



Heron Park

Wyberton • Boston

 ChestnutHomes

chestnuthomes.co.uk





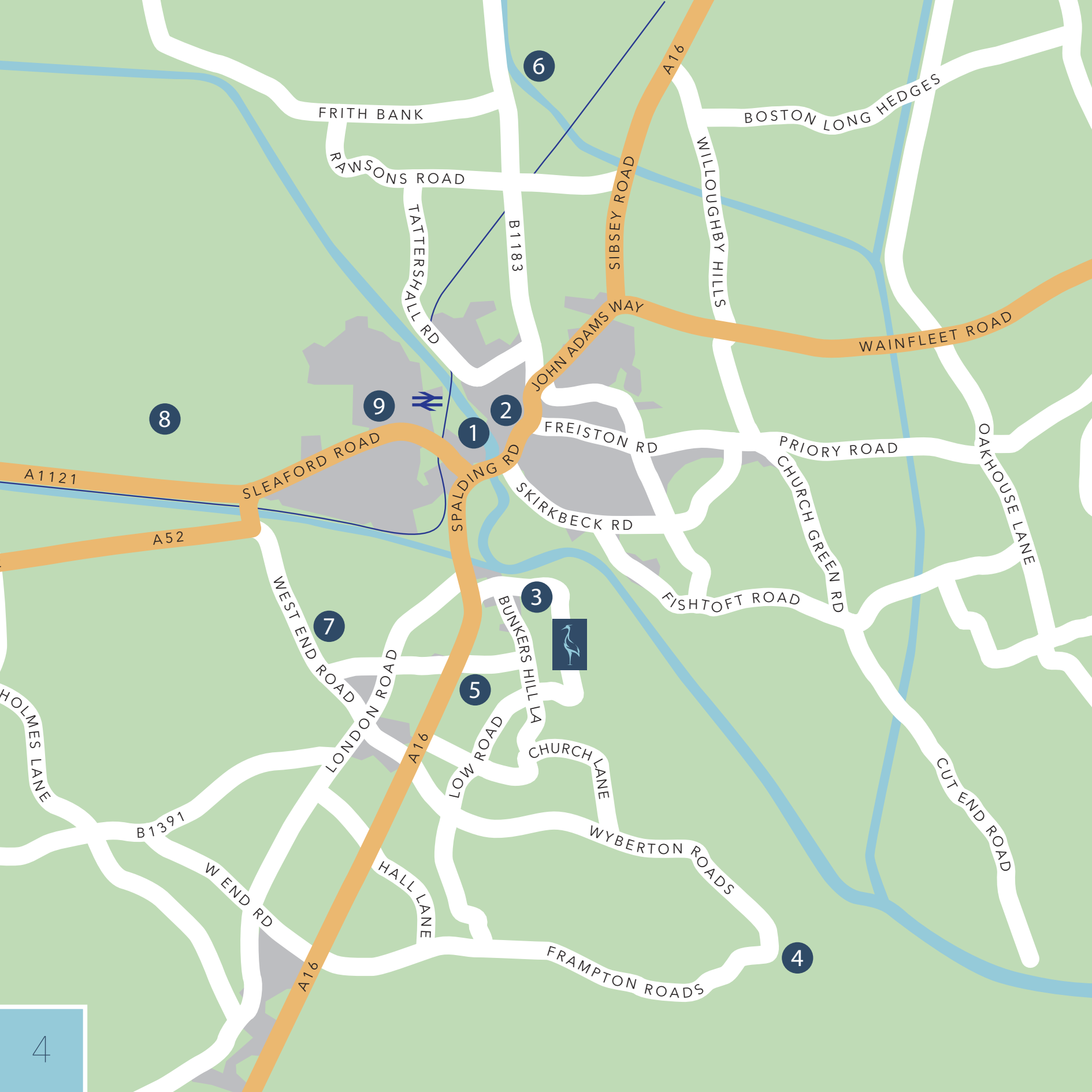
Welcome to Heron Park

A new development of one, two and three-bedroom homes situated in the village of Wyberton, on the outskirts of Boston.

The collection of homes is perfect for you if you're looking for modern living without compromising on space, style or location.

We are proud to be building in the village of Wyberton and creating a new thriving community.





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- 1 Town centre
- 2 Pescod Square shopping Centre
- 3 St Thomas' CE Primary School
- 4 RSPB Frampton Marsh
- 5 Boston United Football Stadium
- 6 Boston Golf Club
- 7 Jenny's Wood
- 8 Princess Royal Sports Arena
- 9 Boston Tennis Club

Around the local neighbourhood





Getting about

Heron Park offers more than just a place to live. It is perfectly placed close to a range of amenities, with a post office, coffee shops, Boston United Football Stadium, two small supermarkets and a gym all within a short drive.

The market town of Boston has everything you need, twice-weekly markets and four major supermarkets, a cinema and a great range of shops.

Families will benefit from a selection of highly regarded local schools.

There is so much to discover and explore, right on your doorstep!



Primary school • 0.5 miles

Doctors • 1.8 miles

Post Office • 1.7 miles

Supermarket • 3 miles

Pub • 1.1 miles

Church • 0.9 miles



Boston • 2 miles

Spalding • 13 miles

Sleaford • 18 miles

Skegness • 24 miles

Peterborough • 31 miles

Lincoln • 35 miles



Skegness • 37 mins

Nottingham • 1 hour 29 mins

London • 2 hours 19 mins

Sheffield • 2 hours 43 mins

Peterborough • 1 hour 37 mins

The development





| 1 Bedroom Homes | Page | Plot Numbers |
|--|------|--|
| ■ The Acorn | 12 | Plots 126, 127, 128, 129, 143, 144, 145, 146 |
| 2 Bedroom Homes | | |
| ■ The Buttermere | 14 | Plots 110, 111, 112, 124, 125, 140, 141, 142, 147, 148, 149 |
| ■ The Nook | 18 | Plots 115, 116, 121, 122, 123, 130, 131, 138, 139, 150, 151, 152 |
| 3 Bedroom Homes | | |
| ■ The Franklin | 20 | Plots 113, 114, 117, 118, 119, 120, 153, 154 |
| FH First Homes Scheme | | Only available to first-time buyers |

First Homes

Many first-time buyers would love to buy in their local area, close to family and friends. The First Homes scheme is helping make this dream a reality.

The First Homes scheme is a government initiative that supports local people and key workers by providing a significant discount of 30% on new build homes compared with market prices. You own 100% of the house but only pay for 70% as the government pays for the other 30%.

What are First Homes?

- First Homes are new build homes for first-time buyers.
- The homes are offered at a discount of 30% compared to prices of equivalent properties on the open market.
- The discount will apply to the First Home forever. If you were to sell your home the next purchaser would also benefit from the First Homes scheme.

What type of properties are First Homes?

- First Homes are exactly the same in style and quality and built to the same standards, as any other newly built Chestnut home for open market sale within the same development.
- The maximum price of a First Home, after the discount is £250,000 in England and is only available on selected homes

Am I eligible for First Homes?

- You must be a first-time buyer and not have owned a home anywhere in the world.
- Your household income must not be more than £80,000.
- You will need to comply with any local connections restrictions – set by the local authority.
- You will also need a mortgage of at least 50% of the price of the First Home and a deposit of at least 5%.



Backed by HM Government

Benefits of First Homes



No stamp duty



You don't have to pay back the 30% discount



Helping people in the local community own a home



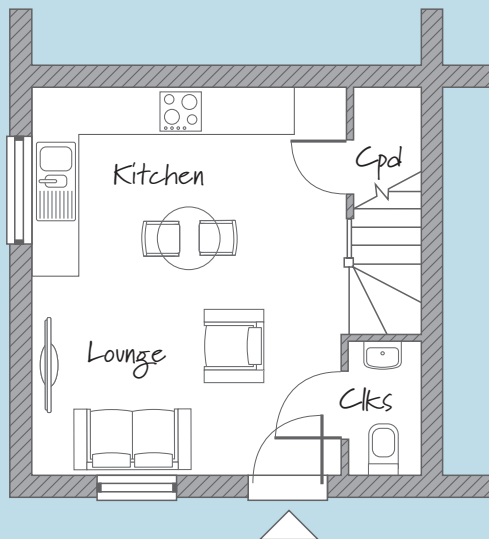


The Acorn

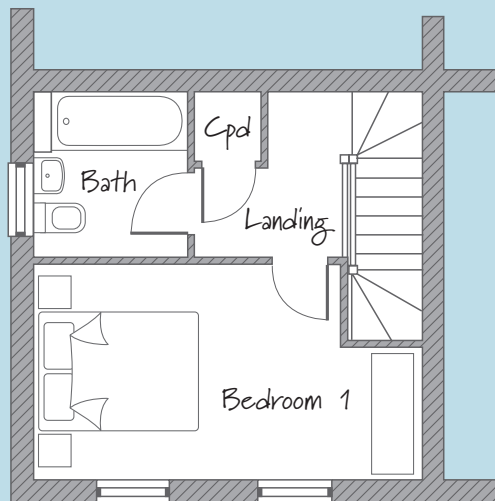
A 1 bedroom quarter home with allocated parking.

Plots 126, 127, 128, 129, 143, 144, 145, 146

The Acorn



GROUND FLOOR



FIRST FLOOR

GROUND FLOOR

| | |
|---------------------|---|
| Kitchen/Living Room | 4.829m x 3.866 (max) 15'8" x 12'6" (max) |
| Cloakroom | 1.500m x 0.993m 4'9" x 3'3" |

FIRST FLOOR

| | |
|----------|---|
| Bedroom | 3.535m (max) x 2.821m 11'6" (max) x 9'3" |
| Bathroom | 2.055m x 1.923m 6'7" x 6'2" (max) |

Please note, floorplans and dimensions are taken from architectural drawings and are for guidance only. Dimensions stated are within a tolerance of plus or minus 50mm. Overall dimensions are usually stated and there may be projections into these. Computer generated images not to scale. Finishes and materials may vary from those shown and landscaping is illustrative only.

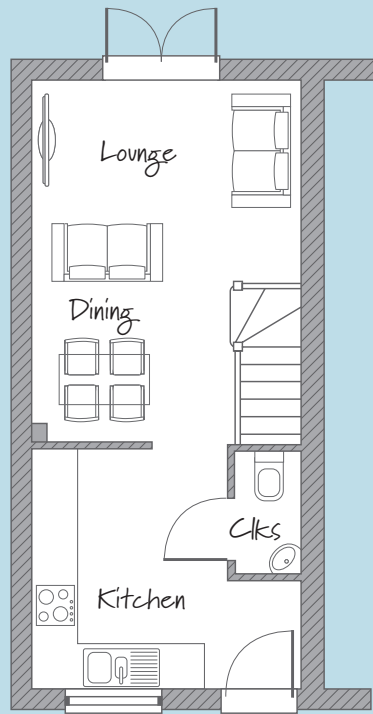
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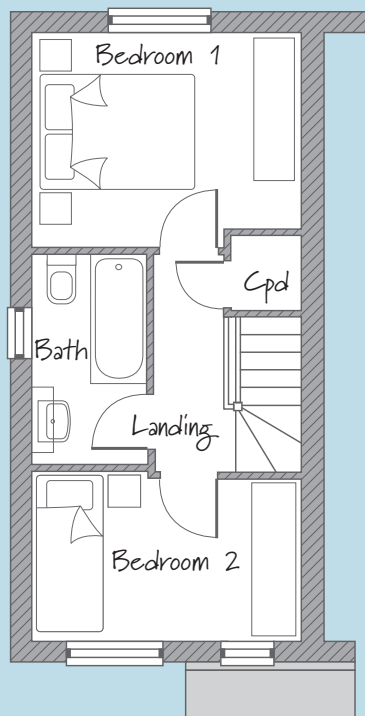
The Buttermere

A 2 bedroom semi-detached home with allocated parking.
Plots 110, 111, 112, 124, 125, 140, 141, 142, 147, 148, 149

The Buttermere



GROUND FLOOR



FIRST FLOOR

GROUND FLOOR

| | |
|-----------|--|
| Lounge | 4.739m (max) x 3.535m 15'6" (max) x 11'7" |
| Kitchen | 3.535m (max) x 3.160m (max) 11'7" (max) x 10'4" (max) |
| Cloakroom | 1.600m x 0.873m 5'2" x 2'10" |

FIRST FLOOR

| | |
|-----------|---|
| Bedroom 1 | 3.535m x 2.821m (max) 11'7" x 9'3" (max) |
| Bedroom 2 | 3.535m x 2.237m (max) 11'7" x 7'4" (max) |
| Bathroom | 2.748m x 1.525m 9'0" x 5'0" |

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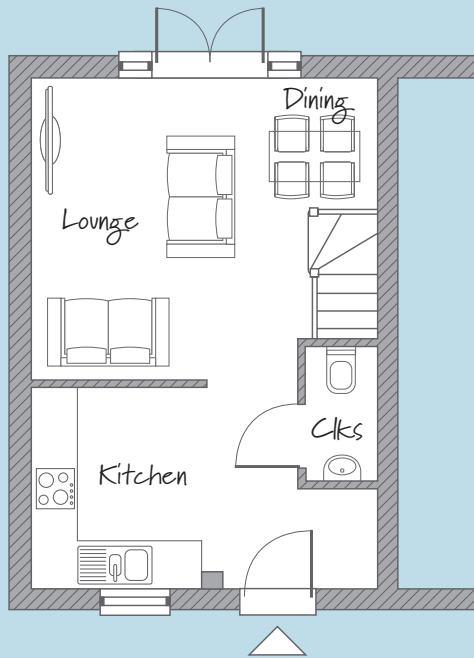


The Nook

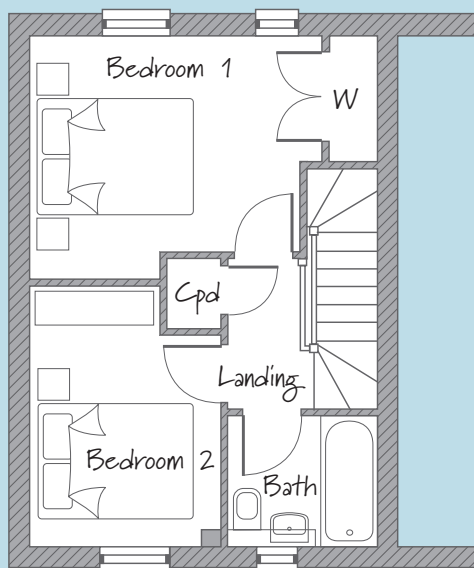
A charming 2 bedroom home, a great home for your first step on the housing ladder.

Plots 115, 116, 121, 122, 123, 130, 131, 138, 139, 150, 151, 152

The Nook



GROUND FLOOR



FIRST FLOOR

GROUND FLOOR

| | |
|---------------|---|
| Kitchen | 2.630m (max) x 4.491m (max) 8'7" (max) x 14'8" (max) |
| Lounge/Dining | 4.491m (max) x 3.919m (max) 14'8" (max) x 12'10" (max) |
| Cloakroom | 0.950m x 1.780m 3'1" x 5'10" |

FIRST FLOOR

| | |
|-----------|--|
| Bedroom 1 | 3.748m (max) x 3.153m (max) 12'3" (max) x 10'4" (max) |
| Bedroom 2 | 3.397m (max) x 2.438m (max) 11'1" (max) x 7'11" (max) |
| Bathroom | 1.979m x 1.700m 6'5" x 5'6" |

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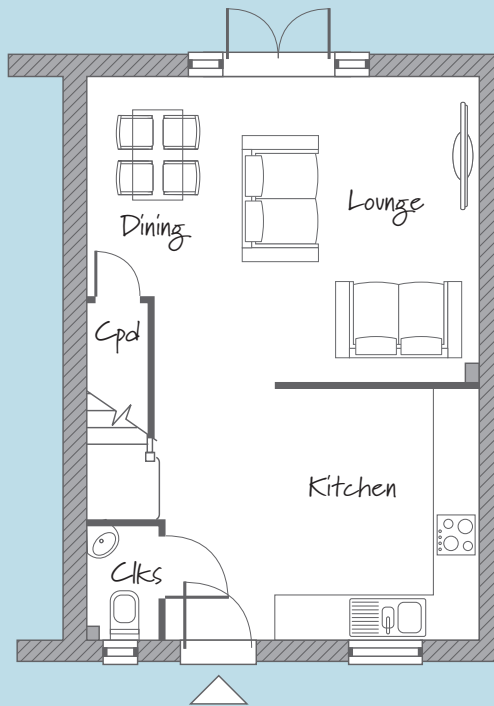


The Franklin

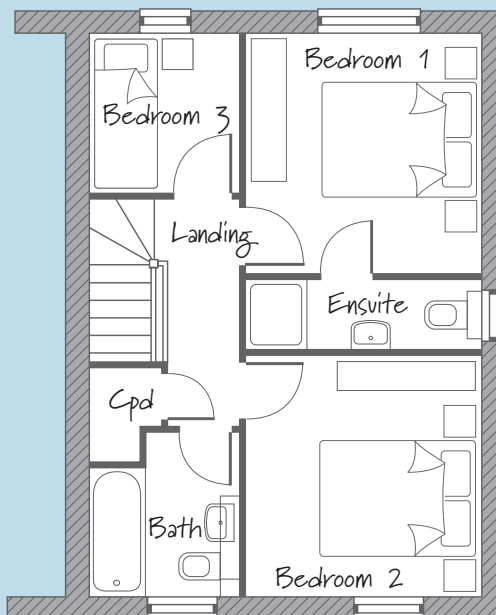
A superb 3 bedroom semi-detached home with ensuite to master bedroom, a great first family home!

Plots 113, 114, 117, 118, 119, 120, 153, 154

The Franklin



GROUND FLOOR



FIRST FLOOR

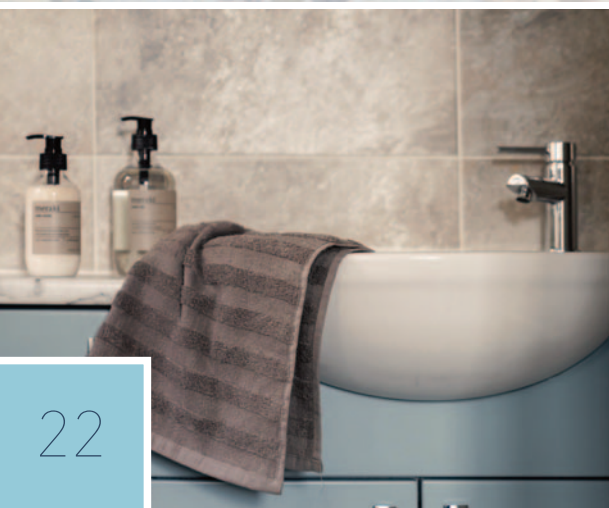
GROUND FLOOR

| | |
|---------------|---|
| Lounge/Dining | 5.166m (max) x 4.037m 16'11" (max) x 13'3" |
| Kitchen | 4.128m x 3.300m 13'7" x 10'10" |
| Cloakroom | 1.495m x 0.945m 4'11" x 3'1" |

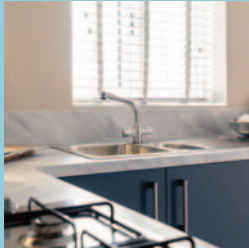
FIRST FLOOR

| | |
|-----------|--|
| Bedroom 1 | 3.172m x 3.092m 10'5" x 10'1" |
| Ensuite | 3.092m x 0.900m 10'1" x 2'11" |
| Bedroom 2 | 3.092m x 3.172m 10'1" x 10'4" |
| Bedroom 3 | 2.110m x 1.981m 6'11" x 6'6" |
| Bathroom | 2.162m (max) x 1.981m (max) 7'1" (max) x 6'6" (max) |

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Quality fixtures and fittings



KITCHENS

The kitchen is at the heart of the home, so we take special care to make sure it works as good as it looks. Choose from contemporary or traditional styled cabinet doors, all featuring the latest square edge worktops. Sleek stainless steel built-in appliances complete your beautiful kitchen.



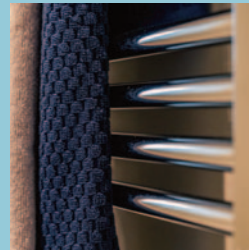
TILING

Porcelanosa wall tiles sourced from Spain complete our bathrooms, ensuites and cloakrooms. We have a stunning range to choose from, so whether you are looking for crisp white or a bit of texture and colour we have the tiles to suit your taste. Some of our homes also have beautiful tiled floors, ask one of our staff for full details.



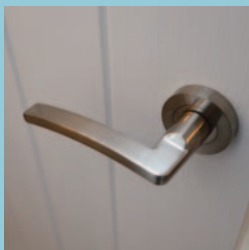
BATHROOMS

We spend lots of time perfecting our bathrooms so you can enjoy that long soak in the sleek white Pura bath which you will find snuggled perfectly next to the Roper Rhodes fitted bathroom furniture. Showering is provided by thermostatic Aqualisa showers. So if a long soak in the bath is not your thing, hop in the shower for an invigorating blast, and then dry your towels on the shiny chrome towel rails that are fitted to many of our homes.



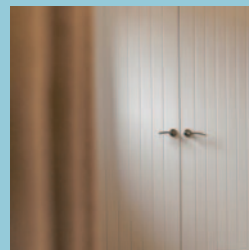
KEEPING YOU WARM

We fit really high levels of insulation in the loft, walls and floors of your lovely new home. This not only keeps you and your loved ones nice and cosy, but will also help to keep those fuel bills as low as possible.



SECURITY & SAFETY

Security comes first with multi-point locks to all external doors, so you can feel safe in your new home. Mains wired smoke detectors ensure that you can sleep safe in the knowledge that your home is being monitored. UPVC windows help with security, and are of course low maintenance leaving you free to enjoy your new home and your leisure time.



BUILT-IN WARDROBES & STORAGE

Most of our new homes benefit from at least one stunning built in wardrobe, which you can style to suit your taste and decor. Where possible we have also provided cupboards for extra storage (you can never have enough, and we all need somewhere to store the Christmas tree!). Our friendly staff can give you full details... just ask!



CONNECTED

All homes at Heron Park can benefit from a fibre network for that all important broadband connection. All the wiring is brought into your new home, so you just have to sign up with a provider to get connected. Beautiful contemporary chrome switches and sockets are provided in key areas of your new home, and we even include USB sockets to make charging your phone or iPad (other brands are available!) as easy as possible.



Raising Standards. Protecting Homeowners

PEACE OF MIND

We are very proud of our 'A Rating' with the NHBC (the highest you can get), which means you can buy from us with confidence. The NHBC Warranty lasts for 10 years. Pretty much everything in the first two years is covered apart from wear and tear, and the following 8 years ensures that all the main structural parts of your home are covered to give complete peace of mind. You will be provided with full details of the Warranty.





ChestnutHomes

Chestnut Homes is a local family company that has been building homes throughout Lincolnshire since 1988. We enjoy an enviable reputation for not only building homes of superior quality but also creating attractive well-planned developments where new communities grow and flourish.

The company is still owned by David Newton who is actively involved in the day to day running of the business to ensure the high quality we pride ourselves on is achieved on all our homes.

Our high standards are reflected in our dedication to customer service and we believe that the process of buying and owning a Chestnut Home is a delightful and enjoyable one.

Chestnut Homes abides by The Consumer Code, which is an independent industry code developed to make the home buying process fairer and more transparent for purchasers.

**CONSUMER
CODE FOR
HOME BUILDERS**

www.consumercode.co.uk

Why buy at Heron Park?



No buying chain means less stress and hassle



Start with a blank canvas and create your home your way



Become part of a new and growing community



Save money on your household bills from Day 1



Live in a high specification home built to suit modern lifestyles



Enjoy peace of mind with the 2-year Chestnut Homes warranty



Heron Park

Wyberton • Boston



Heron Park, Wyberton Low Road, Wyberton, Boston, PE21 7FF

Contact us on – 01205 743 175

sales.heronpark@chestnuthomes.co.uk

Visit our Marketing Suite at The Quadrant for more information.
The Quadrant, Field Drive, Wyberton, Boston, PE21 7NG


chestnuthomes.co.uk

Find us on

