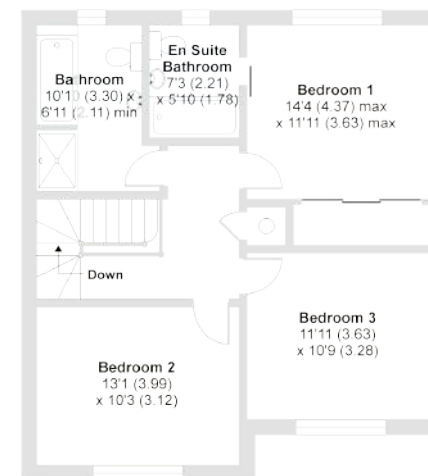
3 Bedroom House

Approx. gross internal floor area 1714 sq ft 159.2 sq meters. (Includes garage)

FIRST FLOOR	Feet / inches	Metres (m)
Bedroom 1	14'4"max x 11'11"max	4.37 x 3.63
Bedroom 2	13'1" x 10'3"	3.99 x 3.12
Bedroom 3	11'11" x 10'9"	3.63 x 3.28
Bathroom	10'10" x 6'11"min	3.30 x 2.11
En-suite	7'3" x 5'10"	2.21 x 1.78

GROUND FLOOR	Feet / inches	Metres (m)
Garage	19" x 17'1"	5.79 x 5.21
Kitchen / Dining Room	25'4" x 10'10"	7.71 x 3.30
Living Room	14'1" x 13"	4.29 x 3.96
Study	10'2"max x 7'2"max	3.10 x 2.18

PLEASE NOTE: Plot 3 has a single garage (19" x 9")



The Blackthorn



The Blackthorn

Plots 13, 14, 15

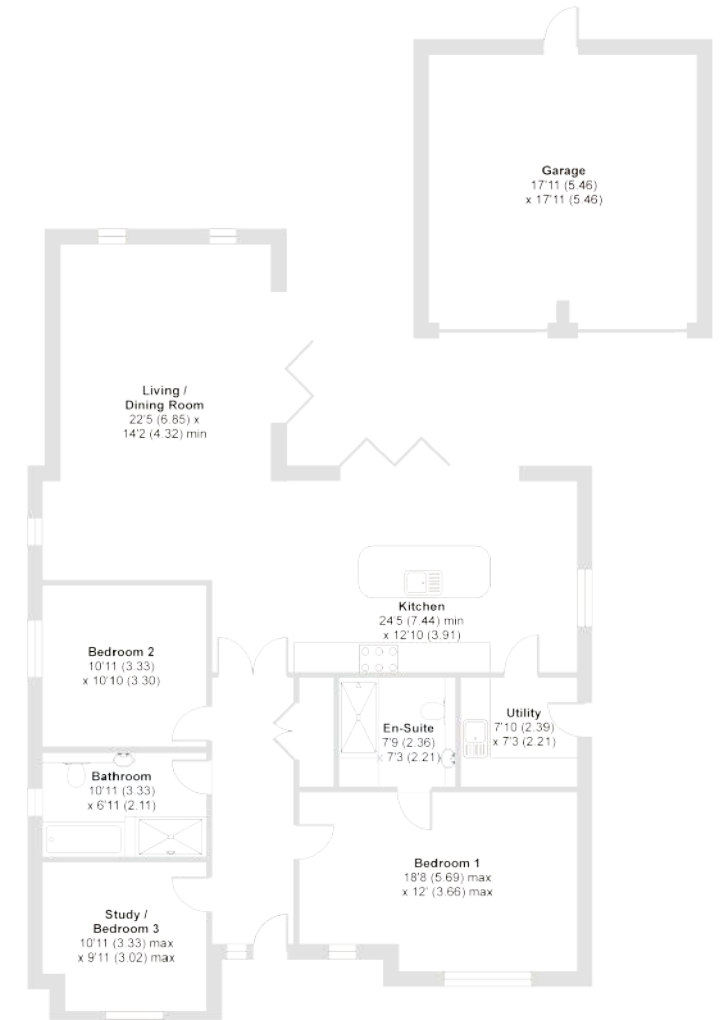
FLOORPLAN

3 Bedroom Bungalow

Approx. gross internal floor area 1726 sq ft 160.3sq meters. (Includes 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 20, 21, 26 & 27 has a single garage (17'11" x 8'11")



The Hazel



The Hazel

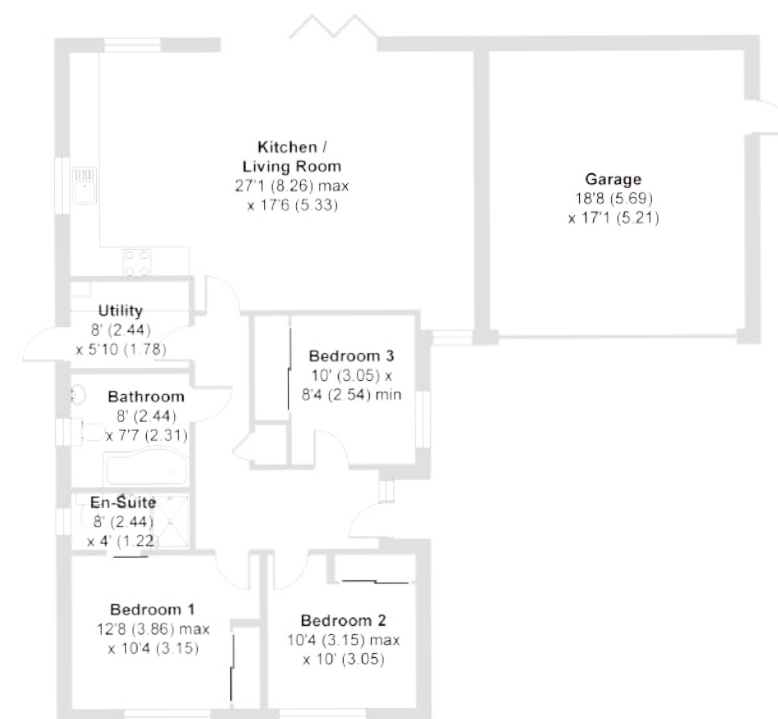
Plots 16, 17, 19, 22, 23, 24 & 25

3 Bedroom Bungalow

FLOORPLAN

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 22, 23, 24 & 25 has a single garage (18'8" x 8'11")



The Pine



The Pine

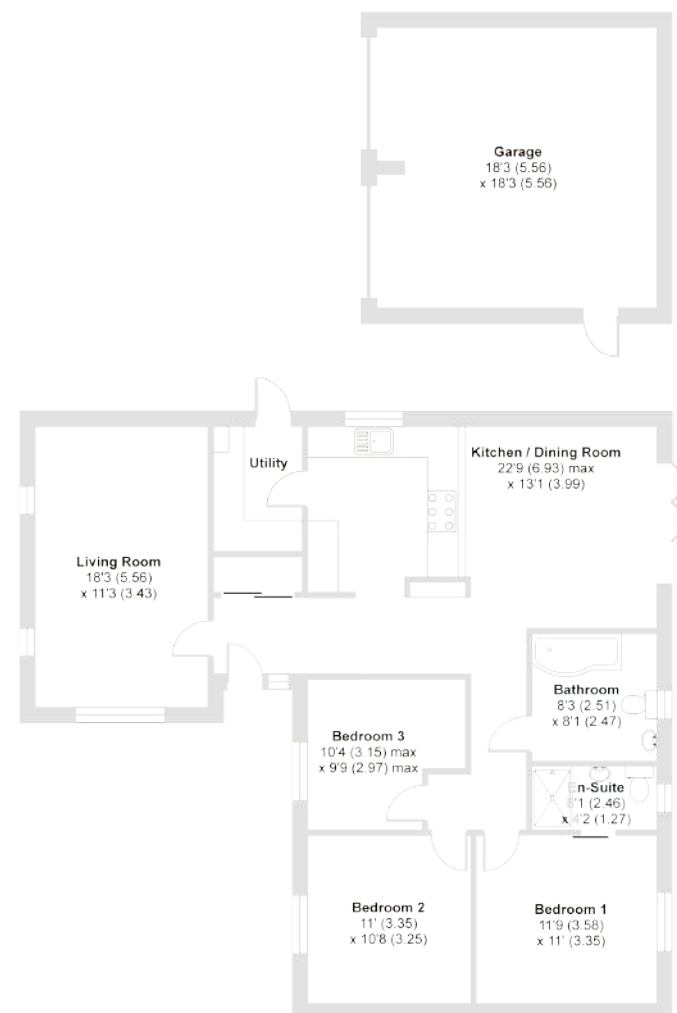
Plot 18

3 Bedroom Bungalow

Approx. gross internal floor area 1508 sq ft 140 sq meters. (Includes garage)

MAIN FLOOR	Feet / inches	Metres (m)
Garage	18'3" x 18'3"	5.56 x 5.56
Kitchen / Dining Room	22'9"max x 13'1"	6.93 x 3.99
Living Room	18'3" x 11'3"	5.56 x 3.43
Bedroom 1	11'9" x 11"	3.58 x 3.35
Bedroom 2	11' x 10'8"	3.35 x 3.25
Bedroom 3	10'4"max x 9'9"max	3.15 x 2.97
Bathroom	8'3" x 8'1"	2.51 x 2.47
En-Suite	8'1" x 4'2"	2.46 x 1.27

FLOORPLAN



The Blackthorn



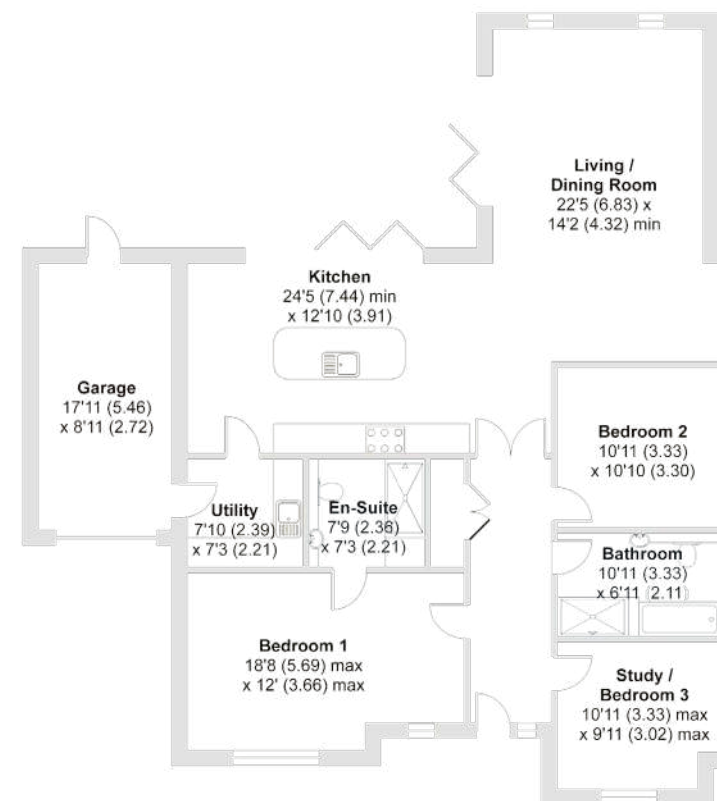
The Blackthorn

Plot 20, 21, 26 & 27

3 Bedroom Bungalow

FLOORPLAN

MAIN FLOOR	Feet / inches	Metres (m)
Garage	17'11" x 8'11"	5.46 x 2.72
Living / Dining Room	22'5" x 14'2"min	6.83 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



The Alder



The Alder

Plots 28, 29, 30 & 31

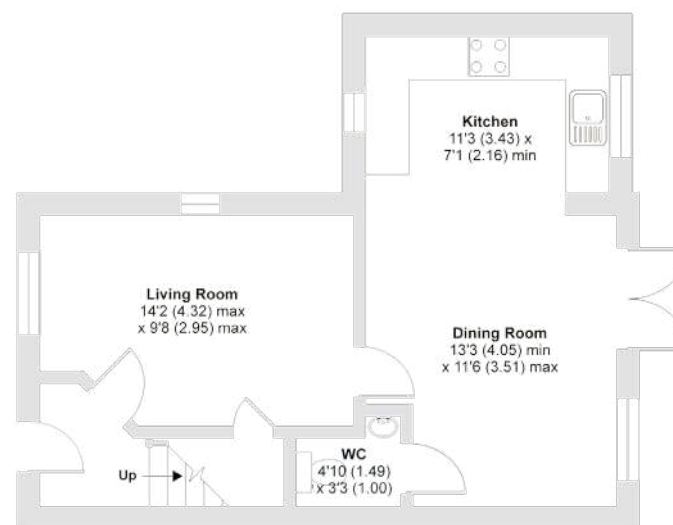
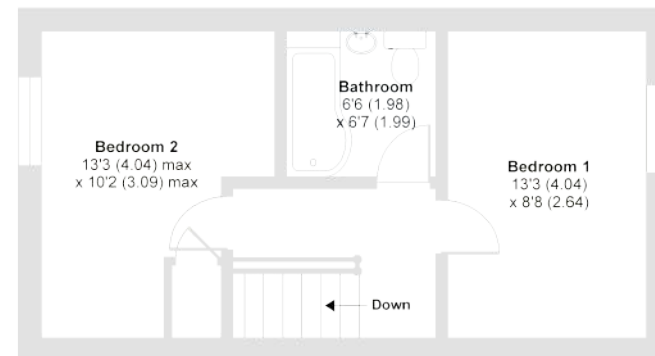
2 Bedroom House

Approx. gross internal floor area 793 sq ft 73.6 sq meters

FIRST FLOOR	Feet / inches	Metres (m)
Bedroom 1	13'3" x 8'8"	4.04 x 2.64
Bedroom 2	13'3"max x 10'2"max	4.04 x 3.09
Bathroom	6'6" x 6'7"	1.98 x 1.99

GROUND FLOOR	Feet / inches	Metres (m)
Kitchen	11'3" x 7'1"min	3.43 x 2.16
Dining Room	13'3"min x 11'6"max	4.05 x 3.51
Living Room	14'2"max x 9'8"max	4.32 x 2.95
WC	4'10" x 3'3"	1.49 x 1.00

FLOORPLANS



Sales Specification

Plot 1 - 31

OUTSIDE	The Holly	The Cherry	The Yew	The Blackthorn	The Hazel	The Pine	The Alder
Oak internal doors	✓	✓	✓	✓	✓	✓	✓
Almond White Emulsion to walls	✓	✓	✓	✓	✓	✓	✓
Satinwood to all skirtings, windowboards	✓	✓	✓	✓	✓	✓	✓
Choice of floor coverings throughout	✓	✓	✓	✓	✓	✓	✓
Bifold doors	✓	✓	✓	✓	✓	✓	
French doors							✓
Patio area	✓	✓	✓	✓	✓	✓	✓
KITCHEN	The Holly	The Cherry	The Yew	The Blackthorn	The Hazel	The Pine	The Alder
Fitted kitchen	✓	✓	✓	✓	✓	✓	✓
1.5 bowl sink to kitchen	✓			✓	✓	✓	
Single bowl sink to kitchen		✓	✓				
Single bowl stainless steel sink to utility	✓	N / A	N / A	✓	✓	✓	N / A
Integrated fridge freezer	✓	✓	✓	✓	✓	✓	✓

Please Note:

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

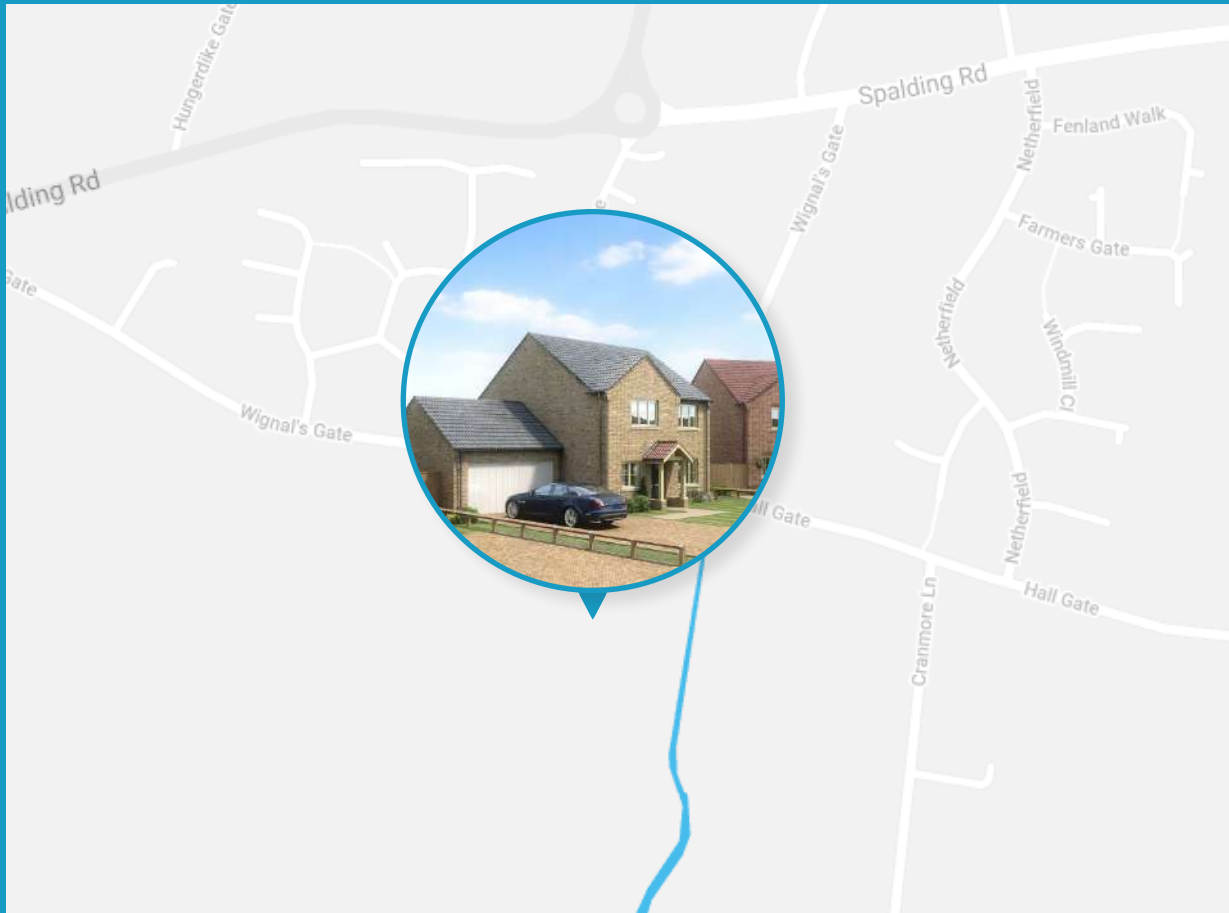
Sales Specification

Plot 1 - 31
* (where applicable)

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

FIND WIGNALS WOOD

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



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.

GET IN TOUCH

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