

# HAZEL MEADOWS

Knottingley





# HAZEL MEADOWS

Knottingley



**COUNTRYSIDE**  
Homes



# HAZEL MEADOWS

Welcome to Hazel Meadows – a thoughtfully designed new community in the town of Knottingley, West Yorkshire. Offering a range of beautifully crafted 2, 3 and 4 bedroom homes, this development blends modern living with the charm of a well-connected town. Whether you're a first-time buyer, a growing family, or looking to settle down in a peaceful location, Hazel Meadows provides the perfect setting to call home.

## GETTING AROUND

Hazel Meadows benefits from excellent transport links, making daily commutes and weekend adventures effortless. Knottingley railway station is just minutes away, offering direct services to Leeds, Wakefield, Goole and Castleford. The nearby A1(M) and M62 motorways provide fast access to regional hubs, while local bus routes connect you to surrounding towns and villages. Whether you're travelling for work or leisure, Hazel Meadows keeps you well connected.

## TAKING TIME OUT

Life at Hazel Meadows means having nature, culture and fun right on your doorstep. Enjoy peaceful walks along the Aire and Calder Navigation, explore the wildlife at Fairburn Ings Nature Reserve, or take the kids to Diggerland Yorkshire for a day of excitement. For indoor entertainment, Xscape Yorkshire offers bowling, cinema, and indoor skiing. Whether you're unwinding or making memories, there's something for everyone nearby.

## A TRIP TO THE SHOPS

From everyday essentials to weekend browsing, Knottingley offers a variety of shopping options close to home. The town centre features a mix of independent retailers and familiar high street names, while nearby Castleford's Junction 32 Outlet and Xscape Yorkshire provide a full day out with shopping, dining and entertainment. Supermarkets including Morrisons and Lidl are conveniently located for your weekly shop, ensuring everything you need is within easy reach.

## EDUCATION

Families at Hazel Meadows benefit from access to a range of well-regarded schools. Local primary options include England Lane Academy, Willow Green Academy and The Vale Primary Academy – all known for their supportive environments and strong academic standards. For older children, nearby secondary schools including Ofsted rated 'Outstanding', De Lacy Academy and colleges in Pontefract and Wakefield offer excellent educational pathways, giving parents peace of mind and children a bright future.



SCAN ME FOR  
DIRECTIONS



# HAZEL MEADOWS

Womersley Road, Knottingley,  
WF11 0DH

## FROM M62

- Exit at Junction 33
- At the Ferrybridge Interchange, take the A162 travelling North.
- Remain in the left hand lane for A645 taking the first exit.
- At the junction, turn left onto Pontefract Road/A645.
- Continue on A645 for 1.6miles before turning right onto Womersley Road.
- After 0.7 miles, you will arrive at Hazel Meadows on your right.

Cover photograph a view of Knottingley Canal. 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

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# HAZEL MEADOWS

Knottingley

# HAZEL MEADOWS

## Knottingley



### Pre-sold homes

- 1 bedroom homes
- 2 bedroom homes
- 3 bedroom homes
- 4 bedroom homes

### 2 bedroom homes

- The Curlew
- The Darland
- The Dunlin

### 3 bedroom homes

- The Jackdaw
- The Egret
- The Kingfisher

### 4 bedroom homes

- The Skylark



The 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.

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**COUNTRYSIDE**  
Homes



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

## CURLEW

2 bedroom home



**COUNTRYSIDE**  
Homes

# CURLEW

## 2 bedroom home



GROUND FLOOR	metres	feet / inches
Kitchen/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"

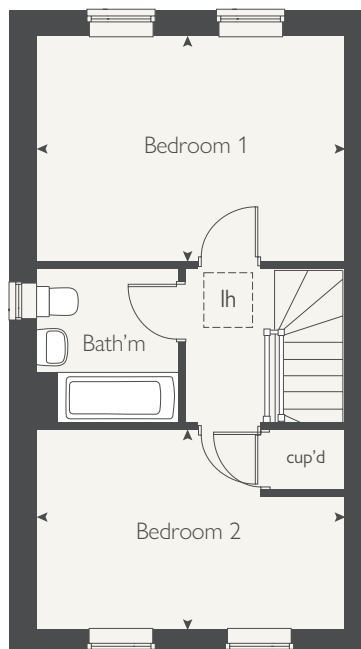
ovn	oven	fr	fridge space
h	hob	fz	freezer space
ds	dishwasher space	cup'd	cupboard
ws	washing machine space	< >	measuring points

### Curlew | Hazel Meadows

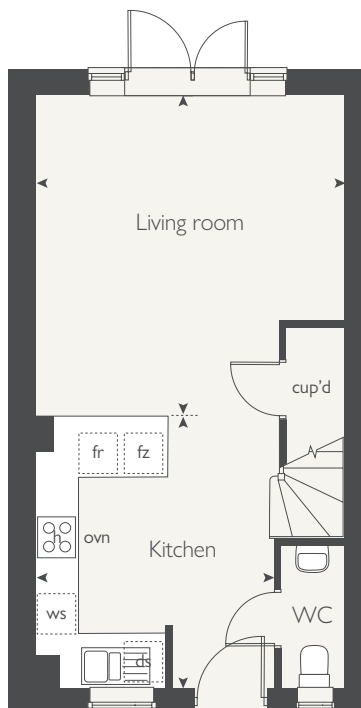
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### FIRST FLOOR



### GROUND FLOOR



**COUNTRYSIDE**  
Homes



- Spacious entrance hallway
- French doors to rear garden
- PV solar panels
- Electric vehicle charging point

## DARLAND

2 bedroom home



**COUNTRYSIDE**  
Homes

# DARLAND

## 2 bedroom home



GROUND FLOOR	metres	feet / inches
Kitchen	3.47 x 2.25	11'4" x 7'4"
Living/Dining	4.32 x 3.52	14'2" x 11'6"

### FIRST FLOOR

Bedroom 1	4.37 x 3.17	14'4" x 10'4"
Bedroom 2	4.37 x 2.75	14'4" x 9'0"

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

### Darland | Hazel Meadows

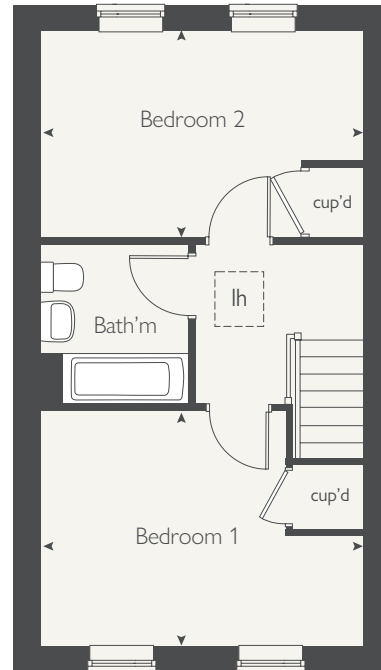
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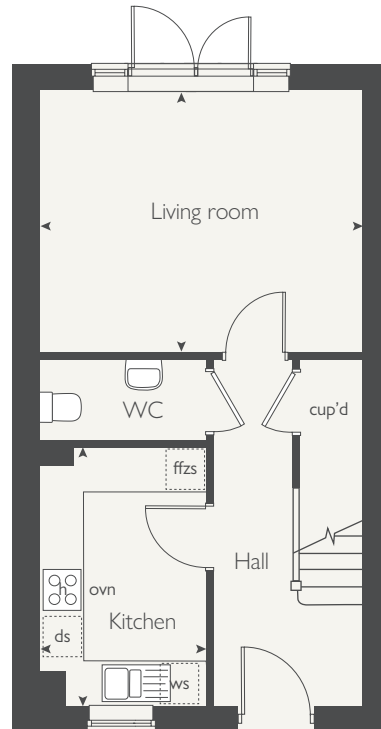


**COUNTRYSIDE**  
Homes

### 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



**COUNTRYSIDE**  
Homes

# DUNLIN

## 2 bedroom home



GROUND FLOOR	metres	feet / inches
Kitchen/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"

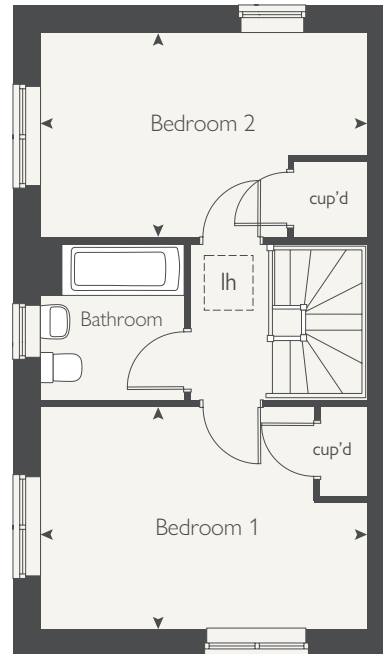
ovn	oven	ffzs	fridge freezer space
h	hob	cup'd	cupboard
ds	dishwasher space	◀ ▶	measuring points
ws	washing machine space		

### Dunlin | Hazel Meadows

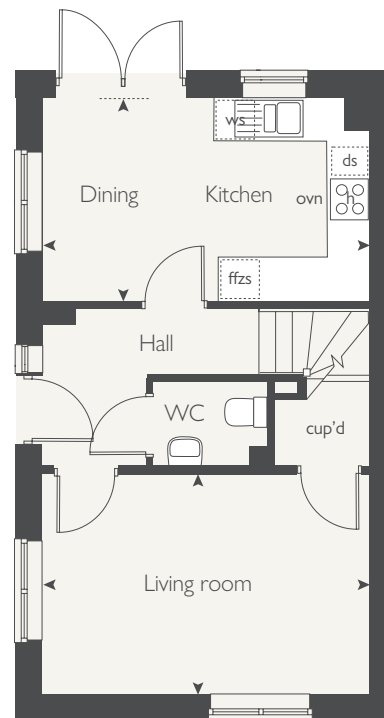
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### FIRST FLOOR



### GROUND FLOOR



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- 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

# 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	3.85 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 | Hazel Meadows

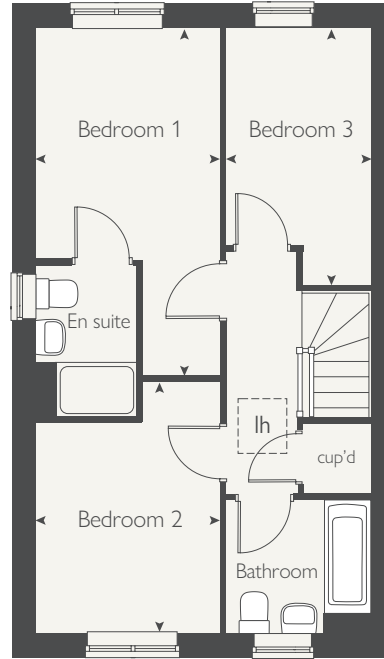
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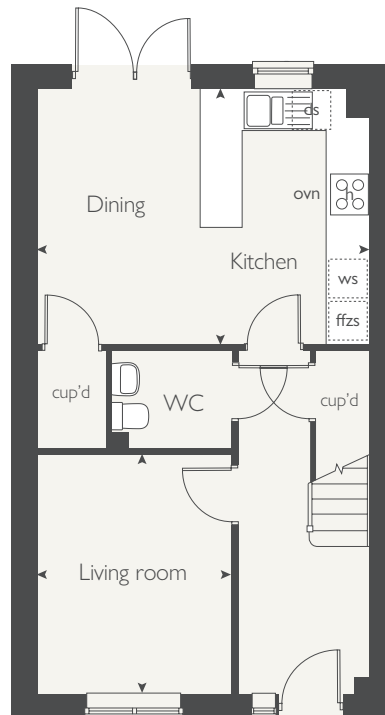


**COUNTRYSIDE**  
Homes

## FIRST FLOOR



## GROUND FLOOR





- Spacious entrance hallway
- Open-plan kitchen with French doors
- Handy utility
- PV solar panels

## EGRET

3 bedroom home



**COUNTRYSIDE**  
Homes

# EGRET

## 3 bedroom home



GROUND FLOOR	metres	feet / inches
Kitchen/Dining	5.05 x 3.62	16'6" x 11'10"
Living room	3.95 x 2.94	12'11" x 9'7"

### FIRST FLOOR

Bedroom 1	4.54 x 2.80	14'10" x 9'2"
Bedroom 2	4.64 x 2.80	15'2" x 9'2"
Bedroom 3	3.50 x 2.15	11'5" x 7'0"

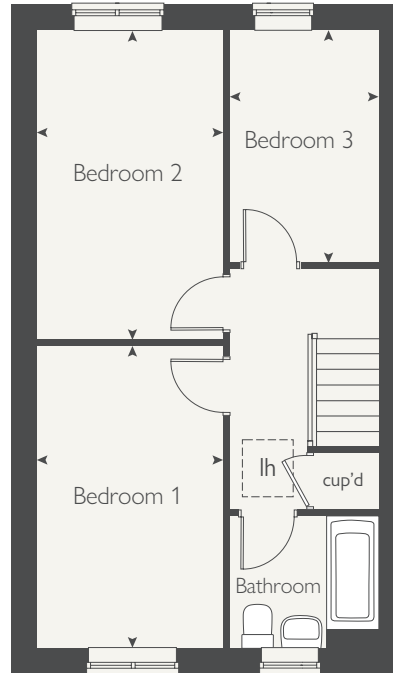
ovn	oven	ffzs	fridge freezer space
h	hob	cup'd	cupboard
ds	dishwasher space	◀ ▶	measuring points
ws	washing machine space		

### Egret | Hazel Meadows

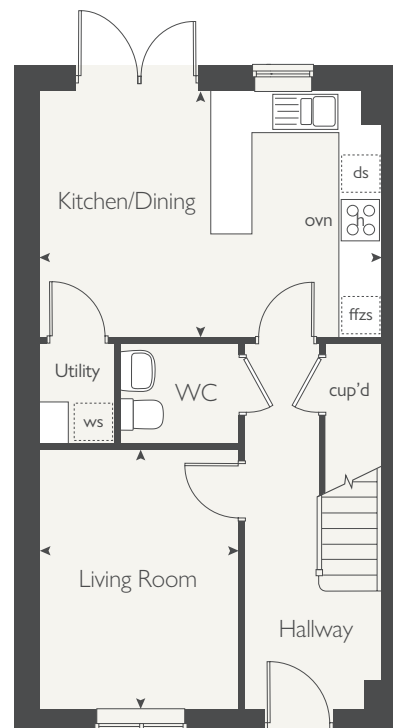
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### FIRST FLOOR



### GROUND FLOOR



**COUNTRYSIDE**  
Homes



- 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

# 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"

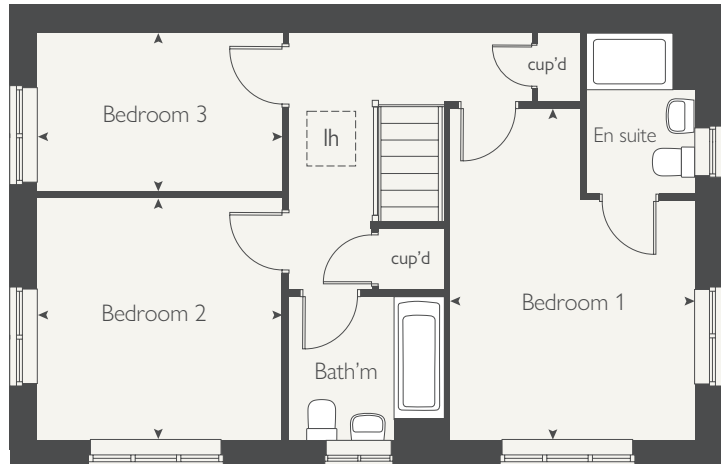
ovn	oven	ffzs	fridge freezer space
h	hob	cup'd	cupboard
ds	dishwasher space	< >	measuring points
ws	washing machine space		

### Kingfisher | Hazel Meadows

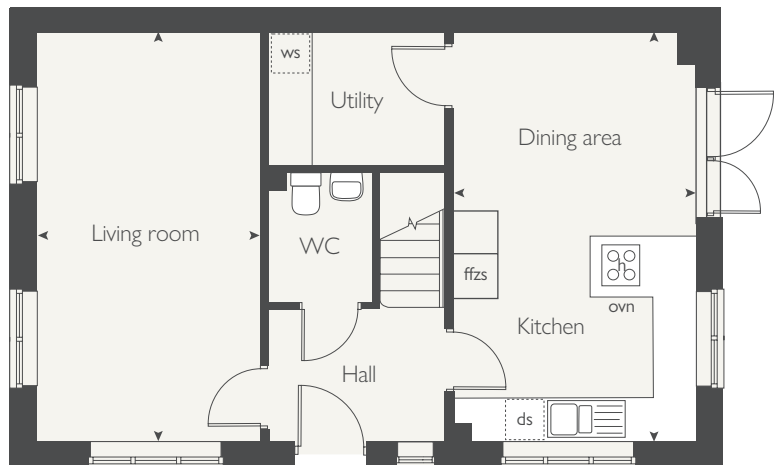
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### FIRST FLOOR



### GROUND FLOOR



**COUNTRYSIDE**  
Homes



- Open-plan kitchen/dining room with separate utility room
- Spacious entrance hallway
- Ensuite to bedroom 1
- PV solar panels

## SKYLARK

4 bedroom home



**COUNTRYSIDE**  
Homes

# SKYLARK

## 4 bedroom home



GROUND FLOOR	metres	feet / inches
Kitchen/Dining	5.34 x 3.30	17'6" x 10'9"
Living room	3.93 x 3.24	12'10" x 10'7"

### FIRST FLOOR

Bedroom 1	4.28 x 3.76	14'0" x 12'4"
Bedroom 2	4.28 x 2.84	14'0" x 9'3"
Bedroom 3	4.22 x 2.84	13'10" x 9'3"
Bedroom 4	3.16 x 3.08	10'4" x 10'1"

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

### Skylark | Hazel Meadows

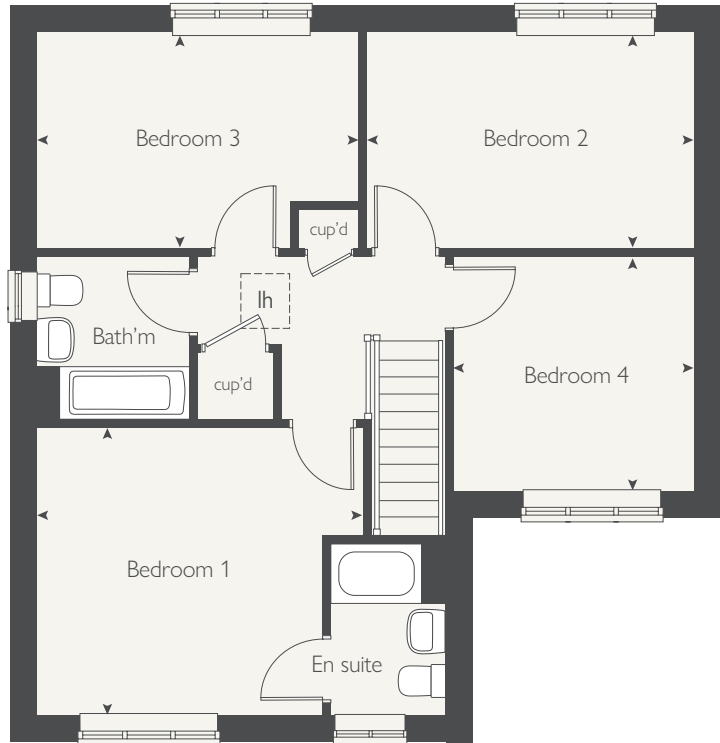
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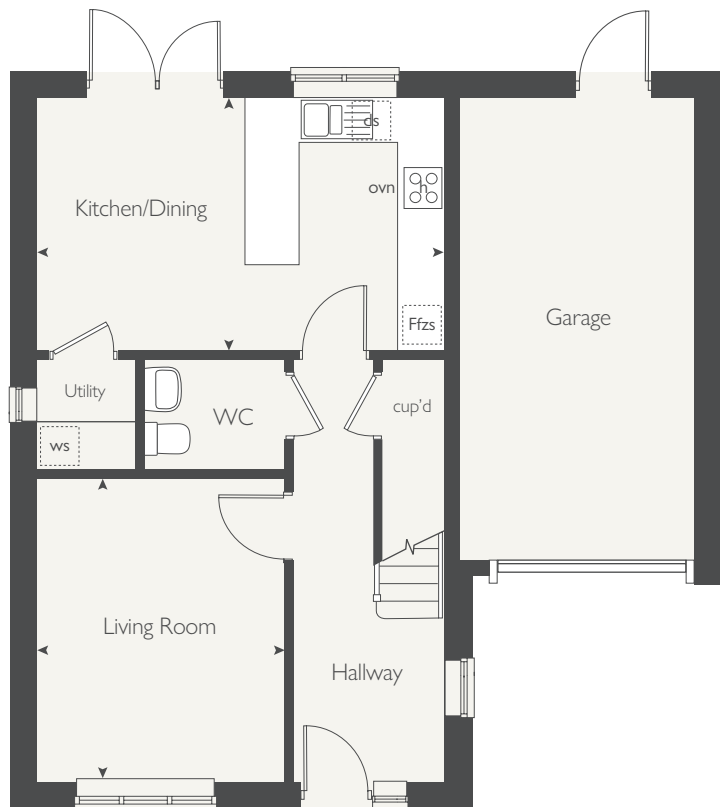


**COUNTRYSIDE**  
Homes

## FIRST FLOOR



## GROUND FLOOR





# HAZEL MEADOWS

Knottingley

# HAZEL MEADOWS

## Knottingley

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 Curlew	The Darland	The Dunlin	3 bedroom	The Jackdaw	The Egret	The Kingfisher	4 bedroom	The Skylark
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### KITCHEN

Standard range kitchen with laminate worktop	■	■	■		■	■	■		■	
Stainless steel sink and drainer (single bowl) with chrome mixer tap	■	■	■		■	■	■			
Stainless steel sink and drainer (Bowl and 1/2 ) with chrome mixer tap									■	
Indesit gas hob (60cm) with Indesit built-in single under oven, with stainless steel splashback and integrated silver hood.	■	■	■		■	■	■			
Indesit gas hob (60 cm) with built-in single High-level, with stainless steel splashback and 60cm stainless steel chimney hood.									■	
White pendant 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)

Ideal Standard contemporary white sanitaryware	■	■	■		■	■	■		■	
Ideal Standard close coupled WC to cloakroom	■	■	■		■	■	■		■	
Ideal Standard low profile shower tray with glass enclosure in ensuite					■		■		■	
Choice of standard Saloni wall tiling (splashback, 450mm height over bath, and full-height to shower cubicle)	■	■	■		■	■	■		■	
White batten light holder	■	■	■		■	■	■		■	

	2 bedroom	The Curlew	The Darland	The Dunlin	3 bedroom	The Jackdaw	The Egret	The Kingfisher	4 bedroom	The Skylark
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### DOORS AND WINDOWS

Front door with multi-point security locking system and security chain	■	■	■		■	■	■		■	
Chrome plated front door numerals	■	■	■		■	■	■		■	
PVCu double glazing to windows	■	■	■		■	■	■		■	
Double glazed PVCu French doors		■	■		■	■	■		■	
Internal ladder door style pre-primed with Brass Satin finish handles	■	■	■		■	■	■		■	
Paving outside French door	■	■	■		■	■	■		■	

### GENERAL

PV Solar Panels	■	■	■		■	■	■		■	
White painted walls and smooth white ceilings	■	■	■		■	■	■		■	
Combined usbc/double sockets in kitchen & Bed 1	■	■	■		■	■	■		■	
TV point to lounge and family room (where applicable)	■	■	■		■	■	■		■	
Master telephone socket to lounge and study where applicable	■	■	■		■	■	■		■	
Ideal combi-boiler with Honeywell heating control and room thermostat(s)	■	■	■		■	■	■		■	
Contemporary lantern to external doors and wiring only to the rear door	■	■	■		■	■	■		■	
Mains wired smoke detectors with battery back-up	■	■	■		■	■	■		■	
Battery powered Carbon Monoxide detector (wall mounted) to be provided for each floor	■	■	■		■	■	■		■	
Power and lighting to garage (where in curtilage of the plot)	■	■	■		■	■	■		■	
Enclosed fenced/ walled rear garden, and garden gate (where applicable).	■	■	■		■	■	■		■	
Landscaped front garden	■	■	■		■	■	■		■	
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.

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