



BISHOPS GRANGE

haart
LAND & NEW HOMES



ALLISON
HOMES

Bishops Grange

An exciting new development in North East Lincolnshire, Bishops Grange is situated in the sought-after village of Laceby. Surrounded by countryside and close to the coast, these high-quality two, three, four and five bedroom homes are ideally located just outside Grimsby.

Mentioned in the Domesday Book, Laceby is a village with character and a rich history, with its Grade I listed parish church dating back to the 12th century. Now a close-knit community, there is a Morrisons supermarket in the village and other essential shops and services including a village GP surgery and a popular garden centre and tearoom.

Stanford Junior and Infants School in Laceby was recently rated 'Good' by Ofsted and there are further pre-school, primary and secondary school options in nearby Grimsby and Cleethorpes. With a multi-use games area and fully-equipped play area for younger children, Butt Lane Park is a short walk from Bishops Grange and popular with families.

Laceby is surrounded by beautiful Lincolnshire Wolds countryside. For those interested in fishing, the Grimsby Angling Club is based at Aylesby Lake in Laceby, while the impressive Laceby Manor Resort encompasses an 18 hole golf course maintained to the highest standard. For walkers, the Wanderlust Way is a 20 mile circular route that starts at nearby Bradley Woods and weaves its way through some of the area's most attractive villages and picturesque countryside.

The bustling coastal town of Grimsby is close by, providing strong road and railway links to cities further afield including Hull, Doncaster, Sheffield and Lincoln. There is also a direct rail service to Manchester Airport. Famous for its fishing heritage, Grimsby is now also known for its compact and vibrant shopping district based in the heart of the town, including the Freshney Place shopping centre. Grimsby also offers a number of restaurants, bars, museums and galleries, as well as an arena-style auditorium, nightlife and entertainment.

Club house at Laceby Manor Golf Club



Club house at Laceby Manor Golf Club © Ian S (cc-by-sa/2.0)

St Margarets Church



Laceby War Memorial



Grimsby Marina & Old Fish Dock



Bishops Grange features at a glance

- Choice of 15 home styles
- 2, 3, 4 & 5 bedroom homes
- Great commuter location
- Close to Humberside Airport, Grimsby and Cleethorpes
- Great amenities close by
- Wifi ready and exclusive work from home packages available from Virgin Media



Wanderlust Way



Bishops Grange

Development Plan



 **The Hemingby 2224**
2 bedroom home
HOMES 89 & 90

 **The Navenby 2228**
2 bedroom home
HOMES 52 & 53

 **The Nettleham 2328V2**
3 bedroom home
HOMES 3 & 4

 **The Rothwell 2338**
3 bedroom home
HOMES 12, 13, 14, 15, 41, 54, 55, 61, 62,
70, 71, 78, 80, 81 & 82

 **The Tealby 2310**
3 bedroom home
HOMES 8, 9, 16, 17, 37, 38, 93, 94,
97 & 98

 **The Dunston 2309**
3 bedroom home
HOMES 10, 11, 18, 19, 65, 66, 74, 75, 83,
84, 87, 88, 91 & 92

 **The Linwood 2318**
3 bedroom home
HOMES 43 & 58

 **The Moulton 2318B**
3 bedroom home
HOME 57

 **The Normanby 2324**
3 bedroom home
HOMES 24, 42 & 79

 **The Normanby Special 2324B**
3 bedroom home
HOME 6




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The Keddington 2401
 4 bedroom home
 HOMES 5, 20, 35, 44, 47, 95 & 96


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The Burwell 2432
 4 bedroom home
 HOMES 64, 68 & 69

- 
The Rippingale 2512
 5 bedroom home
 HOMES 34, 39, 40, 63, 86 & 99

- 
The Middlethorpe 2513
 5 bedroom home
 HOMES 2, 7 & 85

- 
The Raithby 2404
 4 bedroom home
 HOMES 1, 21, 33, 36, 67, 72 & 100

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Shared

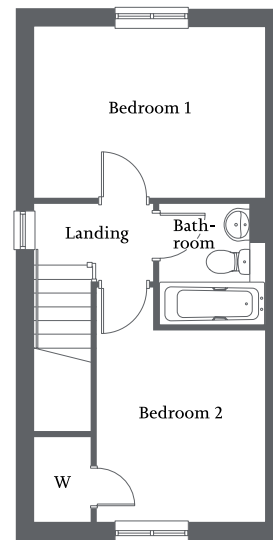
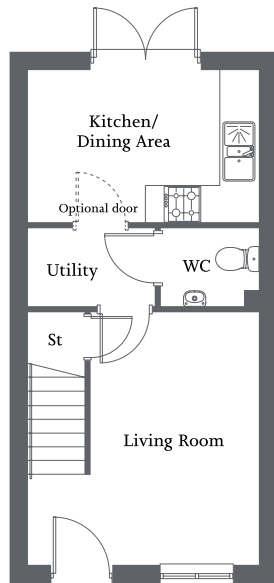
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Rented

BCP = Bin Collection Point
 LAP = Local Area of Play
 V = Visitor Parking

Every care has been taken to ensure the accuracy of these particulars, but the contents shall not form part of any contract and the vendors reserve the right to alter specification and/or design without notice. The site plan is drawn to show the relative position of individual properties. NOT TO SCALE. This is a two dimensional drawing and will not show land contours and gradients, boundary treatments or local authority street lighting. Footpaths subject to change. Purchasers are advised to check with our Sales Executives on the home of their choice. The site details and individual house types may be subject to planning variation. The landscaping shown on the computer-generated illustration of the development is for illustration purposes only.



| Front aspect living room | Kitchen/dining area with French Doors |
| Fitted wardrobe to bedroom two | One further bedroom and family bathroom | Allocated parking spaces |



Ground Floor

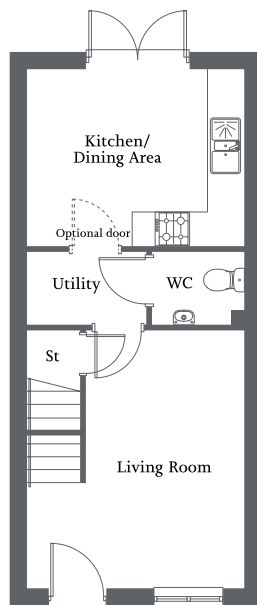
Living Room	4.09m x 3.72m	13'6" x 12'2"
Kitchen/Dining Area	3.72m x 2.47m	12'2" x 8'1"
Utility	2.06m x 1.27m	6'9" x 4'2"

First Floor

Bedroom 1	3.72m x 2.77m	12'2" x 9'1"
Bedroom 2	3.09m x 2.71m	10'1" x 8'10"
Bathroom	1.97m x 1.70m	6'5" x 5'7"

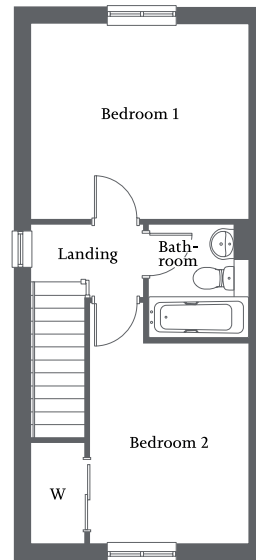


| Front aspect living room | Kitchen/dining area with French Doors |
| Fitted wardrobe to bedroom two | One further bedroom and family bathroom | Allocated parking space(s) |



Ground Floor

Living Room	4.46m x 3.71m	14'7" x 12'2"
Kitchen/Dining Area	3.05m x 3.71m	10'0" x 12'2"
Utility	1.14m x 1.27m	3'8" x 4'2"

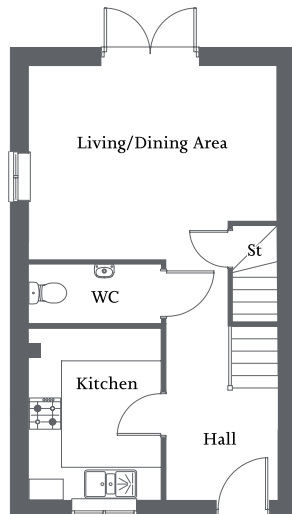


First Floor

Bedroom 1	3.35m x 3.71m	10'11" x 12'2"
Bedroom 2	3.46m x 2.71m	11'4" x 8'10"
Bathroom	1.97m x 1.70m	6'5" x 5'6"

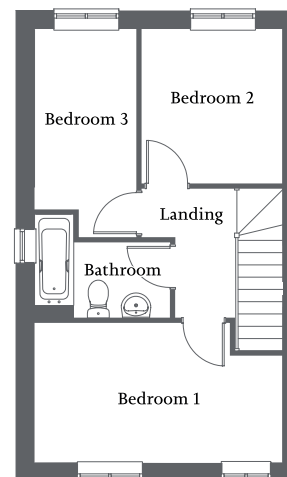


| Living/dining area with French Doors to rear | Separate kitchen |
| Front aspect bedroom 1 | Two further bedrooms and family bathroom | Allocated parking spaces |



Ground Floor

Living/Dining Area	4.58m x 3.58m	15'0" x 11'8"
Kitchen	3.16m x 2.44m	10'4" x 8'0"

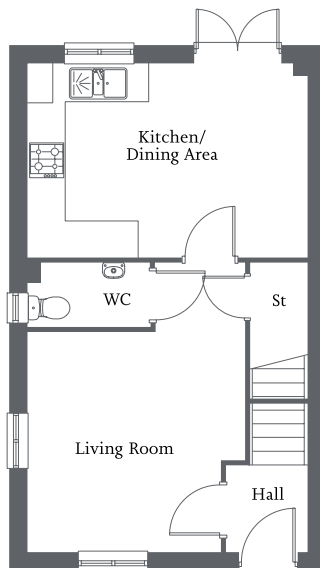


First Floor

Bedroom 1	4.58m x 2.57m	14'10" x 8'4"
Bedroom 2	2.87m x 2.62m	9'4" x 8'6"
Bedroom 3	3.34m x 1.86m	10'10" x 6'1"
Bathroom	2.47m x 1.38m	8'1" x 4'5"

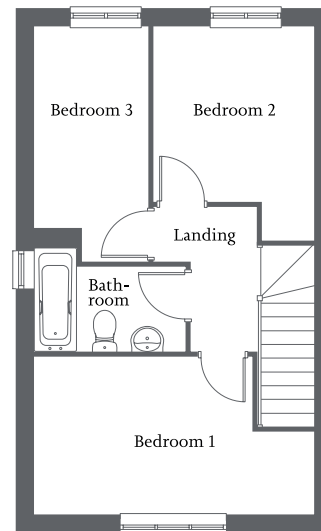


| Front aspect living room | Kitchen/dining area with French Doors |
| Front aspect bedroom 1 | Two further bedrooms and family bathroom | Allocated parking spaces |



Ground Floor

Living Room	3.56m x 3.60m	11'8" x 11'9"
Kitchen/Dining Area	4.57m x 3.16m	14'11" x 10'4"

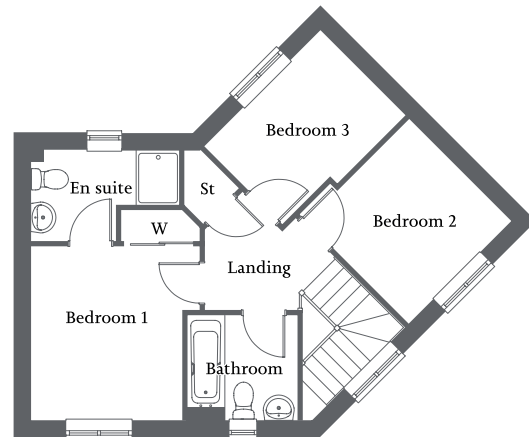
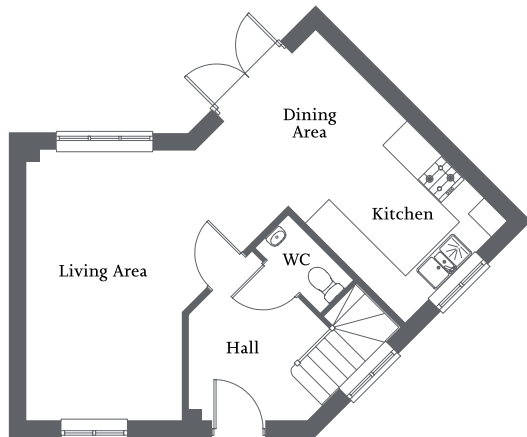


First Floor

Bedroom 1	4.57m x 2.57m	14'11" x 8'5"
Bedroom 2	2.62m x 3.50m	8'7" x 11'5"
Bedroom 3	1.86m x 3.30m	6'1" x 10'9"
Bathroom	2.47m x 1.38m	8'1" x 4'6"



| Front aspect living area | Open-plan kitchen/dining area with French Doors |
| En suite and fitted wardrobe to bedroom 1 | Two further bedrooms and family bathroom | Allocated parking spaces |



Ground Floor

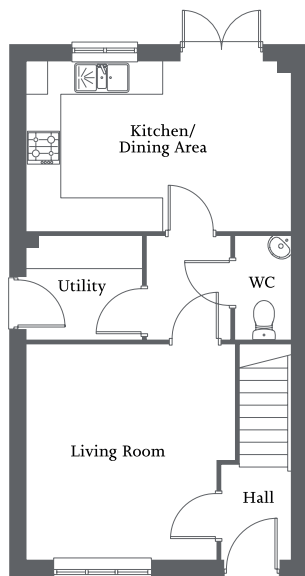
Living Area	4.96m x 2.84m	16'3" x 9'4"
Kitchen/Dining Area	4.96m x 2.60m	16'3" x 8'6"

First Floor

Bedroom 1	3.19m x 3.06m	10'5" x 10'0"
En suite	2.69m x 1.67m	8'10" x 5'6"
Bedroom 2	2.67m x 2.66m	8'9" x 8'8"
Bedroom 3	3.01m x 2.20m	9'10" x 7'2"
Bathroom	2.03m x 1.92m	6'8" x 6'4"

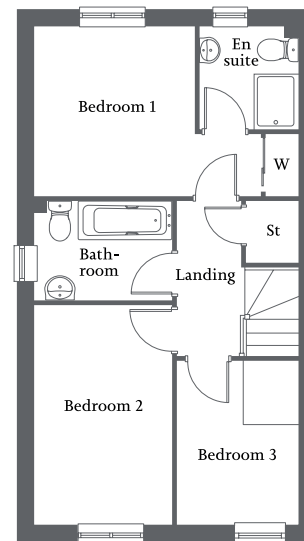


| Front aspect living room | Kitchen/dining area with French Doors |
| En suite and fitted wardrobe to bedroom 1 | Two further bedrooms and family bathroom | Allocated parking spaces |



Ground Floor

Living Room	3.90m x 3.76m	12'9" x 12'4"
Kitchen/Dining Area	4.76m x 3.76m	15'7" x 12'4"
Utility	2.06m x 1.87m	6'9" x 6'1"

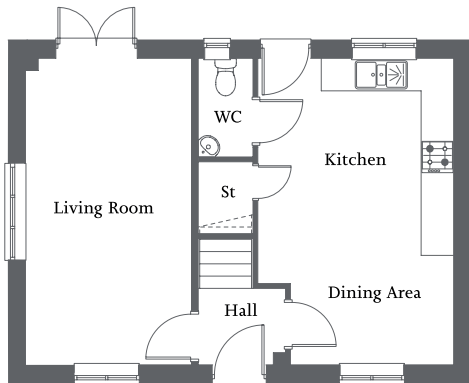


First Floor

Bedroom 1	4.09m x 3.07m	13'5" x 10'1"
En suite	1.86m x 1.77m	6'1" x 5'9"
Bedroom 2	3.97m x 2.48m	13'0" x 8'1"
Bedroom 3	2.96m x 2.19m	9'8" x 7'2"
Bathroom	2.48m x 1.80m	8'1" x 5'10"

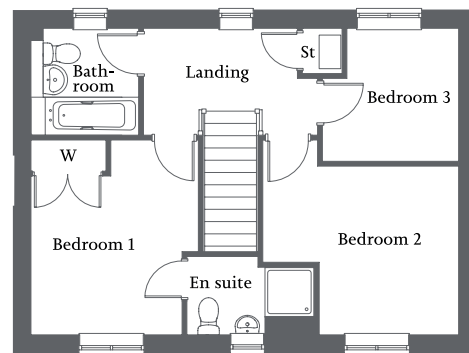


| Living room with French Doors to rear | Open-plan kitchen/dining area |
| Bedroom 1 with en suite and fitted wardrobe | Two further bedrooms and family bathroom | Allocated parking spaces |



Ground Floor

Living Room	5.64m x 3.04m	18'6" x 10'0"
Kitchen/Dining Area	5.64m x 3.60m	18'6" x 11'10"

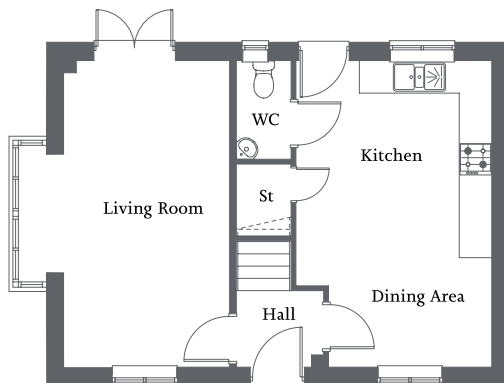


First Floor

Bedroom 1 (incl. wardrobe)	3.57m x 3.10m	11'9" x 10'2"
En suite	2.35m x 1.43m	7'7" x 4'7"
Bedroom 2 (excl. door recess)	3.09m x 2.55m	10'2" x 8'4"
Bedroom 3	2.50m x 2.43m	8'2" x 8'0"
Bathroom	1.99m x 1.96m	6'5" x 6'4"

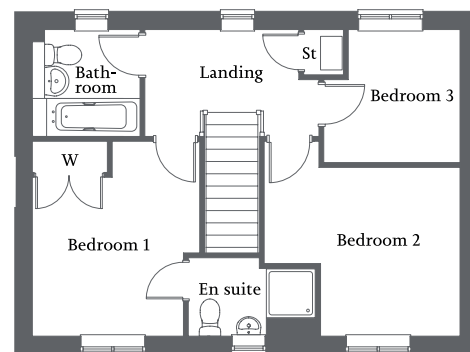


| Living room with feature bay window and French Doors to rear | Open-plan kitchen/dining area |
| Bedroom 1 with en suite and fitted wardrobe | Two further bedrooms and family bathroom | Allocated parking spaces |



Ground Floor

Living Room (excl. bay window)	5.64m x 3.04m	18'6" x 10'0"
Kitchen/Dining Area	5.64m x 3.60m	18'6" x 11'10"

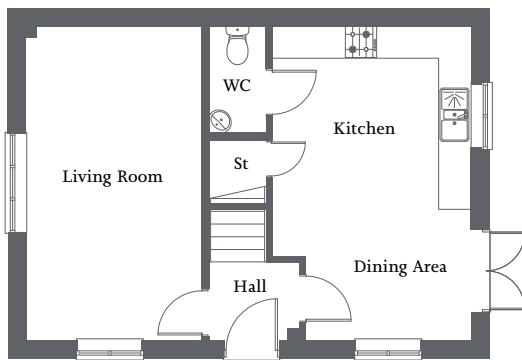


First Floor

Bedroom 1 (incl. wardrobe)	3.57m x 3.10m	11'9" x 10'2"
En suite	2.35m x 1.43m	7'7" x 4'7"
Bedroom 2 (excl. door recess)	3.09m x 2.55m	10'2" x 8'4"
Bedroom 3	2.50m x 2.43m	8'2" x 8'0"
Bathroom	1.99m x 1.96m	6'5" x 6'4"

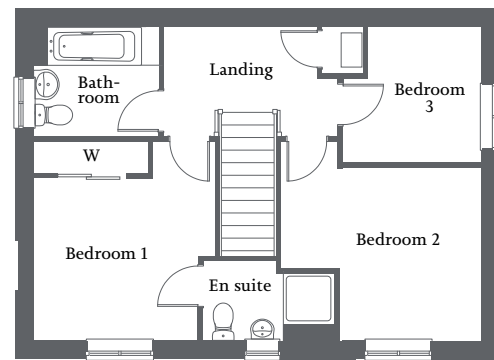


| Dual aspect living room | Kitchen/dining area with French Doors |
| Bedroom 1 with en suite and fitted wardrobe | Two further bedrooms and family bathroom | Allocated parking spaces |



Ground Floor

Living Room	5.64m x 3.15m	18'6" x 10'4"
Kitchen/Dining Area	5.64m x 3.58m	18'6" x 11'9"

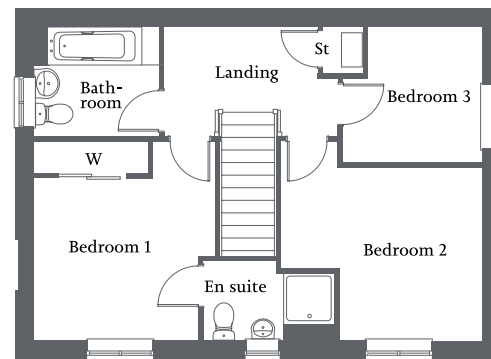
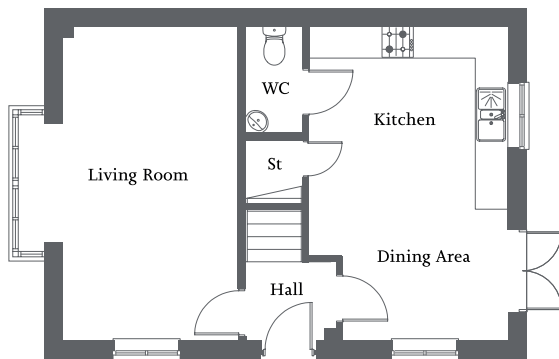


First Floor

Bedroom 1 (incl. wardrobe)	3.57m x 3.20m	11'9" x 10'6"
En suite	2.33m x 1.43m	7'8" x 4'8"
Bedroom 2	3.59m x 3.09m	11'9" x 10'2"
Bathroom 3	2.49m x 2.43m	8'2" x 8'0"
Bathroom	2.19m x 1.95m	7'2" x 6'5"



| Dual aspect living room featuring bay window | Kitchen/dining area with French Doors |
| Bedroom 1 with en suite and fitted wardrobe | Two further bedrooms and family bathroom | Allocated parking spaces |



Ground Floor

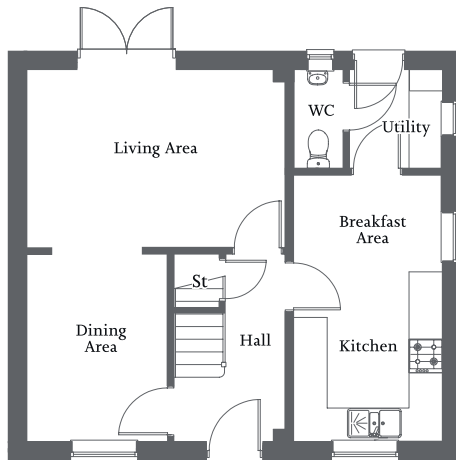
Living Room (excl. bay window)	5.64m x 3.15m	18'6" x 10'4"
Kitchen/Dining Area	5.64m x 3.58m	18'6" x 11'9"

First Floor

Bedroom 1 (incl. wardrobe)	3.57m x 3.20m	11'9" x 10'6"
En suite	2.33m x 1.43m	7'8" x 4'8"
Bedroom 2	3.59m x 3.09m	11'9" x 10'2"
Bedroom 3	2.49m x 2.43m	8'2" x 8'0"
Bathroom	2.19m x 1.95m	7'2" x 6'5"

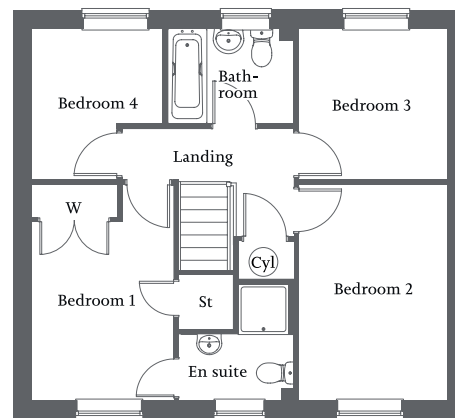


| Living area with French Doors to rear | Kitchen with breakfast area and utility |
| Bedroom 1 with en suite and fitted wardrobe | Three further bedrooms and family bathroom | Single garage and parking space(s) |



Ground Floor

Living Area	4.66m x 3.18m	15'3" x 10'5"
Dining Area	3.35m x 2.52m	11'0" x 8'3"
Kitchen/Breakfast Area	4.77m x 2.66m	15'8" x 8'9"
Utility	1.76m x 1.67m	5'9" x 5'6"

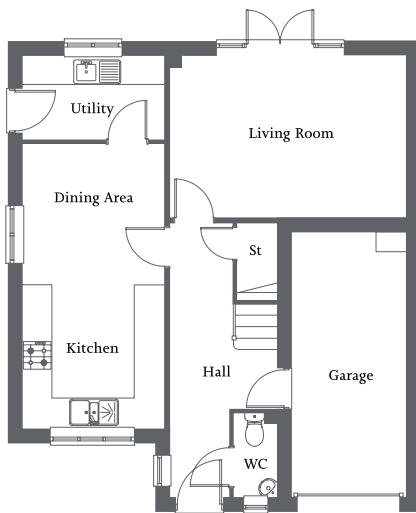


First Floor

Bedroom 1 (incl. wardrobe)	3.85m x 2.65m	12'8" x 8'4"
En suite	2.33m x 1.43m	7'8" x 4'8"
Bedroom 2	3.85m x 2.53m	12'8" x 8'8"
Bedroom 3	2.50m x 2.43m	8'2" x 8'0"
Bedroom 4	2.69m x 2.33m	8'10" x 7'8"
Bathroom	2.23m x 1.69m	7'4" x 5'7"

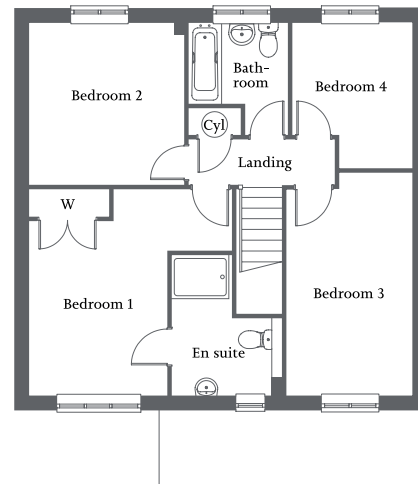


| Living room with French Doors to rear | Kitchen/dining area with utility |
| Bedroom 1 with en suite and fitted wardrobe | Three further bedrooms and family bathroom | Integral garage and parking spaces |



Ground Floor

Living Room	4.97m x 3.41m	16'3" x 11'2"
Kitchen/Dining Area	6.03m x 2.99m	19'8" x 9'8"
Utility	2.99m x 1.77m	9'8" x 5'8"

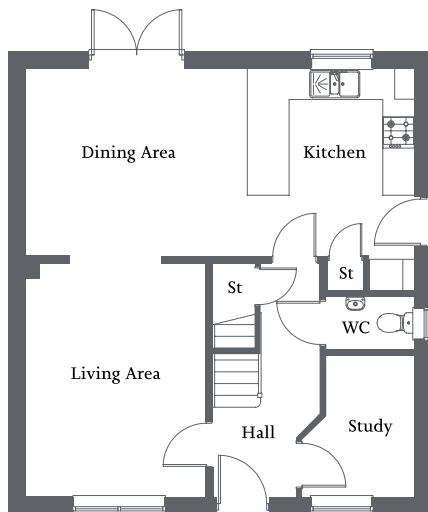


First Floor

Bedroom 1 (incl. wardrobe)	4.37m x 2.94m	14'3" x 9'7"
En suite (incl. shower unit)	2.96m x 2.34m	9'7" x 7'7"
Bedroom 2	3.43m x 3.31m	11'3" x 10'9"
Bedroom 3	4.71m x 2.64m	15'5" x 8'7"
Bedroom 4	3.08m x 2.53m	10'1" x 8'3"
Bathroom (excl. door recess)	2.09m x 1.71m	6'9" x 5'6"

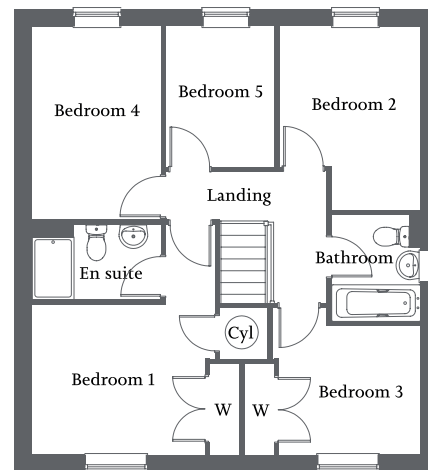


| Front aspect living area | Kitchen/dining area with French Doors | Study |
| Bedroom 1 with en suite and fitted wardrobe | Four further bedrooms and family bathroom | Single garage and parking space(s) |



Ground Floor

Living Area	4.46m x 3.44m	14'8" x 11'3"
Kitchen/Dining Area	7.44m x 3.59m	24'5" x 11'9"
Study	2.72m x 2.15m	8'11" x 7'1"

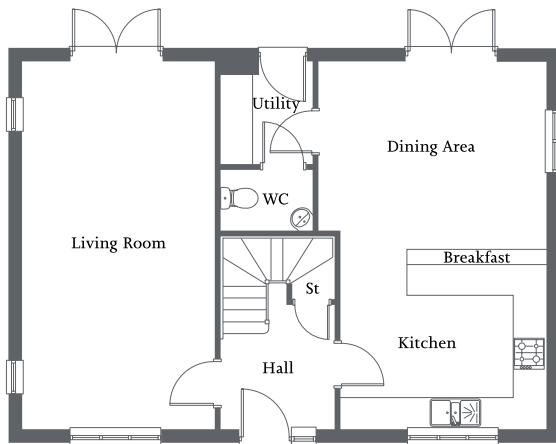


First Floor

Bedroom 1 (excl. wardrobe)	3.29m x 2.86m	10'10" x 9'5"
En suite	2.33m x 1.43m	7'8" x 4'8"
Bedroom 2	3.52m x 2.69m	11'7" x 8'10"
Bedroom 3 (excl. wardrobe)	2.70m x 2.45m	8'10" x 8'0"
Bedroom 4	3.70m x 2.45m	12'2" x 8'0"
Bedroom 5	2.68m x 2.07m	8'10" x 6'9"
Bathroom	2.00m x 1.70m	6'7" x 5'7"

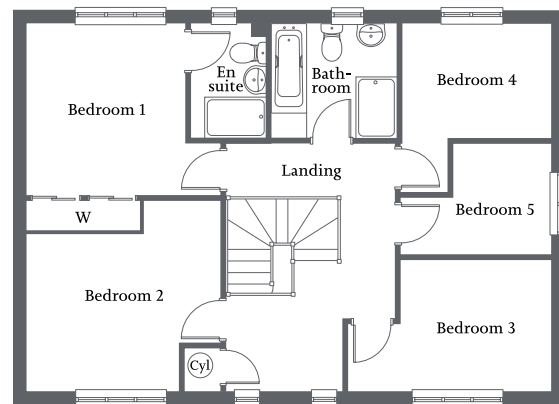


| Triple aspect living room with French Doors to rear garden | Kitchen/dining area with French Doors | Utility |
| Bedroom 1 with en suite and fitted wardrobe | Four further bedrooms and family bathroom | Single garage and parking spaces |



Ground Floor

Living Room	7.00m x 3.70m	23'0" x 12'2"
Kitchen/Dining Area	7.00m x 4.39m	23'0" x 14'5"
Utility	1.95m x 1.75m	6'5" x 5'9"

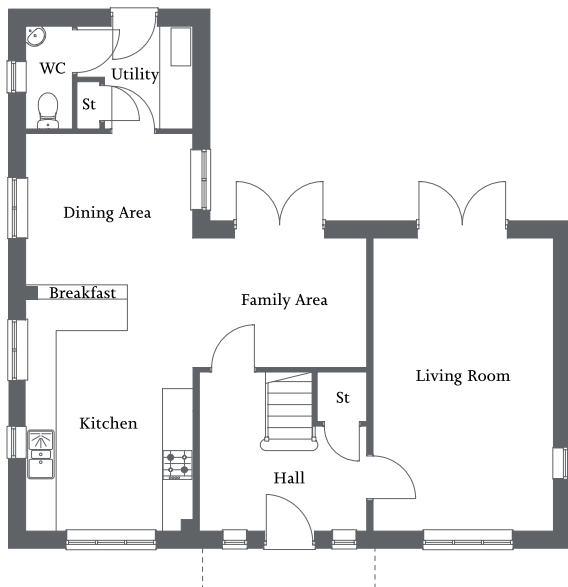


First Floor

Bedroom 1	3.30m x 3.05m	10'10" x 10'0"
En suite	2.18m x 1.46m	7'2" x 4'9"
Bedroom 2	3.74m x 3.02m	12'3" x 9'11"
Bedroom 3	3.92m x 2.54m	12'10" x 8'4"
Bedroom 4	2.86m x 2.18m	9'5" x 7'2"
Bedroom 5	2.89m x 2.15m	9'6" x 7'1"
Bathroom	2.43m x 2.18m	8'0" x 7'2"



| Living room with French Doors to rear | Open-plan kitchen/dining/family area with French Doors | Utility |
| Bedroom 1 with en suite and fitted wardrobe | Three further bedrooms and family bathroom | Single garage and parking space(s) |



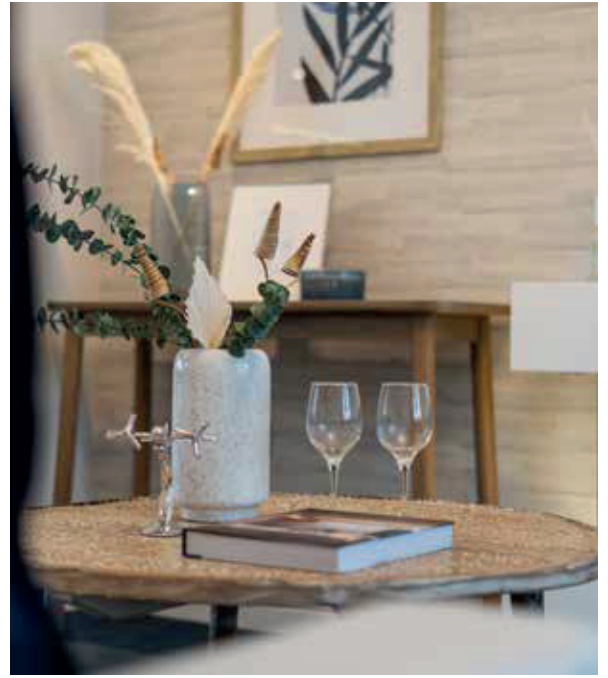
Ground Floor

Living Room	5.75m x 3.51m	18'10" x 11'6"
Kitchen	4.80m x 3.27m	15'8" x 10'9"
Family Area	3.42m x 2.60m	11'2" x 8'5"
Dining Area	3.27m x 2.95m	10'7" x 9'7"
Utility	2.26m x 2.02m	7'5" x 6'8"



First Floor

Bedroom 1 (incl. wardrobes)	5.05m x 3.27m	16'7" x 10'9"
En suite	2.33m x 1.43m	7'8" x 4'8"
Bedroom 2	3.73m x 3.45m	12'3" x 11'4"
Bedroom 3 (excl. wardrobe)	3.45m x 3.05m	11'4" x 10'0"
Bedroom 4	3.45m x 1.91m	11'4" x 6'3"
Bathroom	3.23m x 2.73m	10'7" x 8'11"



	The Hemingby	The Navenby	The Nettleham	The Rothwell	The Tealby	The Dunston	The Linwood	The Moulton	The Normanby	The Normanby Special	The Keddington	The Burwell	The Rippingale	The Middlethorpe	The Raithby
HEATING AND HOT WATER (For positions and design refer to house type M&E designs)															
Wall mounted combination boiler	•	•	•	•	•	•	•	•	•	•	N/A	N/A	N/A	N/A	N/A
Wall mounted system boiler	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	•	•	•	•	•
Premier Prefinished radiators	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•
Thermostatic radiator valves to all habitable rooms	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•
ELECTRICAL (For positions and design refer to house type M&E designs)															
All sockets to be white fittings	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•
White LED downlighters to kitchen	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•
White LED downlighters to bathroom and en suite (if applicable)	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•
Carbon monoxide detector	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•
Smoke alarm to current legislation to hall and landing if applicable	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•
Media plate to living room	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•
Telephone points to:															
Living room (1 point)	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•
Hallway or cupboard (1 point)	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•
Bedroom 1 (1 point)	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•
TV Points to:															
Living room (1 point)	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•
Family area (1 point)	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	•
Bedroom 1 (1 point)	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•

External finishes and fittings

GENERAL															
Housetype bricks as External Plot Material Schedule/Charter Plan	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•
Housetype roof tiles as External Plot Material Schedule/Charter Plan	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•
White PVCu windows, fascia and soffit	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•
Paths and driveways (Refer to Charter Plan)	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•
Buff Riven slabs to foot paths	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•
Tarmac driveways as per Charter Plan	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•
EXTERNAL DOORS															
Front insulated composite door (See External Material Schedule for style and colour)	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•
French doors (refer to dwelling style)	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•
Chrome effect door furniture	•	N/A	•	•	•	•	•	•	•	•	•	•	•	•	•
Chrome effect door bell & door numerals	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•
GARDENS															
Fencing as per development charter plan	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•
Rear garden (where applicable) to be rotovated and levelled	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•
External tap (where applicable)	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•
EXTERNAL LIGHTING															
Front door outside light	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•
Rear entrance outside light	N/A	N/A	N/A	N/A	N/A	•	•	•	N/A	N/A	•	•	•	•	•
French doors outside light	•	•	•	•	•	N/A	N/A	N/A	•	•	N/A	N/A	N/A	N/A	N/A

*Subject to build stage. These particulars shall not form part of any contract and the vendors reserve the right to alter specification and/or design without notice. Purchasers are advised to check with our sales executives on the plot of their choice. The site details and individual house types may be subject to planning variation.

Please note: Computer generated images and floorplans show typical house types. Details may vary from plot to plot. All floor plan measurements shown in this brochure are approximate maximum room dimensions and are + or - 50mm. They are not intended to be used for carpet sizes, appliance sizes or items of furniture. Floorplans depict a typical layout of the type. Please refer to the development plan for confirmation of the plot numbers for the particular house type. Depending on plot number, the floor plans for the house types may be opposite to those shown. Windows and other elevational treatments are subject to change and may differ at each development, please confirm details with your Sales Executive. For further information on the specific materials for your chosen property, exact plot specification, details of external and internal finishes, dimensions, floorplans and full site-specific details, please speak with your Sales Executive. Landscaping shown is for illustration purposes only. Levels and building heights are subject to change. Every care has been taken to ensure the accuracy of these particulars, but the contents shall not form part of any contract and the vendors reserve the right to alter the specification and/or design without notice.

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