

Welcome to

Moorwell Meadows

AVANT homes

Contents

- Introducing Moorwell Meadows
- Our promise to you
- About Avant Homes
- The buying process
- Why buy new
- Living in Yaddlethorpe
- Development plan
- House type floor plans
- Our specification
- Mortgage advisor panel
- Solicitor panel







Make your next step a reality

Looking for an amazing new home in Yaddlethorpe? Then look no further than Moorwell Meadows.

Moorwell Meadows offers a range of 1, 2, 3 and 4 bedroom homes all designed with style, comfort, and practicality in mind. Each home features classic French doors, designer kitchens with integrated appliances, stylish tiling, spacious rooms, and off-street parking. Whether you're taking your first steps onto the property ladder, looking for more space for your family, downsizing, or anything else, you'll find a modern home with flexible spaces tailored to your needs.

Moorwell Meadows is ideally situated between Hull and Lincoln. With excellent amenities, schools and green spaces on your doorstep, Moorwell Meadows has something for everyone.

Our promise to you

We are committed to delivering a first class customer service. This means we care about what happens before and after you get the keys, ensuring your new home journey is rewarding and enjoyable too.

We are on the New Homes Quality Boards register of registered developers. We fully adhere to the New Homes Quality Code and the New Homes Ombudsman Service.

NEW HOMES QUALITY CODE



Who we are

We build affordable homes across Scotland, the North East and West of England, Yorkshire, the East and West Midlands and Wales, helping our buyers make their dream home a reality.

We have a wide range of house styles available, giving you the optionality to choose the space that's right for you. Whether it's a 1 bedroom bungalow, or a 2 bedroom terrace, a 3 storey townhouse, or a 4 or 5 bedroom detached home, we have something for everyone at an Avant development.





With a design and specification that's perfect for modern living, we think about all you need inside and out. When selecting our locations, Avant consider transport links, amenities, and schools, ensuring our developments are in the perfect areas for solo buyers, couples, and families alike. We create new communities of like-minded people in the best places. The right home for you, right where you want it!

We understand that building excellent homes must be done in a responsible way. That's why we're committed to protecting the planet. We aim, where possible, to minimise and mitigate our impact on the environment. We have in place robust policies to address issues around ecology, resource use and biodiversity, which see us manage environmental impacts throughout our development's lifecycle.

So, if you're looking for your dream home, look no further.

Your buying journey

Here's a step by step guide through the exciting buying process.

Taking the first steps

Find your dream home on one of our 30+ developments located across the UK.



Check your budget

At the start of your home buying journey, find out what you can afford by speaking to one of our recommended new build specialists or find your own chosen financial advisor.

Once you've spoken to a mortgage specialist, you will be able to get a decision in principle which states your affordability. You'll also need to choose a solicitor to represent you throughout the home buying process. We can recommend a solicitor or you can find your own.



Reservation time!

Now you can officially reserve your home at one of our Customer Appointment Centres. Your Sales Advisor will show you detailed drawings of your development, your plot, and much more. You'll need to provide your decision in principle, and your ID, and pay a small reservation fee.

Once reserved your solicitor will go through your draft contract and answer any questions. They'll also carry out searches and checks. Alongside this, your mortgage advisor will apply for your mortgage.

Making your home yours

The best bit has arrived – your options meeting! In this meeting you will choose your options and any upgrades you want. Let your imagination run wild and personalise your new Avant home to your liking.

Take inspiration from our beautifully curated show homes and browse our selection of tiles, cupboard doors and worktop samples.





Exchanging contracts

Once your contract is agreed you'll be asked to sign. This is called exchanging contracts in England and Conclude Missives in Scotland.

This stage is key, as it's when you become committed to buying your Avant home and can countdown to completion day!

Final checks

We follow stringent processes to ensure we build a quality home. Once your home is build complete it will be inspected and a CML will be issued which gives you your 10 year warranty.

Following a pre-completion inspection, it's the moment you've been waiting for... a sneak preview of your home at your Home Demonstration meeting!





Moving day

Finally! Once we're all ready to go, your solicitor will request your mortgage advance and any additional balances, ready to transfer to our solicitors on moving day.

When the funds arrive, the home will be officially yours. You can collect the keys and the deeds will be sent to your solicitor. Then, all that's left to do is move in!



Aftercare

After completion, your Customer Liaison Manager will be in touch to support you with your new home!

They'll be able to provide you with contact details for your Warranty Providers and answer any questions you may have.



Time to enjoy your new home

You'll then settle in, and love life in your beautiful new Avant home.



Why buy new?

If you're looking for a stunning new home you've come to the right place. Here's our top reasons why buying new is best...

Highly energy efficient

Buying a new build home has many benefits when it comes to saving energy – and money. They are built to the very latest energy efficiency standards with research by the Home Builders Federation (HBF) finding that new build homeowners pay, on average, 27% less on their energy bills than those living in older properties*.

No renovation costs

With a new Avant home there's no hidden history to contend with. You won't uncover that you need a full re-wire or that your boilers on the brink, because everything in your home is... you guessed it... new!

Peace of mind as standard with a 10 year warranty

With a new Avant home, you'll receive a two-year builder warranty, plus a further eight years warranty from the NHBC or Premier Guarantee. In the unlikely event that something goes wrong with your home, your warranty ensures you're protected.

A beautiful blank canvas

One of the most exciting things about buying new is that you're starting from scratch in an immaculate unlived-in interior. Plus, with no one ever having lived in your home before, you're the first to make memories in the space.





Perfectly personalisable

When buying new, you can choose from our extensive range of stunning options and upgrades allowing you to personalise all rooms of your home and garden.

Buying schemes to help you move

When you buy a new home, you unlock access to lots of helpful buying schemes. From Part Exchange to My Move Made Easy, plus our Key Worker and Military Discount schemes, we have plenty of ways to get you moving that you wouldn't benefit from when buying second-hand.

No upward chain

When you've got your heart set on a home, the last thing you want to contend with is chains and endless delays. When you buy new, there's no upward chain!

Protecting the planet

New homes produce less carbon as they need to use less energy to heat up. Around 84%* of new homes have an EPC rating of A-B, while only 4%* of existing properties achieved the same rating. Good insulation, double glazing and airtight windows all contribute to a reduction carbon emission by 6%*.

*Watt a Save, 2026, Home Builders Federation (HBF) and Octopus Energy.
** Dependant on build stage, please ask your Sales Advisor for more details.
***Terms and conditions apply.

Living in Yaddlethorpe

Yaddlethorpe is well placed, with easy access to the M180 and A15, connecting residents to Scunthorpe town centre, as well as Hull, Lincoln and Sheffield within around an hour's drive.

A short journey from the development will take you to Scunthorpe railway station, offering regular services through Sheffield, Manchester and on to Liverpool, making commuting and city trips simple.

Several bus routes run through Yaddlethorpe, including the number 3 service, providing a straightforward connection into the town centre in around 30 minutes, so you'll never be short of public transport options.



Within a short drive of Moorwell Meadows, there is a great selection of shopping destinations, including The Foundry and The Parishes shopping centre, home to a range of well-known brands, a Vue cinema and a popular indoor market.

The development is also close to a variety of local attractions, from the peaceful surroundings of Yaddlethorpe Ponds to the family-friendly Messingham Zoo, where you can see a range of exotic animals up close.

For those who enjoy the outdoors, the Lincolnshire Wolds are just a 30-minute drive away, offering plenty of opportunities for walking, exploring and spending time in nature.

Families will benefit from a strong choice of nearby schools, including Willoughby Road Primary Academy, Messingham Primary and St Bernadette's Catholic Primary Voluntary Academy, as well as convenient options for younger children such as Enderby Road Infant and Nursery School and Yaddlethorpe Pre-School.

Older students are also well catered for, with secondary schools such as Frederick Gough School and Outwood Academy Foxhills both within a short drive of the development.







Development Plan

THE DENBROUGH
1+ bedroom home

THE ASKHAM
1+ bedroom home

THE FERNDALE
2+ bedroom home

THE RIPLEY
2+ bedroom home

THE OAKWOOD
3 bedroom home

THE LEYBURN
3 bedroom home

THE MALTBY
3 bedroom home

THE WENTBRIDGE
4 bedroom home

THE HORBURY
4 bedroom home

THE NETHERTON
4 bedroom home

THE COOKBURY
4+ bedroom home

THE THORESBY
4+ bedroom home

Garage Access

SS Sub Station

PS Pump Station

Plan not to scale.

For plot & public open space planting see detailed landscaping plan.



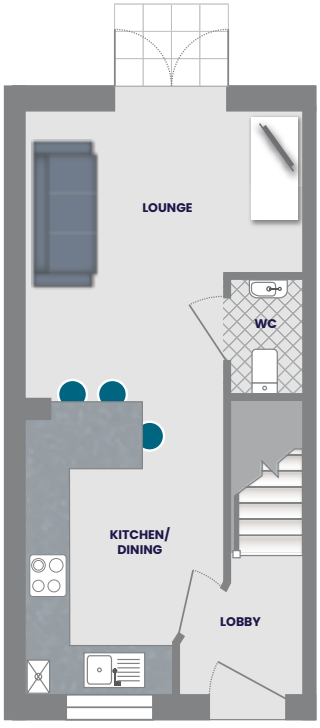

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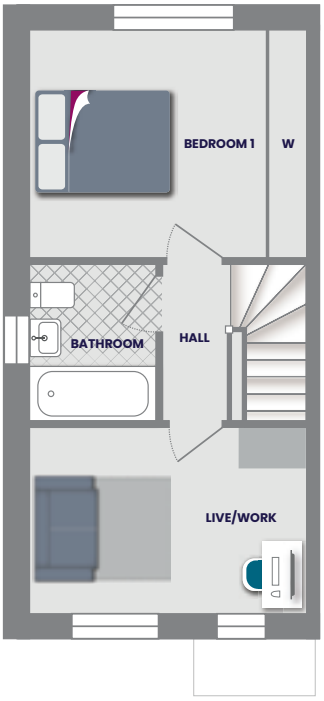
The Denbrough

1+ Bedroom

1 Bathroom







Ground Floor

Lobby	1.65m x 1.82m
Kitchen/Dining	2.63m* x 3.95m
Lounge	3.71m* x 3.86m*
WC	0.98m x 1.53m

First Floor

Bedroom 1	3.71m x 3.11m
Live/Work	3.71m x 2.44m
Bathroom	1.7m x 2.08m

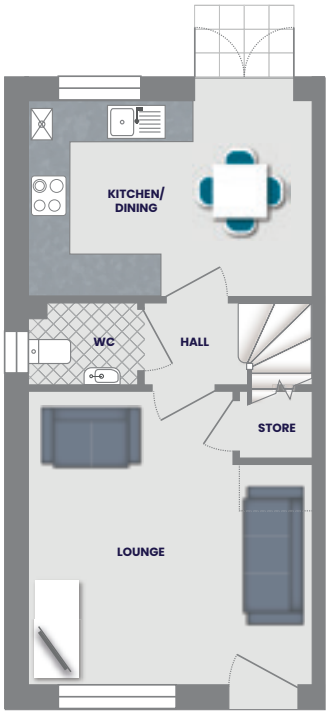
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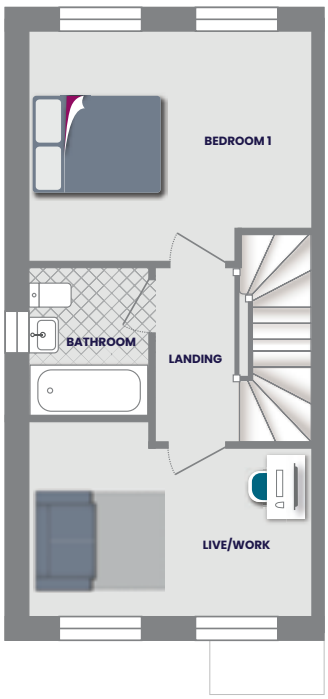
The Askham

1+ Bedroom

1 Bathroom







Ground Floor

Kitchen/Dining	3.99m x 2.76m
Lounge	3.99m x 4.05m
WC	1.55m x 1.22m
Store	1.17m x 1.01m

First Floor

Bedroom 1	3.99m x 3.22m
Live/Work	3.99m x 2.65m
Bathroom	1.71m x 2.15m

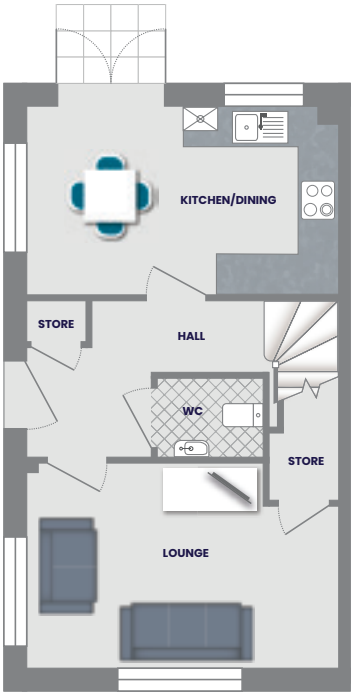
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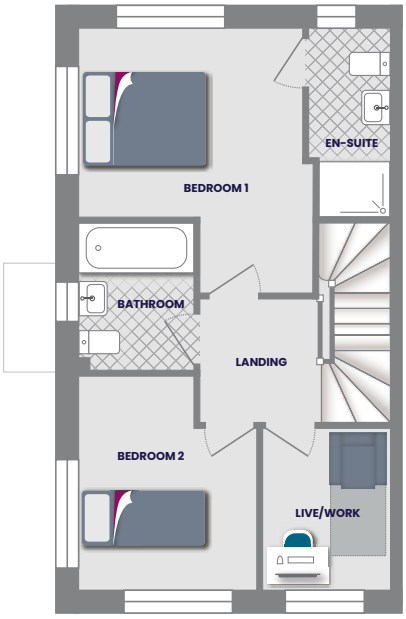
The Ferndale

2+ Bedroom

2 Bathroom







Ground Floor

Hall	3.6m* x 1.04m**
Kitchen/Dining	4.57m x 2.76m
Lounge	4.57m* x 3.00m*
WC	1.56m x 1.15m
Store	1.78m x 1m

First Floor

Bedroom 1	3.3m** x 2.77m**
En-Suite 1	1.17m x 2.76m*
Bedroom 2	2.61m* x 3.13m*
Live/Work	1.86m x 2.36m
Bathroom	1.7m x 2.15m

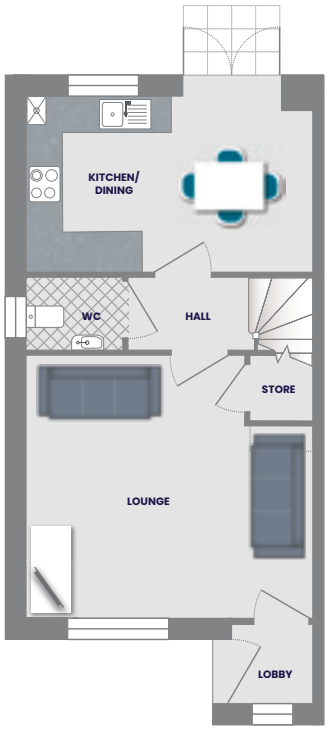
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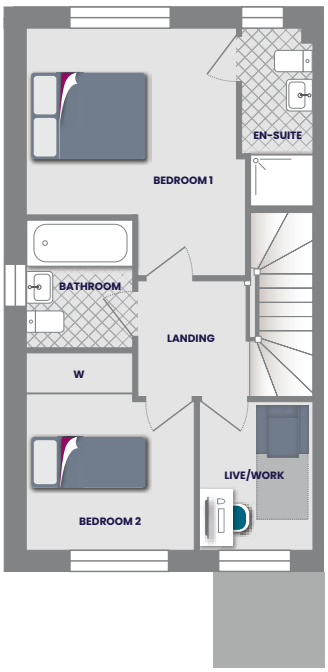
The Ripley

2+ Bedroom

2 Bathroom







Ground Floor

Lobby	1.27m x 1.27m
Kitchen/Dining	4.57m x 2.76m
Lounge	4.57m* x 4.09m
Hall	1.9m x 1.15m
WC	1.55m x 1.15m
Store	1.17m x 1m

First Floor

Bedroom 1	3.3m** x 2.92m**
En-Suite 1	1.17m x 2.8m*
Bedroom 2	2.65m x 3.09m*
Live/Work	1.83m x 2.33m
Bathroom	1.7m x 2.15m

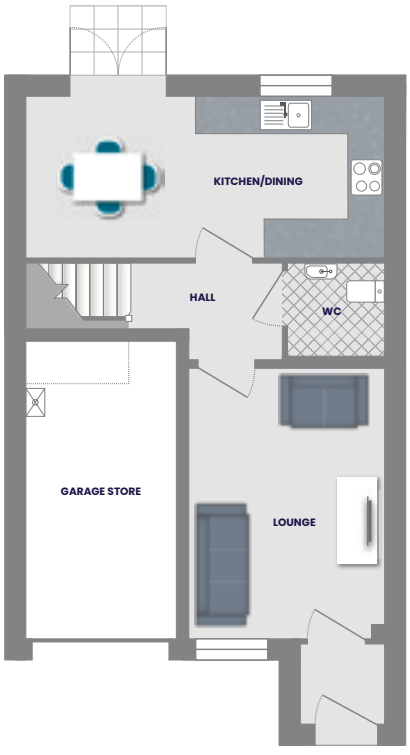
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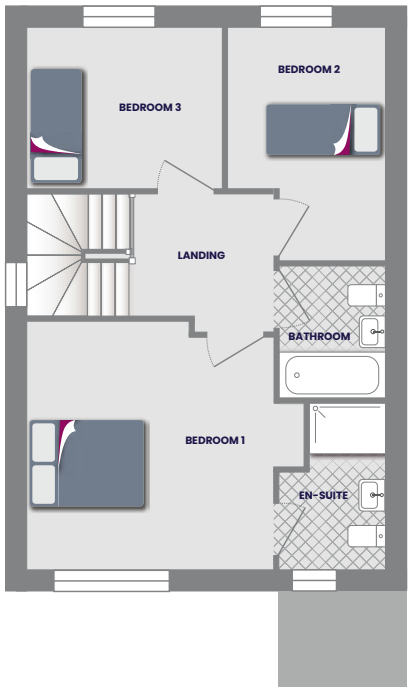
The Oakwood

3 Bedroom

2 Bathroom







Ground Floor

Lobby	1.34m x 1.25m
Kitchen/Dining	5.69m x 2.55m
Lounge	3.09m x 4.27m
Hall	2.22m x 1.51m
WC	1.71m x 1.51m
Garage	2.4m x 4.67m

First Floor

Bedroom 1	3.88m x 3.92m*
En-Suite 1	1.69m x 2.53m
Bedroom 2	2.49m* x 3.69m
Bedroom 3	3.1m x 2.55m
Bathroom	1.71m x 2.17m

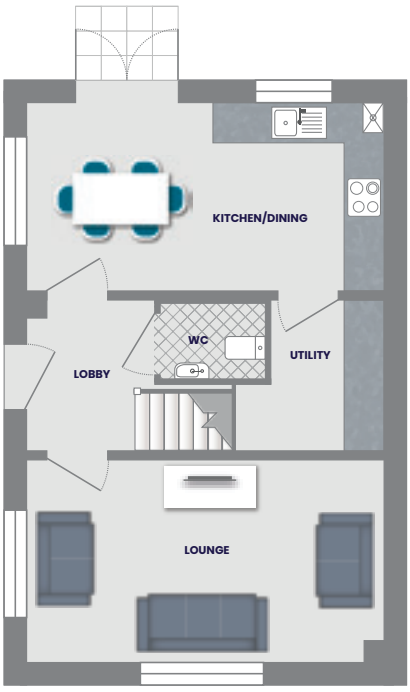
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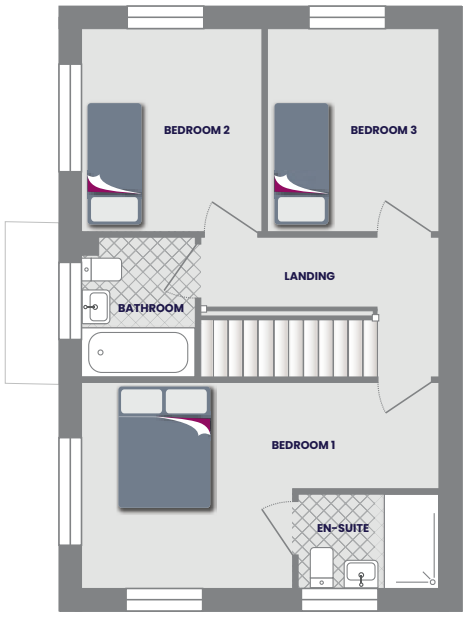
The Leyburn

3 Bedroom

2 Bathroom







Ground Floor

Kitchen/Dining	5.31m x 2.79m
Utility	1.69m x 2.21m
Lounge	5.31m x 3m
Lobby	1.89m x 2.21m
WC	1.55m x 1.15m

First Floor

Bedroom 1	5.3m* x 3.06m
En-Suite 1	2.09m x 1.4m
Bedroom 2	2.72m x 2.98m
Bedroom 3	2.5m x 2.98m
Bathroom	1.7m x 2.07m

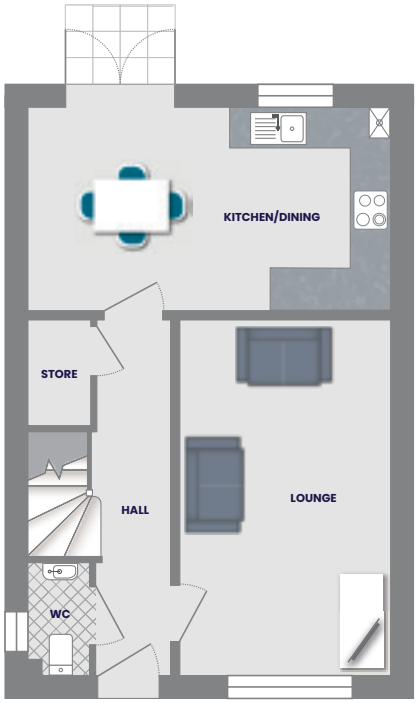
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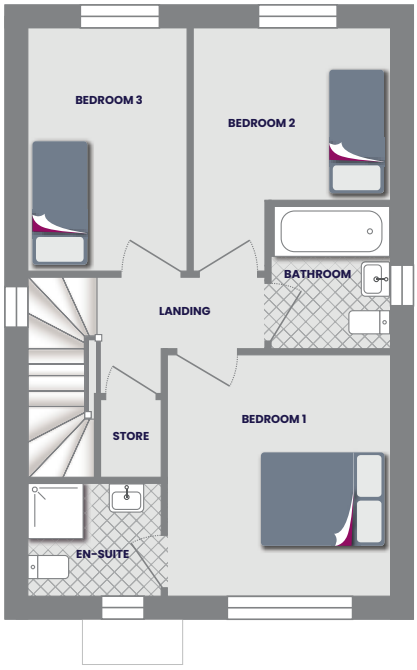
The Maltby

3 Bedroom

2 Bathroom







Ground Floor

Kitchen/Dining	5.31m x 2.97m
Lounge	3.07m x 5.18m
Hall	1.07m x 5.18m
WC	0.92m x 1.65m
Store	0.93m x 1.52m

First Floor

Bedroom 1	3.25m x 3.52m
En-Suite 1	1.96m x 1.66m
Bedroom 2	2.88m x 3.55m*
Bedroom 3	2.33m x 3.55m
Bathroom	1.7m x 2.08m
Store	0.86m x 1.23m

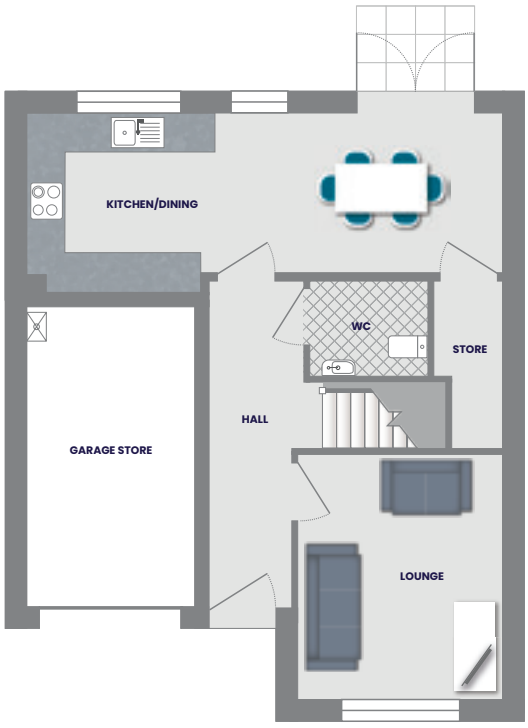
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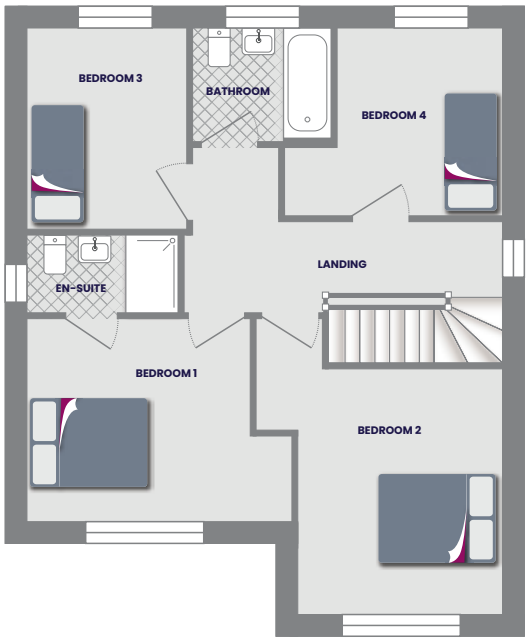
The Wentbridge

4 Bedroom

2 Bathroom







Ground Floor

Kitchen/Dining	7.32m x 2.45m**
Lounge	3.15m x 3.76m
Hall	1.26m x 4.99m
WC	1.8m x 1.45m
Store	1.07m x 2.55m
Garage Store	2.61m x 4.63m

First Floor

Bedroom 1	3.41m** x 3.1m
En-Suite 1	2.3m x 1.21m
Bedroom 2	3.15m x 3.73m
Bedroom 3	2.43m x 3.09m
Bedroom 4	2.53m x 3.08m
Bathroom	2.17m x 1.7m

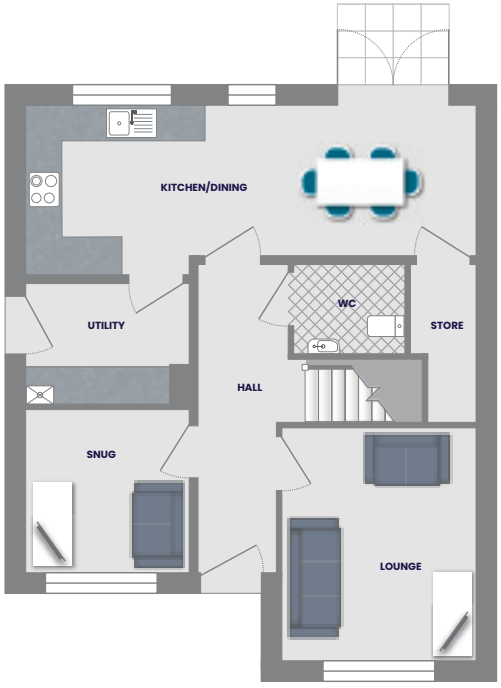
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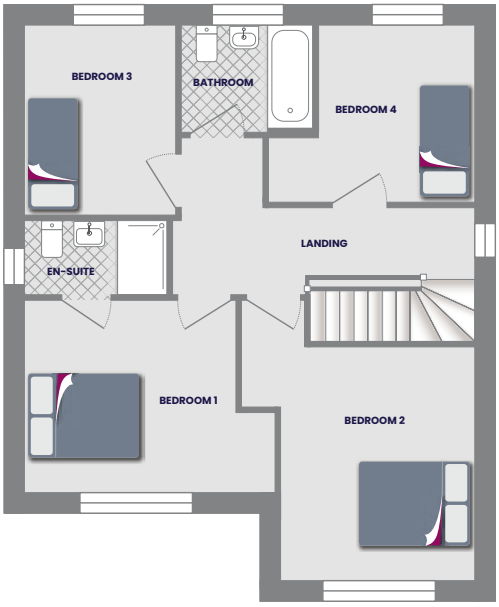
The Horbury

4 Bedroom

2 Bathroom







Ground Floor

Kitchen/Dining	7.32m x 2.45m**
Utility	2.66m x 1.97m
Lounge	3.15m x 3.76m
Snug	2.66m x 2.62m
Hall	1.26m x 4.99m
WC	1.8m x 1.45m
Store	1.07m x 2.55m

First Floor

Bedroom 1	3.41m** x 3.1m
En-Suite 1	2.3m x 1.21m
Bedroom 2	3.15m** x 3.76m
Bedroom 3	2.43m x 3.08m
Bedroom 4	2.53m** x 3.08m
Bathroom	2.17m x 1.7m

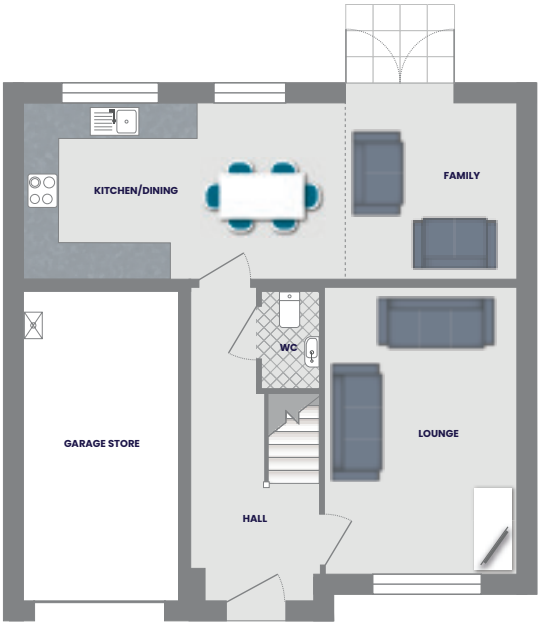
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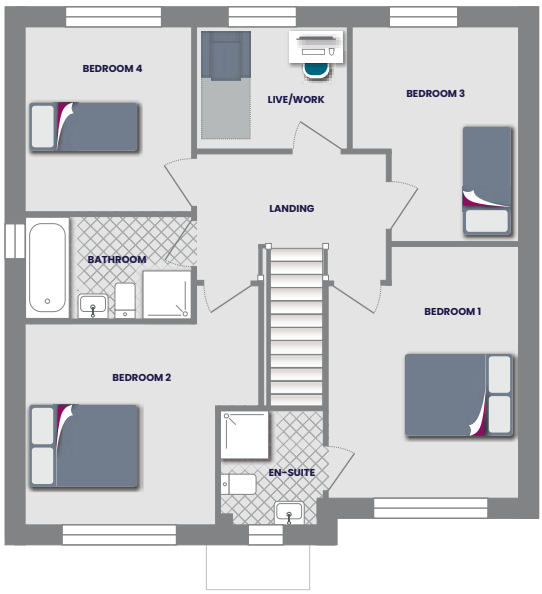
The Cookbury

4+ Bedroom

2 Bathroom







Ground Floor

Kitchen/Dining/Family	8.22m x 2.96m
Lounge	3.18m x 4.76m
Hall	2.11m x 5.21m
WC	0.98m x 1.65m
Garage Store	2.58m x 5.15m

First Floor

Bedroom 1	3.18m* x 4.18m*
En-Suite 1	1.6m x 1.89m
Bedroom 2	3.24m** x 3.24m**
Bedroom 3	2.77m* x 3.59m*
Bedroom 4	2.76m x 3.19m
Live/Work	2.5m x 2.06m
Bathroom	2.76m x 1.7m

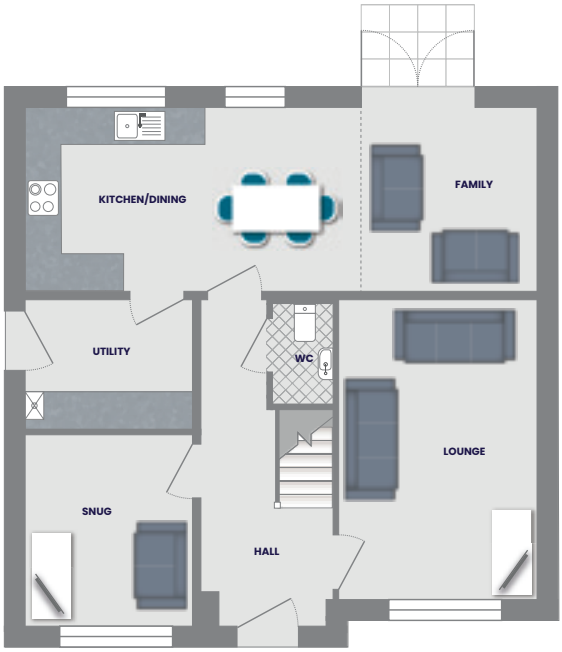
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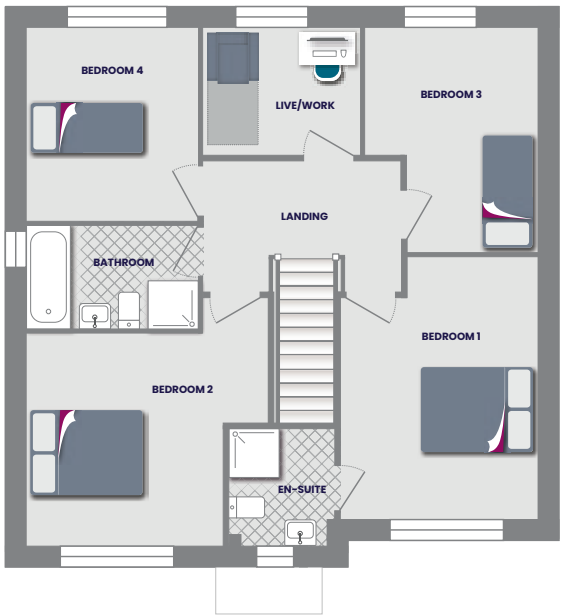
The Thoresby

4+ Bedroom

2 Bathroom







Ground Floor

Kitchen/Dining/Family	8.22m x 2.96m
Utility	2.69m x 2.04m
Lounge	3.18m x 4.76m
Snug	2.69m x 3.07m
Hall	2.11m x 5.21m
WC	1.01m x 1.65m

First Floor

Bedroom 1	3.18m* x 4.18m*
En-Suite 1	1.6m x 1.89m
Bedroom 2	3.25m** x 3.24m**
Bedroom 3	2.77m* x 3.59m*
Bedroom 4	2.76m x 3.19m
Live/Work	2.5m x 2.05m
Bathroom	2.76m x 1.7m

* Maximum Dimension
** Minimum Dimension



Specifications

Internal features

- Stylish white internal doors with chrome finished door handles
- Ceilings and walls finished in white emulsion throughout
- Heat, smoke and Carbon Monoxide detectors
- Gas central heating radiators throughout and grade A energy efficient boiler
- Power sockets and energy efficient lighting as per electrical layout drawings
- Modern profile skirting and architrave

External features

- UPVC triple glazed french door to access rear garden
- Low maintenance black UPVC fascia
- UPVC triple glazed windows with locking system
- Front composite GRP door with sidelight* and multi-point locking system
- Driveway*
- Garage* including power and lights
- Allocated parking*
- Front entrance light
- Rotavated rear gardens
- Turf to front gardens where applicable
- Photovoltaic panels~
- Electric vehicle charging point

Main bedroom features

- Ensuite shower room^

*Sidelight, Allocated Parking, Garage, and Driveway for these housetypes is Plot Specific.
~ Panel location and amount subject to plot location and orientation
^ Dependent on housetype



Bathroom features

- White contemporary sanitaryware
- Bath with mixer tap
- Full height tiling option to 3 sides of bath and half height tiling behind sink and WC
- Quality designer taps and fittings

Shower room features

- White contemporary sanitaryware
- High quality shower enclosure with white shower tray and a glass door with chrome trim
- Full height tiling option to 3 sides of shower and half height tiling behind sink and WC
- Quality designer taps and fittings
- Electric shower to second en-Suite in selected housetypes

WC features

- Ground floor WC with stylish white sanitaryware
- Single tile splash course above the sink
- Quality designer taps and fittings

Kitchen features

- Fully fitted designer kitchen in a range of colours and styles
- Stainless steel fan oven
- Ceramic hob
- Integrated fridge/freezer or undercounter fridge with icebox^
- Stainless steel bowl and drainer
- Designer chrome mixer taps
- White finish sockets above worktops



Electrical provisions

All electrical installations including sockets are provided in accordance with relevant building regulations to a minimum requirement shown below.

You can tailor the placement and number of outlets in your property upon request.

Speak to your Sales Advisor for more details.

Housetype	Hall	Lounge	Kitchen/Dining	Utility	WC	Snug	Bedroom 1	Bedroom 2	Bedroom 3
Denbrough	2	4	6 + 5 appliances	n/a	-	n/a	6	n/a	n/a
Askham	2	6	8 + 5 appliances	n/a	-	n/a	6	n/a	n/a
Ferndale	2	6	8 + 5 appliances	n/a	-	n/a	6	4	n/a
Ripley	2	6	8 + 5 appliances	n/a	-	n/a	6	4	n/a
Oakwood	-	6	8 + 5 appliances	n/a	-	n/a	6	4	4
Leyburn	2	6	8 + 4 appliances	4 + 2 appliances	-	n/a	6	4	4
Maltby	2	6	8 + 5 appliances	n/a	-	n/a	6	4	4
Wentbridge	2	6	8 + 5 appliances	n/a	-	n/a	6	4	4
Horbury	2	6	8 + 4 appliances	4 + 2 appliances	-	4	6	4	4
Netherton	2	6	8 + 5 appliances	n/a	-	n/a	6	4	4
Cookbury	2	6	10 + 5 appliances	n/a	-	n/a	6	4	4
Thoresby	2	6	10 + 4 appliances	4 + 2 appliances	-	2	6	4	4

-	no electrical sockets in this room
n/a	this room is not part of this housetype
wc	Downstairs Toilet
FF	First Floor
SF	Second Floor

Bedroom 4	Bedroom 5	Bathroom	Ensuite 1	Ensuite 2	FF Landing	SF Landing	Live/work	Garage
n/a	n/a	-	n/a	n/a	2	n/a	4	n/a
n/a	n/a	-	n/a	n/a	2	n/a	4	n/a
n/a	n/a	-	-	n/a	2	n/a	4	n/a
n/a	n/a	-	-	n/a	2	n/a	n/a	n/a
n/a	n/a	-	-	n/a	2	n/a	n/a	n/a
n/a	n/a	-	-	n/a	2	n/a	n/a	n/a
n/a	n/a	-	-	n/a	2	n/a	n/a	n/a
4	n/a	-	-	n/a	2	n/a	n/a	2
4	n/a	-	-	n/a	2	n/a	n/a	n/a
4	n/a	-	-	-	2	2	n/a	n/a
4	n/a	-	-	n/a	2	n/a	4	n/a
4	n/a	-	-	n/a	2	n/a	4	n/a



Mortgage advisor panel

We're proud to work with a carefully selected panel of advisors that work separately from any bank or lender. These firms are available to provide free independent financial advice and will help you find a mortgage product that suits your circumstances.

Specialising in mortgages for new homes, these companies fully understand the processes and details of buying a new build, ensuring you're getting experienced and knowledgable support. For more information, please contact one of our recommended advisors below.

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Phone: 0115 8709520 | Email: enquiries@jlfs.co.uk
Website: www.jlfs.co.uk

SAFEGUARD FINANCIAL SERVICES LTD

Phone: 0191 500 8740 | Email: advice@safegfs.co.uk
Website: www.safeguardfinancialservices.co.uk

Solicitor panel

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RHODES & WALKER

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Website: www.rhodeswalker.co.uk

ISON HARRISON

Phone: 0113 284 5091 | Email: propertynewbuild@ih.co.uk
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