HUMBERSTON MEADOWS

Humberston

NEW HOMES QUALITY CODE

COUNTRYSIDE Homes



HUMBERSTON MEADOWS

Humberston

COUNTRYSIDE
Homes

countrysidehomes.com







HUMBERSTON MEADOWS

Discover the charm of village living with all the convenience of modern life at Humberston Meadows - a beautiful new development offering a range of stylish 2, 3, and 4-bedroom houses alongside thoughtfully designed 2-bedroom bungalows. Perfectly situated on the edge of the sought-after village of Humberston, this welcoming community combines peaceful surroundings with easy access to everything you need for a comfortable lifestyle. Whether you're starting out, growing your family, or looking to downsize, there's a home here for you.

GETTING AROUND

Living at Humberston Meadows means enjoying the benefits of a well-connected location with a relaxed pace of life. Grimsby town centre is under 5 miles away, putting shopping, entertainment, and work within easy reach. Nearby Cleethorpes railway station, offers direct services to Doncaster, Sheffield, Manchester and beyond, making regional commuting simple and stress-free.

For drivers, the development enjoys easy access to the A16 and A180, connecting you quickly to the wider road network. Regular local bus services also run through Humberston and into Grimsby and Cleethorpes, offering convenient travel without the need for a car.

A TRIP TO THE SHOPS

When it comes to everyday essentials, Humberston Meadows has you covered. Just minutes away, Hewitts Circus Retail Park offers a large Tesco Extra, with a Pharmacy for effortless weekly shopping. Local convenience stores, cafés, and takeaway options can be found along Humberston Ave, all just a short stroll from home.

If you're looking for a broader retail experience, nearby Freshney Place in Grimsby and the Alexandra Retail Park provide everything from fashion and homeware to big-name supermarkets and leisure outlets.

TAKING TIME OUT

From coastline to countryside, Humberston Meadows puts you in the perfect spot to unwind, explore, and enjoy life your way. The golden sands of Humberston Fitties Beach are just a short drive or cycle away - perfect for family outings, dog walks, or simply enjoying the sea breeze. Nature lovers will enjoy the peaceful landscapes and nearby country trails, while golfers are spoilt for choice with both Humberston Country Club and Grimsby Golf Club within easy reach.

You'll also find fun-filled attractions like the Cleethorpes Coast Light Railway, The Jungle Zoo, and peaceful woodland escapes such as Weelsby Woods—all offering great ways to spend your weekends and free time.

EDUCATION

For families, Humberston Meadows offers access to a wide range of quality educational options. Humberston Cloverfields Academy and Humberston Academy are both close by, offering well-regarded primary and secondary education. Other excellent schools, including New Waltham Academy and Tollbar Academy, are just a short distance away, giving parents peace of mind and children the best possible start.

You'll also find several local nurseries and pre-schools catering to early years education.

SCAN ME FOR DIRECTIONS

HUMBERSTON MEADOWS

Hedges Drive, Humberston
DN36 4ZE

FROM M180 NORTH LINCOLNSHIRE

- Take M180 to A180 in North Lincolnshire
- At the roundabout, take the 3rd exit and stay on A180
- At the roundabout, take the 2nd exit onto Westgate/ A180
- At Lockhill Roundabout, take the 3rd exit onto Victoria St N/A16
- Continue to follow A16
- At the roundabout, take the 1st exit onto A1098
- Turn right onto Peaks Ln
- At the roundabout, take the 1st exit onto Humberston Ave/B1219
- Turn right onto Alder Avenue
- Turn left onto Hedges Drive

Cover photograph a view of Humberston Fitties Beach. Not view from the development. The street scene shown has been produced for illustrative purposes only. Please check the details of the homes you are interested in with our sales consultant.

Vistry West Yorkshire region. 1 Red Hall Avenue, Wakefield, WF1 2UL
Telephone: 01472 868 622

JP/ 06.25

When you have finished with this leaflet please recycle it.

COUNTRYSIDE
Homes



HUMBERSTON MEADOWS

Humberston

countrysidehomes.com

COUNTRYSIDE
Homes

HUMBERSTON MEADOWS - PHASE 08

Humberston

2 bedroom homes

- The Goshawk
- The Curlew
- The Dunlin

3 bedroom homes

- The Dunnock
- The Eagle
- The Jackdaw
- The Kingfisher

4 bedroom homes

- The Plover



he site plan shown on this page has been produced for home identification purposes only and is not to scale.
The development layout, landscaping and tenure of all dwellings may be subject to change throughout the course of the development. Homes shown as “pre-sold” and other properties sold on the general market may not be sold to individual owner-occupiers and may instead be transferred to other purchasers, including private investors or affordable housing providers. As partner arrangements are agreed, the mix of tenures across a development can change significantly and rapidly.
Finishes and materials may vary from those shown. Please check the details of your chosen plot and house type with the sales consultant. Development layout plan correct at time of production.

Vistry West Yorkshire region. 1 Red Hall Avenue, Wakefield, WF1 2UL
Telephone: 01472 868 622

JP/ 07.25

When you have finished with this leaflet please recycle it.

COUNTRYSIDE
Homes



- Electric vehicle charging point
- PV solar panels
- Two good sized bedrooms
- French doors open to rear garden
- Traditional full entrance hallway leading to all rooms

GOSHAWK

2 bedroom bungalow

COUNTRYSIDE
Homes

countrysidehomes.com

GOSHAWK
2 bedroom bungalow



GROUND FLOOR	metres	feet / inches
Kitchen	3.90 x 2.41	12'9" x 7'10"
Living/Dining	4.74 x 3.39	15'6" x 11'1"
Bedroom 1	3.20 x 3.60	10'5" x 11'9"
Bedroom 2	3.00 x 2.53	9'10" x 8'3"

ovn	oven	ffzs	fridge freezer space
h	hob	cup'd	cupboard
ds	dishwasher space	◂ ▸	measuring points
ws	washing machine space		

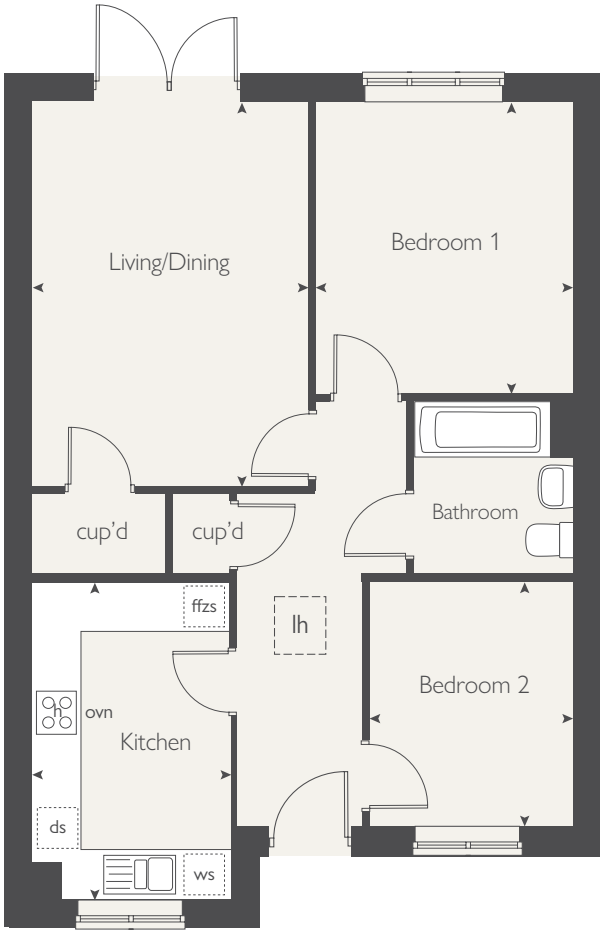
Goshawk | Humberston Meadows

The floorplan has been produced for illustrative purposes only. Room sizes shown are between arrow points as indicated on plan. The dimensions have tolerances of + or -50mm and should not be used other than for general guidance. If specific dimensions are required, enquiries should be made to the sales consultant. The floor plans shown are not to scale. Measurements are based on the original drawings. Slight variations may occur during construction. The illustrations shown are computer generated impressions of how the property may look and are indicative only. External details or finishes may vary on individual plots and homes may be built in either detached or attached styles depending on the development layout. Exact specifications, window styles and whether a property is left or right-handed may differ from plot to plot. Please speak to our sales consultant for specific plot details.

JP/ 07.25

COUNTRYSIDE
Homes

GROUND FLOOR





- Electric vehicle charging point
- PV solar panels
- French doors leading from living room to garden
- Two large bedrooms

CURLEW

2 bedroom home

COUNTRYSIDE
Homes

countrysidehomes.com

CURLEW
2 bedroom home



GROUND FLOOR	metres	feet / inches
Kitching/Dining	3.78 x 3.32	12'4" x 10'10"
Living Room	4.48 x 4.32	14'8" x 14'2"

FIRST FLOOR		
Bedroom 1	4.32 x 3.14	14'2" x 10'3"
Bedroom 2	4.32 x 2.78	14'2" x 9'1"

ovn	oven	fr	fridge space
h	hob	fz	freezer space
ds	dishwasher space	cup'd	cupboard
ws	washing machine space	◄ ►	measuring points

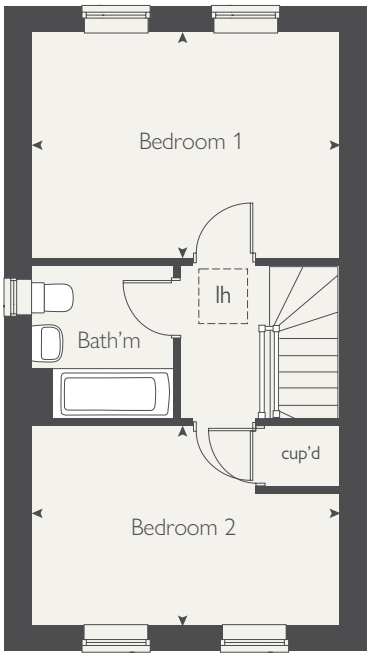
Curlew | Humberston Meadows

The floorplan has been produced for illustrative purposes only. Room sizes shown are between arrow points as indicated on plan. The dimensions have tolerances of + or -50mm and should not be used other than for general guidance. If specific dimensions are required, enquiries should be made to the sales consultant. The floor plans shown are not to scale. Measurements are based on the original drawings. Slight variations may occur during construction. The illustrations shown are computer generated impressions of how the property may look and are indicative only. External details or finishes may vary on individual plots and homes may be built in either detached or attached styles depending on the development layout. Exact specifications, window styles and whether a property is left or right-handed may differ from plot to plot. Please speak to our sales consultant for specific plot details.

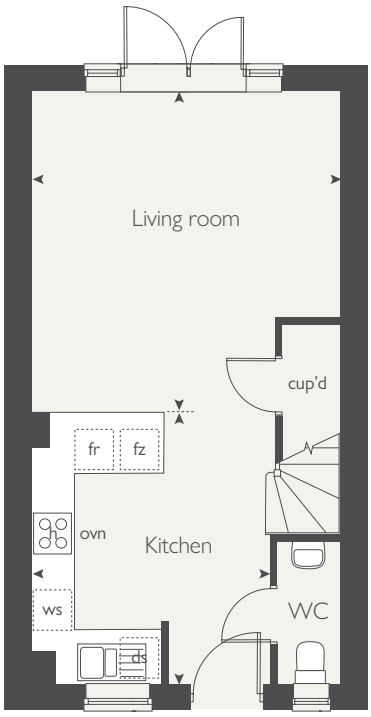
JP/ 06.25

COUNTRYSIDE
Homes

FIRST FLOOR



GROUND FLOOR





- Electric vehicle charging point
- PV solar panels
- Open-plan Kitchen/Dining with French doors
- Spacious living room with storage

DUNLIN

2 bedroom home

countrysidehomes.com

COUNTRYSIDE
Homes

DUNLIN
2 bedroom home



GROUND FLOOR	metres	feet / inches
Kitching/Dining	4.54 x 2.80	14'10" x 9'2"
Living Room	4.54 x 3.04	14'10" x 9'11"

FIRST FLOOR		
Bedroom 1	4.54 x 3.08	14'10" x 10'1"
Bedroom 2	4.54 x 2.84	14'10" x 9'3"

ovn	oven	ffzs	fridge freezer space
h	hob	cup'd	cupboard
ds	dishwasher space	◄ ►	measuring points
ws	washing machine space		

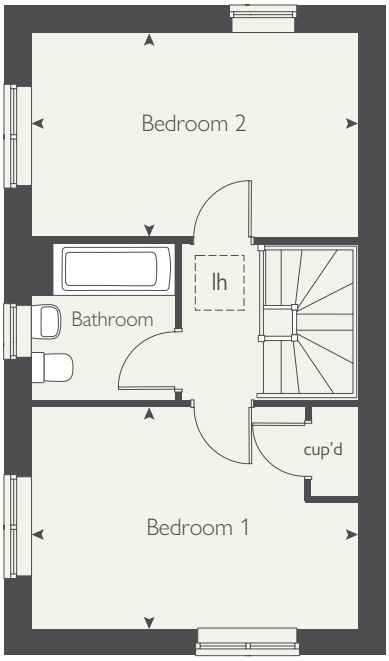
Dunlin | Humberston Meadows

The floorplan has been produced for illustrative purposes only. Room sizes shown are between arrow points as indicated on plan. The dimensions have tolerances of + or -50mm and should not be used other than for general guidance. If specific dimensions are required, enquiries should be made to the sales consultant. The floor plans shown are not to scale. Measurements are based on the original drawings. Slight variations may occur during construction. The illustrations shown are computer generated impressions of how the property may look and are indicative only. External details or finishes may vary on individual plots and homes may be built in either detached or attached styles depending on the development layout. Exact specifications, window styles and whether a property is left or right-handed may differ from plot to plot. Please speak to our sales consultant for specific plot details.

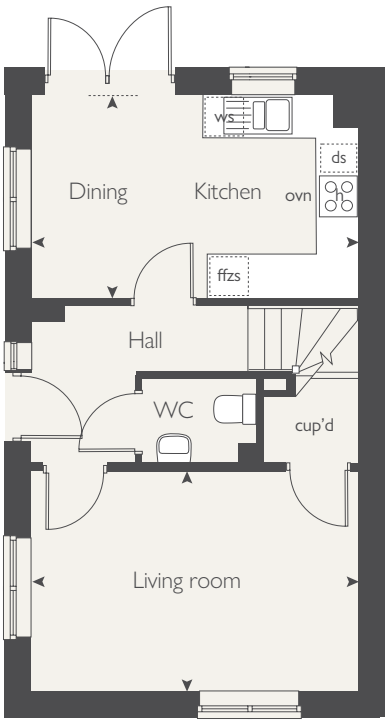
JP/ 06.25

COUNTRYSIDE
Homes

FIRST FLOOR



GROUND FLOOR





- Electric vehicle charging point
- PV solar panels
- Open-plan Kitchen/Dining with French doors
- Handy separate utility

DUNNOCK

3 bedroom home

COUNTRYSIDE
Homes

countrysidehomes.com

DUNNOCK
3 bedroom home



GROUND FLOOR	metres	feet / inches
Kitching/Dining	5.16 x 3.53	16'11" x 11'6"
Living Room	3.24 x 3.07	10'7" x 10'0"

FIRST FLOOR		
Bedroom 1	4.68 x 2.92	15'4" x 9'6"
Bedroom 2	3.49 x 2.92	11'5" x 9'6"
Bedroom 3	3.38 x 2.15	11'1" x 7'0'

ovn	oven	ffzs	fridge freezer space
h	hob	cup'd	cupboard
ds	dishwasher space	◄ ►	measuring points
ws	washing machine space		

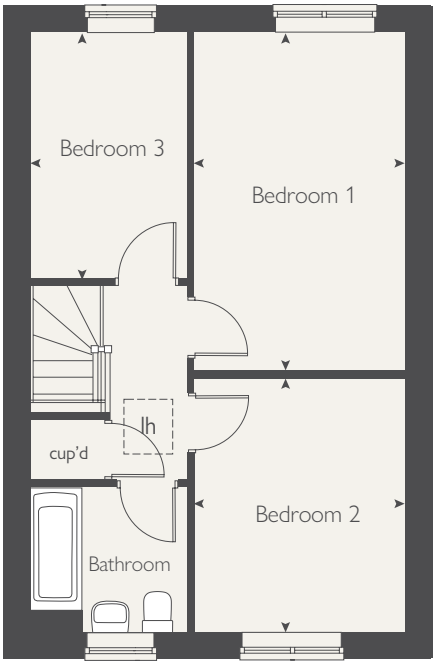
Dunnock | Humberston Meadows

The floorplan has been produced for illustrative purposes only. Room sizes shown are between arrow points as indicated on plan. The dimensions have tolerances of + or -50mm and should not be used other than for general guidance. If specific dimensions are required, enquiries should be made to the sales consultant. The floor plans shown are not to scale. Measurements are based on the original drawings. Slight variations may occur during construction. The illustrations shown are computer generated impressions of how the property may look and are indicative only. External details or finishes may vary on individual plots and homes may be built in either detached or attached styles depending on the development layout. Exact specifications, window styles and whether a property is left or right-handed may differ from plot to plot. Please speak to our sales consultant for specific plot details.

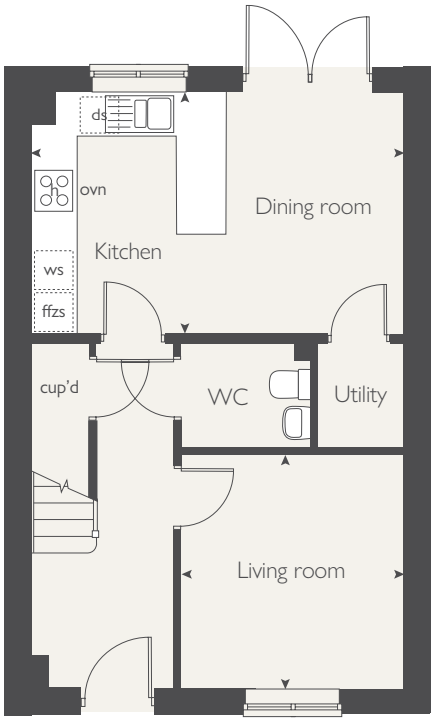
JP/ 06.25

COUNTRYSIDE
Homes

FIRST FLOOR



GROUND FLOOR





- Electric vehicle charging point
- PV solar panels
- Open-plan Kitchen/Dining with French door
- Spacious separate living room

EAGLE

3 bedroom home

countrysidehomes.com

COUNTRYSIDE
Homes

EAGLE
3 bedroom home



GROUND FLOOR	metres	feet / inches
Kitchen/Dining	5.11 x 3.02	16'9" x 9'10"
Living Room	5.11 x 2.79	16'9" x 9'1"

FIRST FLOOR		
Bedroom 1	5.11 x 2.83	16'9" x 9'3"
Bedroom 2	3.05 x 2.51	10'0" x 8'2"
Bedroom 3	3.05 x 2.51	10'0" x 8'2"

ovn	oven	ffzs	fridge freezer space
h	hob	cup'd	cupboard
ds	dishwasher space	◄ ►	measuring points
ws	washing machine space		

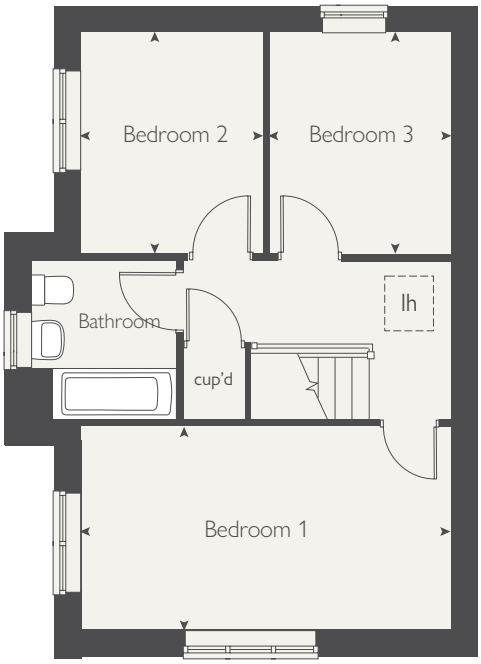
Eagle | Humberston Meadows

The floorplan has been produced for illustrative purposes only. Room sizes shown are between arrow points as indicated on plan. The dimensions have tolerances of + or -50mm and should not be used other than for general guidance. If specific dimensions are required, enquiries should be made to the sales consultant. The floor plans shown are not to scale. Measurements are based on the original drawings. Slight variations may occur during construction. The illustrations shown are computer generated impressions of how the property may look and are indicative only. External details or finishes may vary on individual plots and homes may be built in either detached or attached styles depending on the development layout. Exact specifications, window styles and whether a property is left or right-handed may differ from plot to plot. Please speak to our sales consultant for specific plot details.

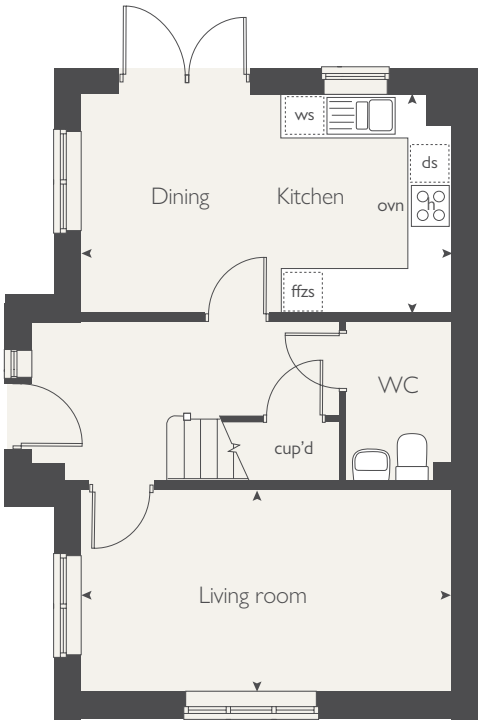
JP/ 07.25

COUNTRYSIDE
Homes

FIRST FLOOR



GROUND FLOOR





- Electric vehicle charging point
- PV solar panels
- En suite to bedroom 1
- Open-plan Kitchen/Dining with French door

JACKDAW

3 bedroom home

COUNTRYSIDE
Homes

countrysidehomes.com

JACKDAW
3 bedroom home



GROUND FLOOR	metres	feet / inches
Kitchen/Dining	4.99 x 3.82	16'4" x 12'6"
Living Room	3.56 x 2.92	11'8" x 9'6"

FIRST FLOOR		
Bedroom 1	5.20 x 2.75	17'0" x 9'0"
Bedroom 2	3.75 x 2.75	12'3" x 9'0"
Bedroom 3	3.85m x 2.15	12'7" x 7'0"

ovn	oven	ffzs	fridge freezer space
h	hob	cup'd	cupboard
ds	dishwasher space	◄ ►	measuring points
ws	washing machine space		

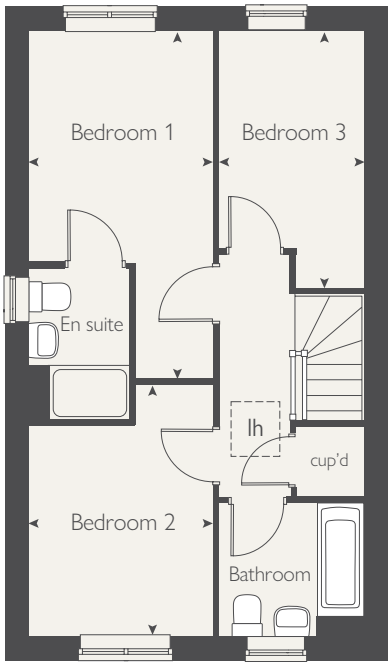
Jackdaw | Humberston Meadows

The floorplan has been produced for illustrative purposes only. Room sizes shown are between arrow points as indicated on plan. The dimensions have tolerances of + or -50mm and should not be used other than for general guidance. If specific dimensions are required, enquiries should be made to the sales consultant. The floor plans shown are not to scale. Measurements are based on the original drawings. Slight variations may occur during construction. The illustrations shown are computer generated impressions of how the property may look and are indicative only. External details or finishes may vary on individual plots and homes may be built in either detached or attached styles depending on the development layout. Exact specifications, window styles and whether a property is left or right-handed may differ from plot to plot. Please speak to our sales consultant for specific plot details.

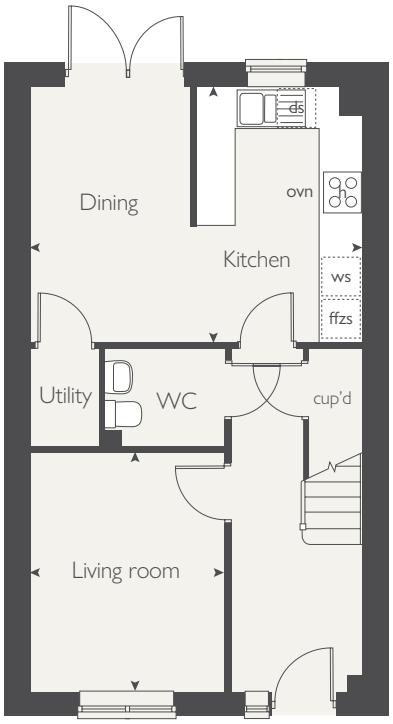
JP/ 07.25

COUNTRYSIDE
Homes

FIRST FLOOR



GROUND FLOOR





- Electric vehicle charging point
- PV solar panels
- Open-plan kitchen/dining room with separate utility room
- En suite to bedroom 1

KINGFISHER

3 bedroom home

COUNTRYSIDE
Homes

countrysidehomes.com

KINGFISHER
3 bedroom home



GROUND FLOOR	metres	feet / inches
Kitchen/Dining	5.68 x 3.37	18'7" x 11'0"
Living room	5.68 x 3.10	18'7" x 10'2"

FIRST FLOOR		
Bedroom 1	4.62 x 3.40	15'1" x 11'1"
Bedroom 2	3.42 x 3.36	11'2" x 11'0"
Bedroom 3	3.42 x 2.22	11'2" x 7'3"

ovn	oven	ffzs	fridge freezer space
h	hob	cup'd	cupboard
ds	dishwasher space	◄ ►	measuring points
ws	washing machine space		

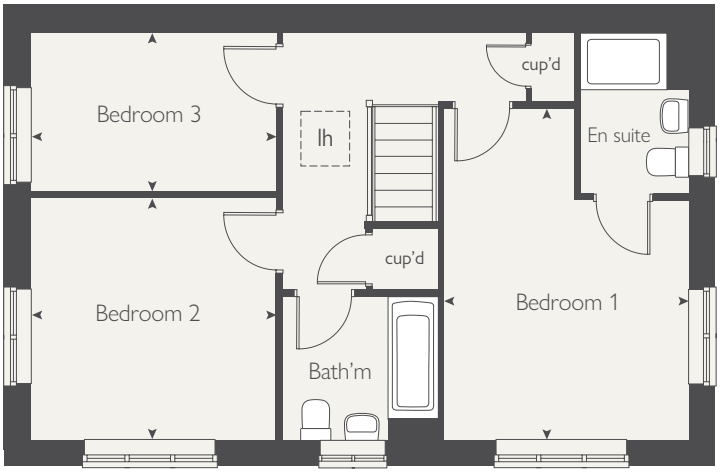
Kingfisher | Humberston Meadows

The floorplan has been produced for illustrative purposes only. Room sizes shown are between arrow points as indicated on plan. The dimensions have tolerances of + or -50mm and should not be used other than for general guidance. If specific dimensions are required, enquiries should be made to the sales consultant. The floor plans shown are not to scale. Measurements are based on the original drawings. Slight variations may occur during construction. The illustrations shown are computer generated impressions of how the property may look and are indicative only. External details or finishes may vary on individual plots and homes may be built in either detached or attached styles depending on the development layout. Exact specifications, window styles and whether a property is left or right-handed may differ from plot to plot. Please speak to our sales consultant for specific plot details.

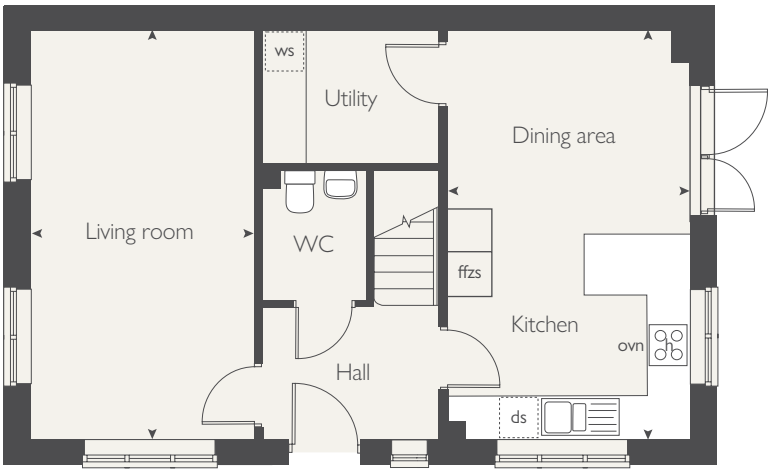
JP/ 07.25

COUNTRYSIDE
Homes

FIRST FLOOR



GROUND FLOOR





- Electric vehicle charging point
- PV solar panels
- Open-plan kitchen/dining room with separate utility room
- En suite to bedroom 1

PLOVER

4 bedroom home

countrysidehomes.com

COUNTRYSIDE
Homes

PLOVER
4 bedroom home



GROUND FLOOR	metres	feet / inches
Kitchen/Dining	6.46 x 4.50	21'2" x 14'9"
Living Room	3.98 x 3.29	13'0" x 10'9"

FIRST FLOOR		
Bedroom 1	4.30 x 3.09	14'1" x 10'1"
Bedroom 2	3.85 x 3.09	12'7" x 10'1"
Bedroom 3	3.28 x 2.29	10'9" x 7'6"
Bedroom 4	3.28 x 2.29	10'9" x 7'6"

ovn	oven	ffzs	fridge freezer space
h	hob	cup'd	cupboard
ds	dishwasher space	◄ ►	measuring points
ws	washing machine space		

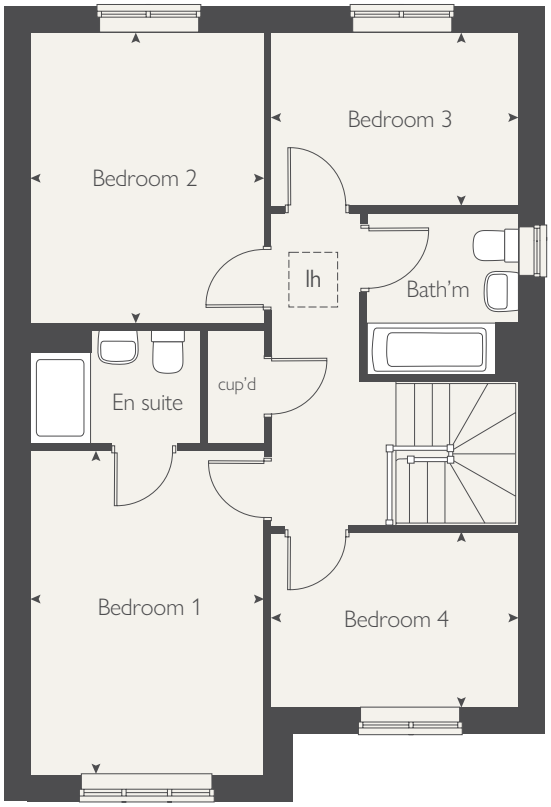
Plover | Humberston Meadows

The floorplan has been produced for illustrative purposes only. Room sizes shown are between arrow points as indicated on plan. The dimensions have tolerances of + or -50mm and should not be used other than for general guidance. If specific dimensions are required, enquiries should be made to the sales consultant. The floor plans shown are not to scale. Measurements are based on the original drawings. Slight variations may occur during construction. The illustrations shown are computer generated impressions of how the property may look and are indicative only. External details or finishes may vary on individual plots and homes may be built in either detached or attached styles depending on the development layout. Exact specifications, window styles and whether a property is left or right-handed may differ from plot to plot. Please speak to our sales consultant for specific plot details.

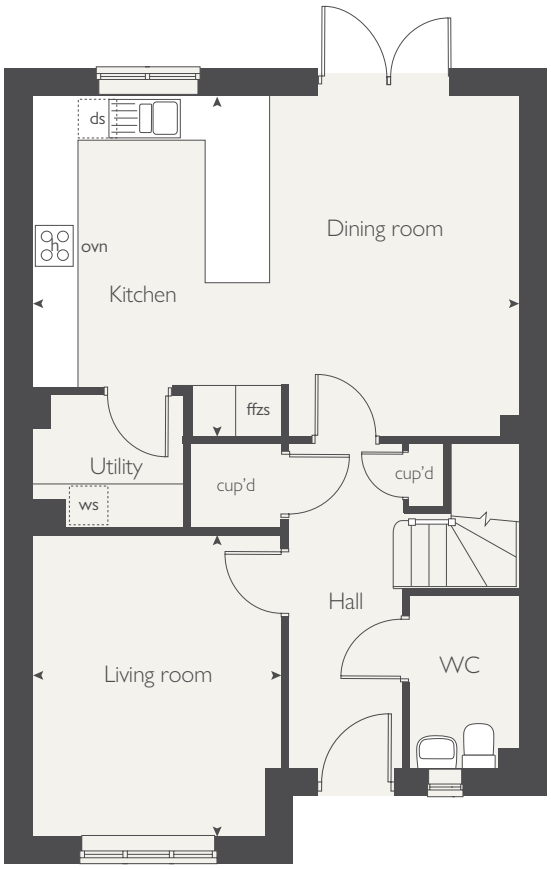
JP/ 07.25

COUNTRYSIDE
Homes

FIRST FLOOR



GROUND FLOOR





HUMBERSTON MEADOWS

Humberston

COUNTRYSIDE
Homes

countrysidehomes.com

HUMBERSTON MEADOWS

Humberston

Use this guide to see what features are included in your new home. Your sales consultant will be happy to discuss the **Personalise** range of extras available.







	2 bedroom	The Goshawk	The Curlew	The Dunlin	3 bedroom	The Dunnock	The Eagle	The Jackdaw	The Kingfisher	4 bedroom	The Plover
KITCHEN											
Symphony Koncept range kitchen with laminate worktop		■	■	■		■	■	■	■		■
Stainless steel sink and drainer (single bowl) with chrome mixer tap		■	■	■		■	■	■	■		■
Indesit hob (60cm) with built-in single under oven, with stainless steel splashback and integrated silver hood.		■	■	■		■	■	■	■		
Indesit hob (60 cm) with built-in single under oven, with stainless steel splashback and 60cm stainless steel chimney hood.											■
White batten light holder		■	■	■		■	■	■	■		■
Fridge/ freezer space		■	■	■		■	■	■	■		■
Space for integrated dishwasher with plumbing and electrics		■	■	■		■	■	■	■		■
Space for washing machine with plumbing and electrics in kitchen		■	■	■		■	■	■			
Space for washing machine with plumbing and electrics in utility									■		■
BATHROOMS AND EN SUITE(S)											
Contemporary white sanitaryware		■	■	■		■	■	■	■		■
Close coupled WC to cloakroom			■	■		■	■	■	■		■
Low profile shower tray with glass enclosure in ensuite								■	■		■
Handheld hair wash attachment in bathroom								■	■		■
Choice of standard Saloni wall tiling (splashback to basin, approx 450mm height over bath, and full-height to shower cubicle)		■	■	■		■	■	■	■		■
White batten light holder		■	■	■		■	■	■	■		■

	2 bedroom	The Goshawk	The Curlew	The Dunlin	3 bedroom	The Dunnock	The Eagle	The Jackdaw	The Kingfisher	4 bedroom	The Plover
DOORS AND WINDOWS											
Front door with multi-point security locking system and security chain		■	■	■		■	■	■	■		■
PVCu double glazing to windows		■	■	■		■	■	■	■		■
Double glazed PVCu French doors		■	■	■		■	■	■	■		■
Internal ladder door style pre-primed with Brass Satin finish handles		■	■	■		■	■	■	■		■
Paving outside French/bifold door and path to garage personnel door (where applicable)		■	■	■		■	■	■	■		■
GENERAL											
PV Solar Panels		■	■	■		■	■	■	■		■
EV Charging Point		■	■	■		■	■	■	■		■
White painted walls and smooth white ceilings		■	■	■		■	■	■	■		■
TV point to lounge and family room (where applicable)		■	■	■		■	■	■	■		■
Master telephone socket to lounge and study where applicable		■	■	■		■	■	■	■		■
Ideal Logic combi-boiler with Honeywell heating control and room thermostat(s)		■	■	■		■	■	■	■		■
Thermostatic valves to all radiators (with the exception of rooms with separate thermostat control)		■	■	■		■	■	■	■		■
Contemporary lantern to front door and wiring only to the rear door		■	■	■		■	■	■	■		■
Mains powered smoke detectors with battery back up to each floor		■	■	■		■	■	■	■		■
Battery powered Carbon Monoxide detector (wall mounted)		■	■	■		■	■	■	■		■
Power and lighting to garage (where in curtilage of the plot)		■	■	■		■	■	■	■		■
Enclosed fenced rear garden, and garden gate (where applicable).		■	■	■		■	■	■	■		■
NHBC Buildmark cover		■	■	■		■	■	■	■		■
First two years' customer service support from Countryside Homes		■	■	■		■	■	■	■		■

■ Fitted as standard - included in the property
* Subject to stage of construction

This specification indicates, by means of a dot (■), the items that are included within the home.
If there is no dot in a column, the item is not included. Any item not expressly listed or indicated within this specification is excluded from the standard build. For information on the Personalise upgrade options available depending on build stage, please speak with a sales consultant.

SO MUCH CHOICE...







Part of the excitement of buying a new home is the thrill of being the first person to live in the property and having a brand new contemporary kitchen and modern bathroom. Our premium brand partners ensure that all of our fixtures and fittings comply with the latest Government building regulations and only branded appliances are installed in your new home.

Once you know what specification comes included, you'll have a choice from our specially selected tiles for your kitchen and bathrooms, as well as kitchen worktops and cupboard doors. You can then use the Countryside Homes Personalise brochure to add the finishing touches to your home to make it extra special for you!

From personalising your bathrooms with stunning ceramics, or adding smooth sliding wardrobes to your master bedroom, there are a wide range of additional options and upgrades available.

The availability of items is subject to the stage of build, and can vary by development and house type. Our sales consultants will be happy to provide guidance.

The specification shown in this leaflet is correct at the time of going to press. Countryside Homes is continually reviewing and updating the specification on all housetypes and therefore reserves the right to change specification details. Photographs depict a typical Countryside Homes interior and may include optional upgrades. For full details regarding current specification and finishes, for the plots you are interested in, please refer to our sales consultant.

This specification indicates, by means of a dot (•), the items that are included within the home. If there is no dot in a column, the item is not included. Any item not expressly listed or indicated within this specification is excluded from the standard build. For information on the Select, Enhance or Personalise upgrade options available depending on build stage, please speak with a Sales Consultant.

JP / 02.26

COUNTRYSIDE
Homes