

The Pastures

Bideford, North Devon



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Development plan

The Pastures

Bideford, North Devon EX39 3DU | **01237 260051**

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The Pastures Bideford

Development layout



4 bedroom home

- The Aslin
- The Mylne
- The Goodridge
- The Pembroke
- Sage Home

3 bedroom home

- The Eveleigh
- The Wyatt
- The Mountford
- Sage Home

2 bedroom home

- The Harcourt
- The Hardwick
- Sage Home

Pre-sold homes

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

Sage Homes
built by Linden Homes

bs bin store **ss** substation
cs cycle store **v** visitor space
ps pumping station

The planning permission for this development requires a percentage of the dwellings to be affordable dwellings. The tenure of the non-affordable dwellings is flexible, and we reserve the right to sell these to any third party whether that be an owner-occupier or an owner-investor whether that be an individual renting out the property to an individual renting out the property to an occupier or a corporate investor which may include a housing association.
 Not to scale. Trees and landscaping are indicative only and may alter during construction. The trees, shrubs and gardens shown are illustrative only. Finishes and materials may vary from those shown here. Please see our sales consultant for further details.

Vistry Devon South West region

Heron Road, Sowton Industrial Estate, Exeter, Devon EX2 7LL. Telephone: 01392 344 700

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The Harcourt

2 bedroom home

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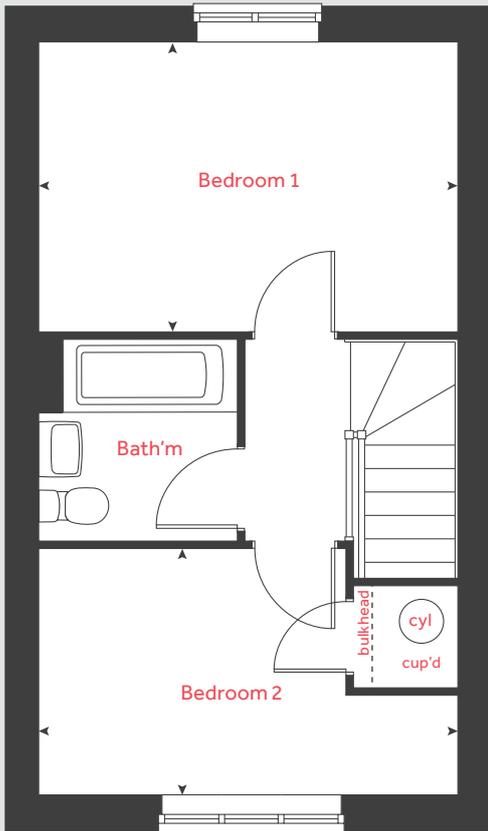
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The Harcourt

2 bedroom home

First floor



Ground floor

Kitchen / dining area

4.56m x 2.01m 15' 0" x 6' 7"

Living room

4.08m x 2.75m 13' 5" x 9' 1"

First floor

Bedroom 1

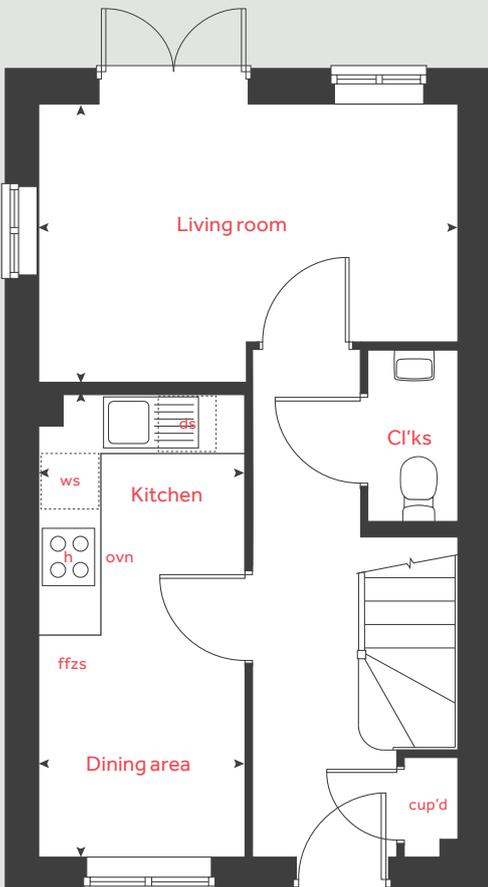
4.08m x 2.84m 13' 5" x 9' 4"

Bedroom 2

4.08m x 2.41m 13' 5" x 7' 11"

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

Ground floor



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The Hardwick

2 bedroom home

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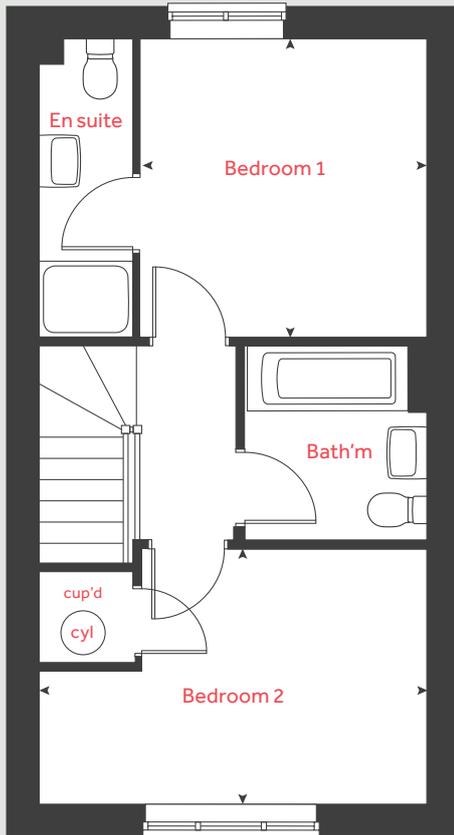
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The Hardwick

2 bedroom home

First floor



Ground floor

Kitchen / dining area
4.08m x 3.15m 13' 5" x 10' 4"

Living room
4.08m x 3.70m 13' 5" x 12' 2"

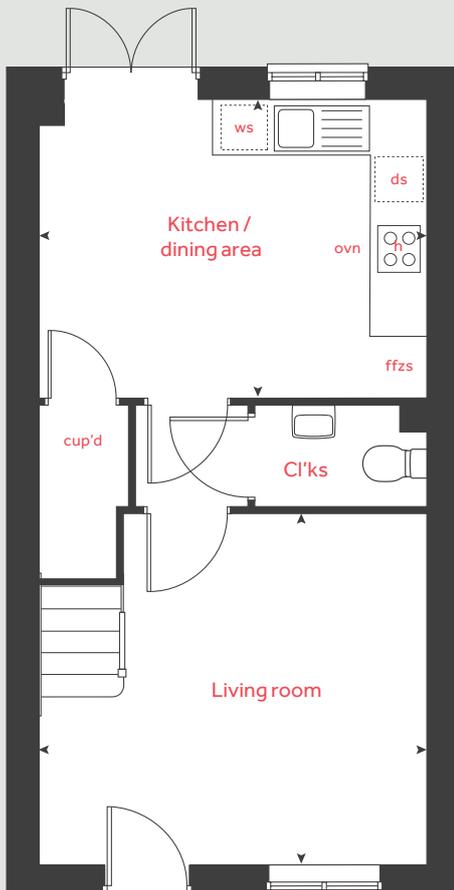
First floor

Bedroom 1
3.15m x 2.99m 10' 4" x 9' 10"

Bedroom 2
4.08m x 2.68m 13' 5" x 8' 10"

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

Ground floor



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The Eveleigh

3 bedroom home

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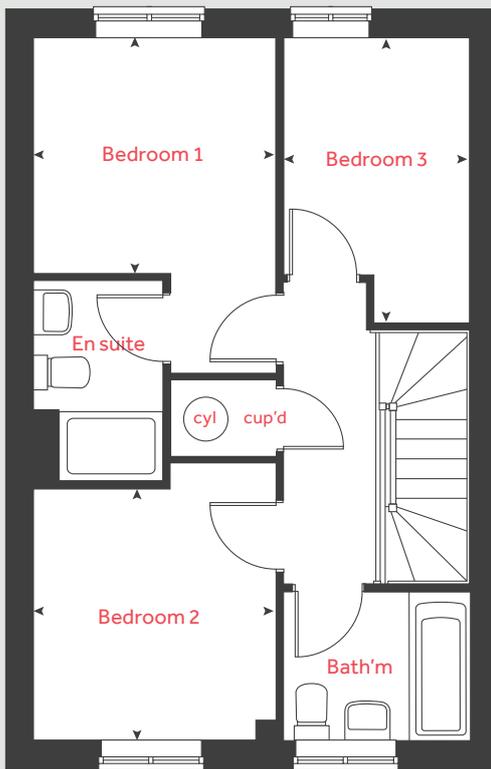
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The Eveleigh

3 bedroom home

First floor



Ground floor

Kitchen / dining area
4.82m x 2.80m 15' 9" x 9' 2"

Living room
4.98m x 3.19m 16' 4" x 10' 6"

First floor

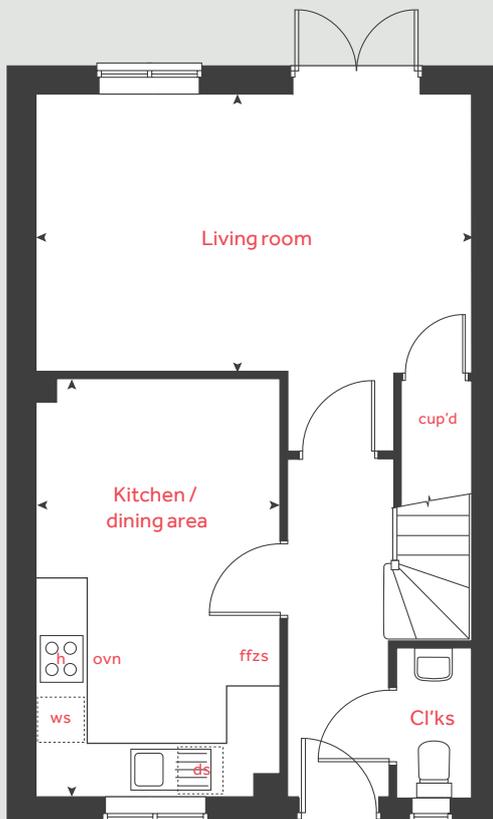
Bedroom 1
2.77m x 2.71m 9' 1" x 8' 11"

Bedroom 2
2.89m x 2.77m 9' 6" x 9' 1"

Bedroom 3
3.19m x 2.12m 10' 6" x 7' 0"

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

Ground floor



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The Wyatt

3 bedroom home

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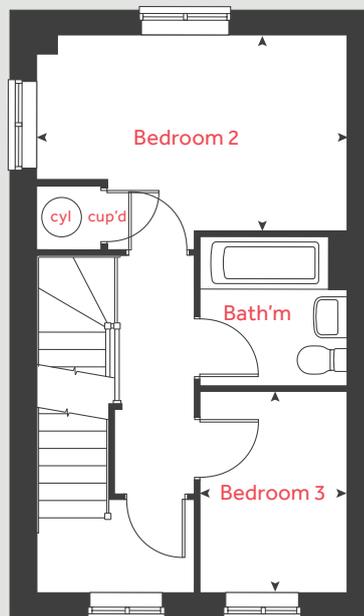
The Wyatt

3 bedroom home

Second floor



First floor



Ground floor

Kitchen / dining area
4.56m x 2.00m 14' 11" x 6' 7"

Living room
4.08m x 2.74m 13' 5" x 9' 0"

First floor

Bedroom 2
4.08m x 2.82m 13' 5" x 9' 3"

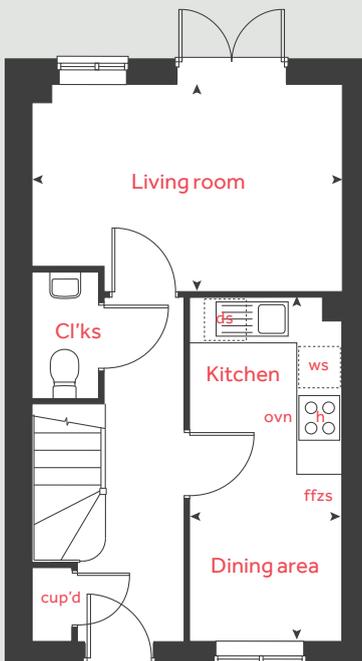
Bedroom 3
2.66m x 1.93m 8' 8" x 6' 4"

Second floor

Bedroom 1
3.21m x 2.99m 10' 7" x 9' 10"

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

Ground floor



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The Mountford

3 bedroom home

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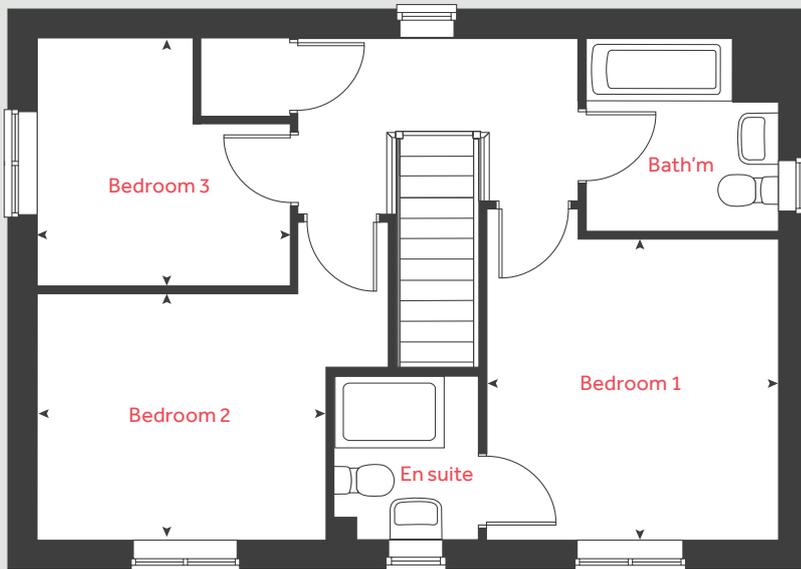
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The Mountford

3 bedroom home

First floor



Ground floor

Kitchen / dining area
5.64m x 2.69m 18' 5" x 8' 8"

Living room
5.59m x 3.11m 18' 4" x 10' 3"

First floor

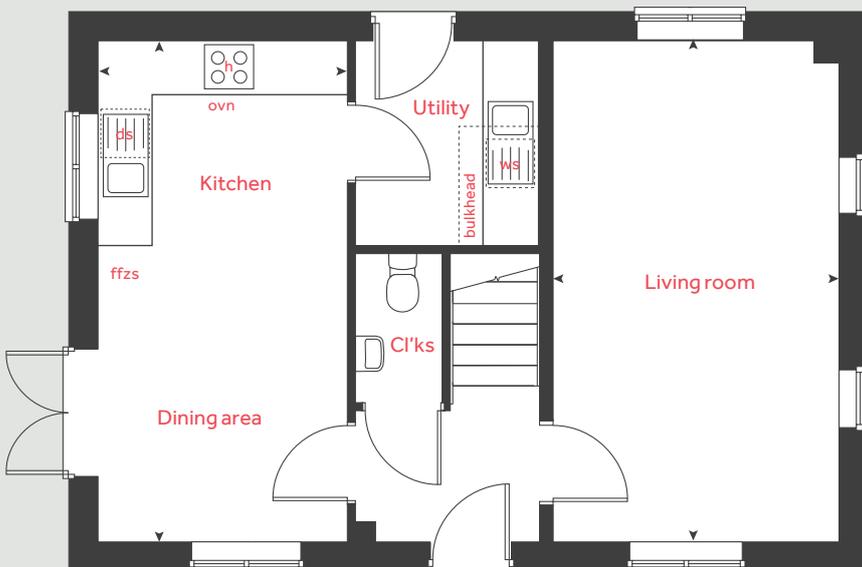
Bedroom 1
3.35m x 3.12m 11' 0" x 10' 5"

Bedroom 2
3.14m x 2.74m 10' 3" x 9' 0"

Bedroom 3
2.76m x 2.76m 9' 1" x 9' 1"

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

Ground floor



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The Aslin

4 bedroom home

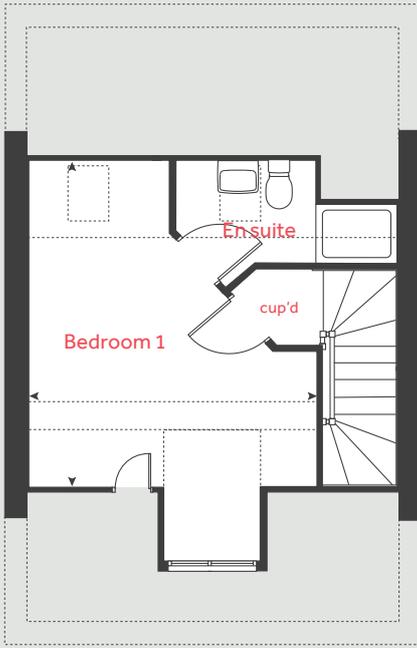
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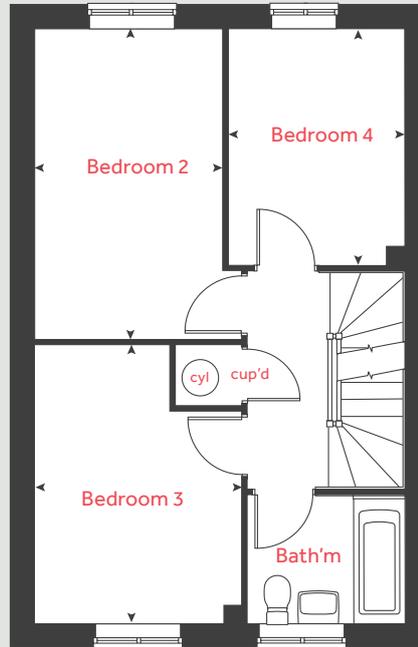
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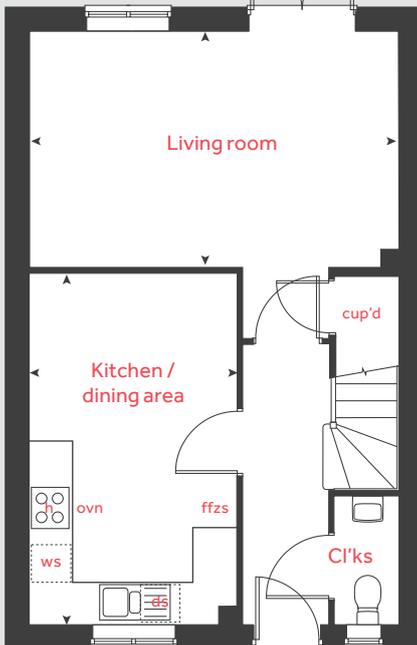
Second floor



First floor



Ground floor



The Aslin

4 bedroom home

Ground floor

Kitchen / dining area
4.78m x 2.80m 15' 6" x 9' 2"

Living room
4.98m x 3.19m 16' 4" x 10' 5"

First floor

Bedroom 2
4.19m x 2.79m 13' 9" x 9' 2"

Bedroom 3
3.78m x 2.77m 12' 4" x 9' 0"

Bedroom 4
3.19m x 2.10m 10' 6" x 6' 10"

Second floor

Bedroom 1
4.45m x 3.88m 14' 7" x 12' 8"

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

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The Mylne

4 bedroom home

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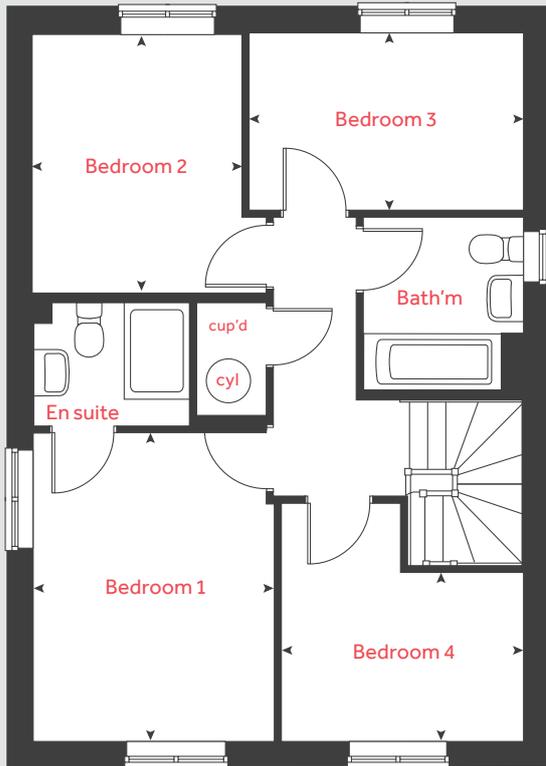
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The Mylne

4 bedroom home

First floor



Ground floor

Kitchen / dining / family area
6.08m x 3.80m 19' 9" x 12' 5"

Living room
4.83m x 3.39m 15' 10" x 11' 2"

First floor

Bedroom 1
3.97m x 2.98m 13' 0" x 9' 8"

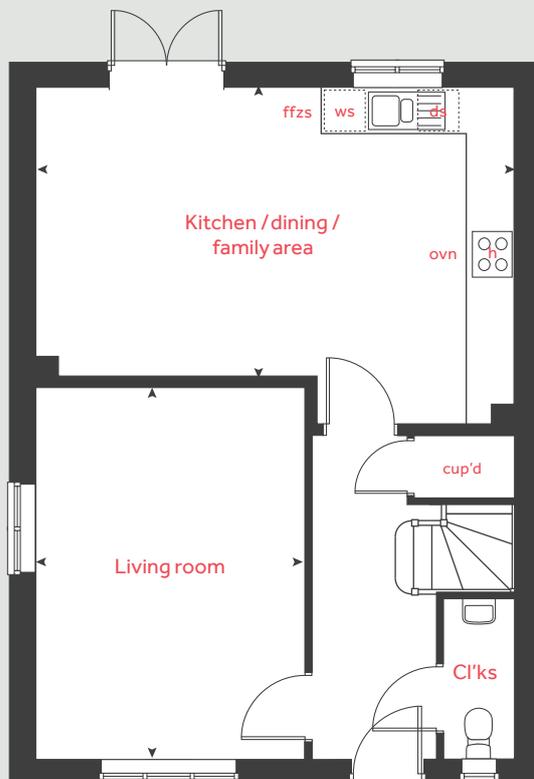
Bedroom 2
3.20m x 2.56m 10' 6" x 8' 2"

Bedroom 3
3.38m x 2.18m 11' 3" x 7' 2"

Bedroom 4
3.09m x 2.08m 9' 10" x 6' 10"

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

Ground floor



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The Goodridge

4 bedroom home

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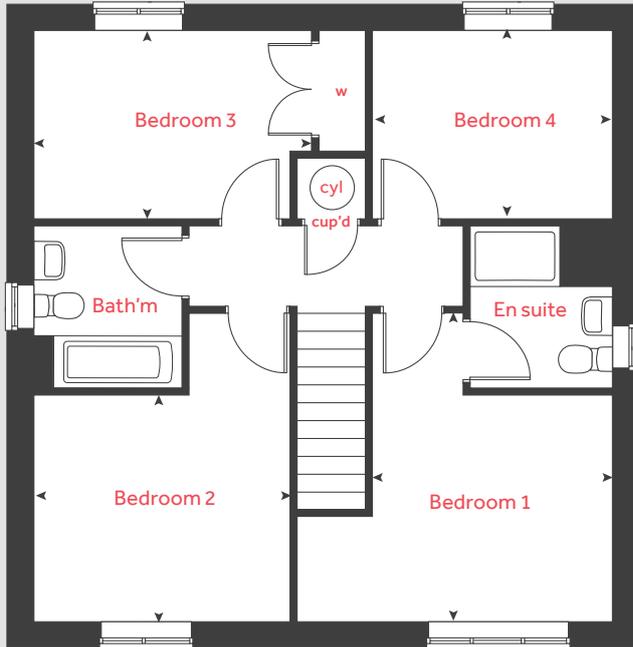
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The Goodridge

4 bedroom home

First floor



Ground floor

Kitchen / dining room
5.73m x 2.96m 18' 10" x 9' 9"

Living room
4.74m x 3.46m 15' 7" x 11' 4"

First floor

Bedroom 1
4.06m x 2.98m 13' 4" x 9' 10"

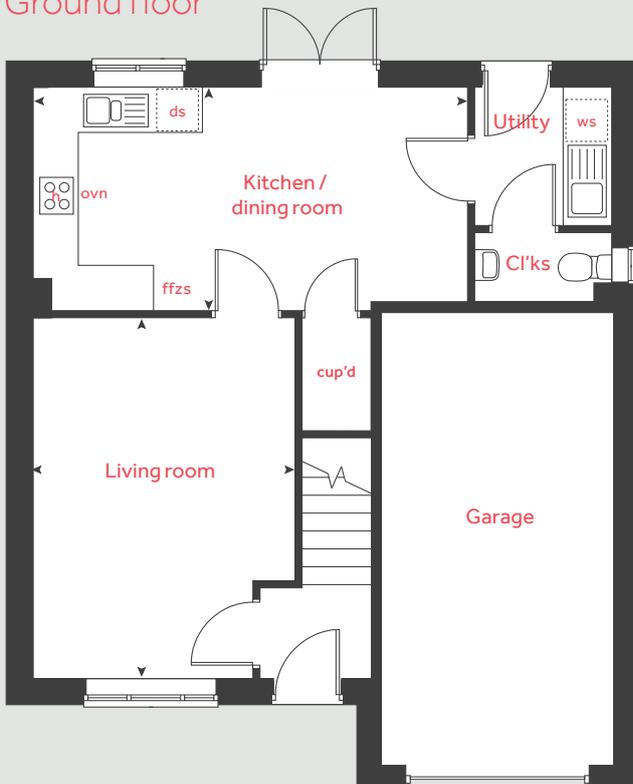
Bedroom 2
3.46m x 2.99m 11' 4" x 9' 10"

Bedroom 3
4.36m x 2.51m 14' 3" x 8' 3"

Bedroom 4
3.17m x 2.51m 10' 5" x 8' 3"

h	hob	ws	washing machine space
ovn	oven	cup'd	cupboard
ffzs	fridge freezer space	w	wardrobe
ds	dishwasher space	◀ ▶	measuring points
cyl	hot water cylinder		

Ground floor



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The Pembroke

4 bedroom home

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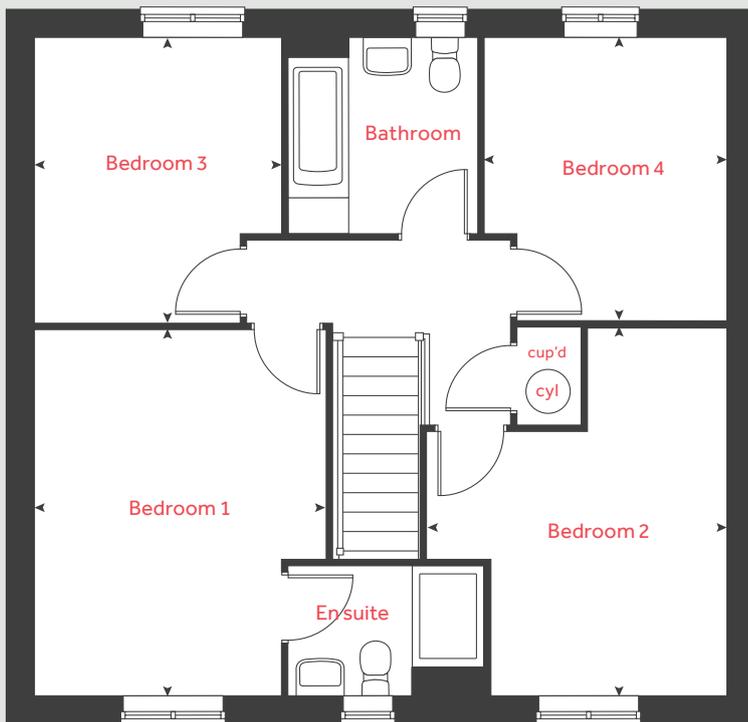
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The Pembroke

4 bedroom home

First floor



Ground floor

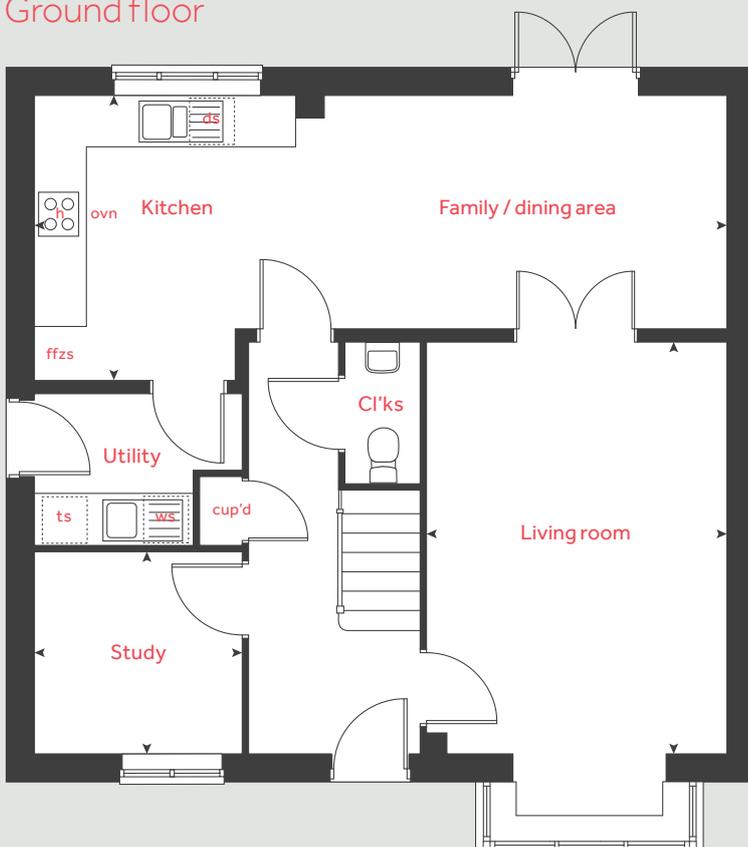
Kitchen / family / dining area	8.07m x 3.36m	26' 6" x 11' 0"
Living room	4.83m x 3.48m	15' 10" x 11' 5"
Study	2.40m x 2.35m	7' 11" x 7' 9"

First floor

Bedroom 1	4.29m x 3.38m	14' 1" x 11' 1"
Bedroom 2	4.31m x 2.73m	14' 2" x 9' 0"
Bedroom 3	3.35m x 2.87m	11' 0" x 9' 5"
Bedroom 4	3.32m x 2.81m	10' 11" x 9' 3"

h	hob	ffzs	fridge freezer space
ovn	oven	ts	tumble dryer space
ws	washing machine space	cup'd	cupboard
ds	dishwasher space	< >	measuring points
cyl	hot water cylinder		

Ground floor



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2 bedroom Sage Home

Homes 166 & 167



built
by

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2 bedroom Sage Home

Homes 166 & 167

Ground floor	metres	feet / inches
Kitchen / dining area	4.56 x 2.01	15' 0" x 6' 7"
Living room	4.08 x 2.75	13' 5" x 9' 1"

First floor

Bedroom 1	4.08 x 2.84	13' 5" x 9' 4"
Bedroom 2	4.08 x 2.41	13' 5" x 7' 11"

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

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.

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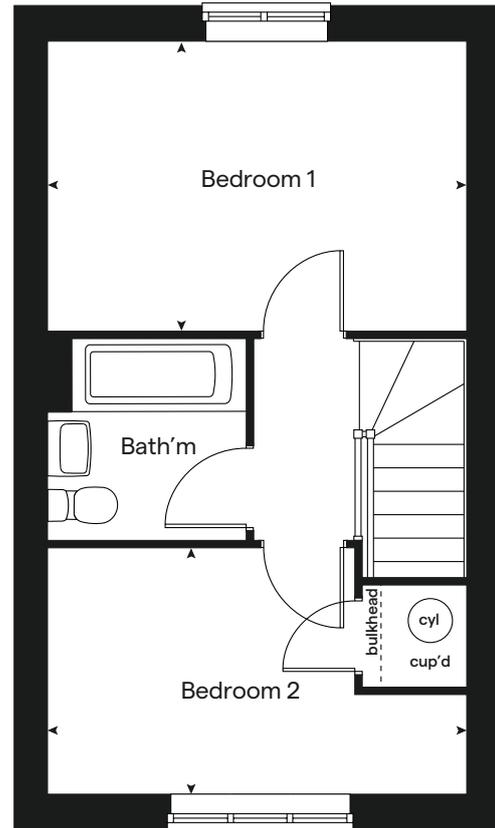
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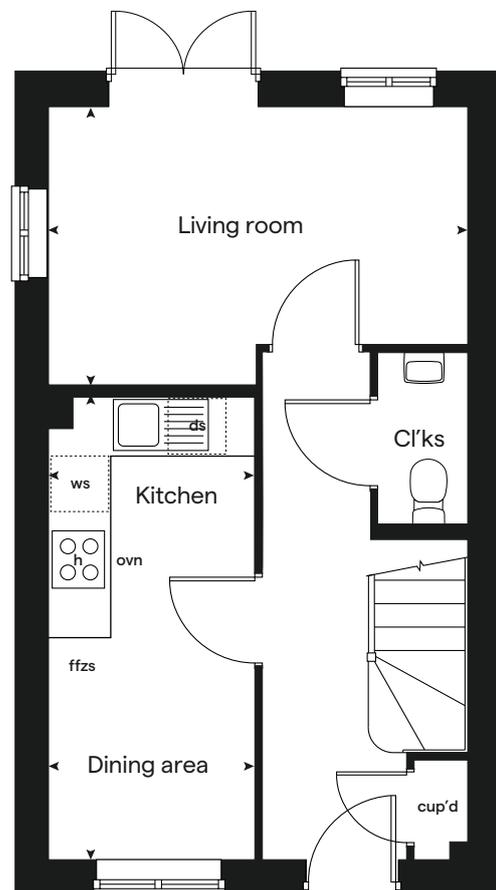
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First floor



Ground floor





3 bedroom Sage Home

Homes 196 & 197



built
by

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3 bedroom Sage Home

Homes 196 & 197

Ground floor	metres	feet / inches
Kitchen / dining area	4.82 x 2.80	15' 9" x 9' 2"
Living room	4.98 x 3.19	16' 4" x 10' 6"

First floor	metres	feet / inches
Bedroom 1	2.77 x 2.71	9' 1" x 8' 11"
Bedroom 2	2.89 x 2.77	9' 6" x 9' 1"
Bedroom 3	3.19m x 2.12m	10' 6" x 7' 0"

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

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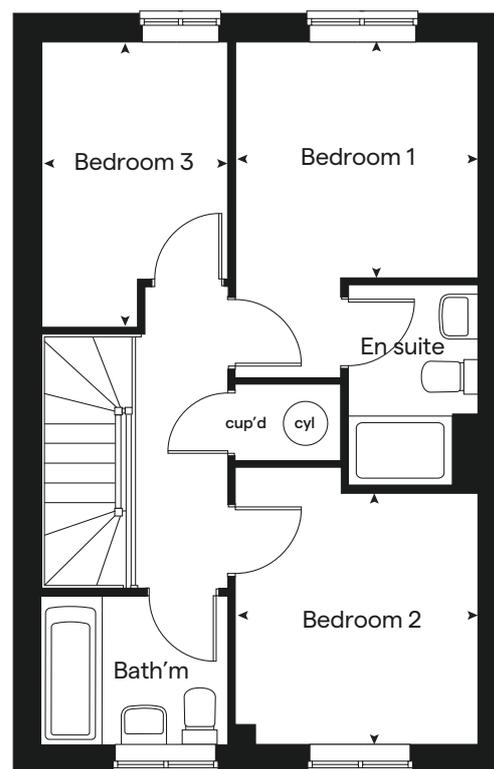
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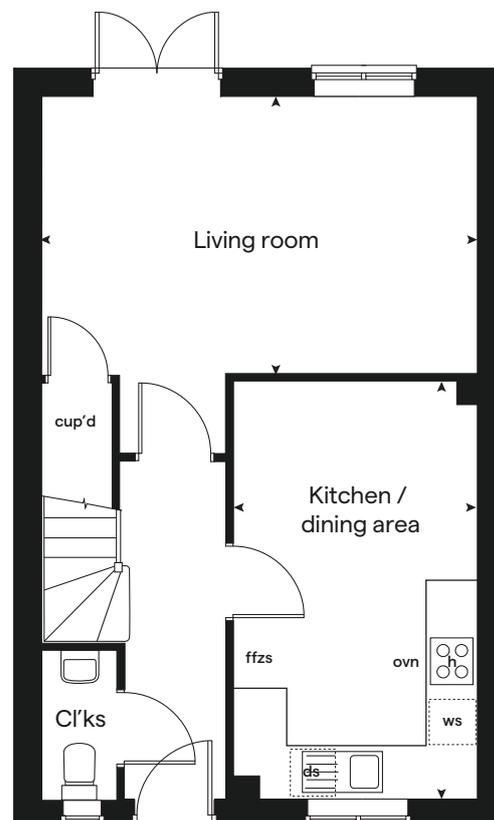
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First floor



Ground floor





3 bedroom Sage Home

Homes 71, 76, 221 & 222



built
by

Linden
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3 bedroom Sage Home

Homes 71, 76, 221
& 222

Ground floor	metres	feet / inches
Kitchen / dining area	5.64 x 2.69	18' 5" x 8' 8"
Living room	5.59 x 3.11	18' 4" x 10' 3"

First floor	metres	feet / inches
Bedroom 1	3.35 x 3.12	11' 0" x 10' 5"
Bedroom 2	3.14 x 2.74	10' 3" x 9' 0"
Bedroom 3	2.76 x 2.76	9' 1" x 9' 1"

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

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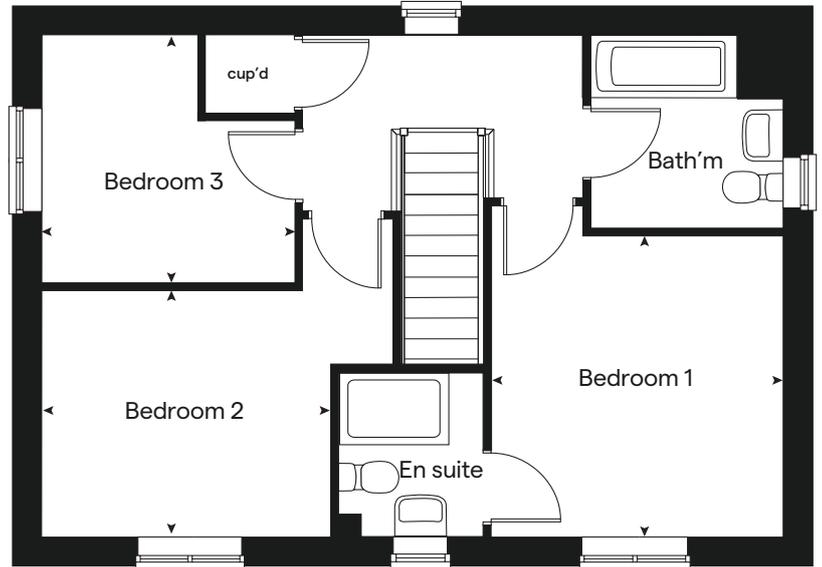
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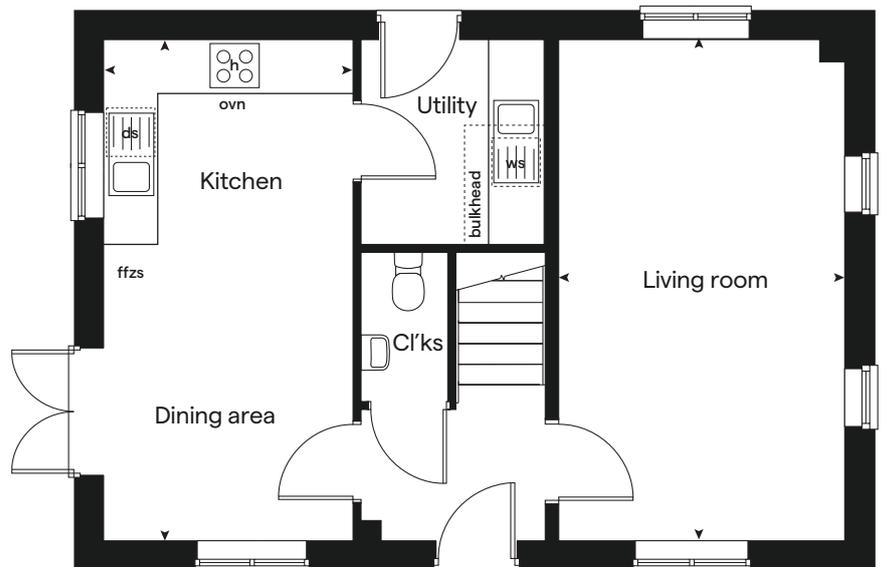
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First floor



Ground floor





4 bedroom Sage Home

Homes 74, 75, 178 & 179



built
by

Linden
HOMES

4 bedroom Sage Home

Homes 74, 75, 178
& 179

Ground floor	metres	feet / inches
Kitchen / dining area	4.78 x 2.80	15' 6" x 9' 2"
Living room	4.98 x 3.19	16' 4" x 10' 5"

First floor	metres	feet / inches
Bedroom 2	4.19 x 2.79	13' 9" x 9' 2"
Bedroom 3	3.78 x 2.77	12' 4" x 9' 0"
Bedroom 4	3.19 x 2.10	10' 6" x 6' 10"

First floor	metres	feet / inches
Bedroom 1	4.45 x 3.88	14' 7" x 12' 8"

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

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.

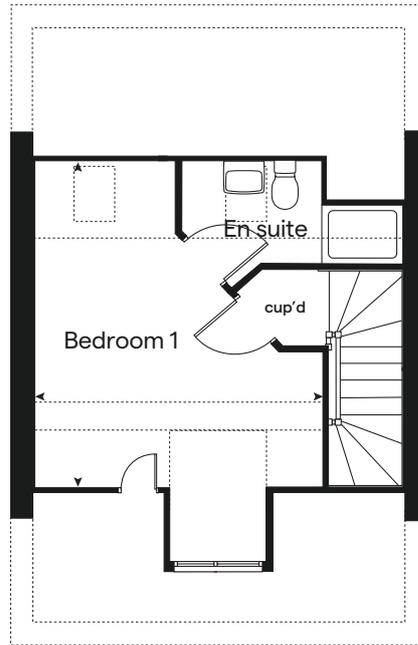
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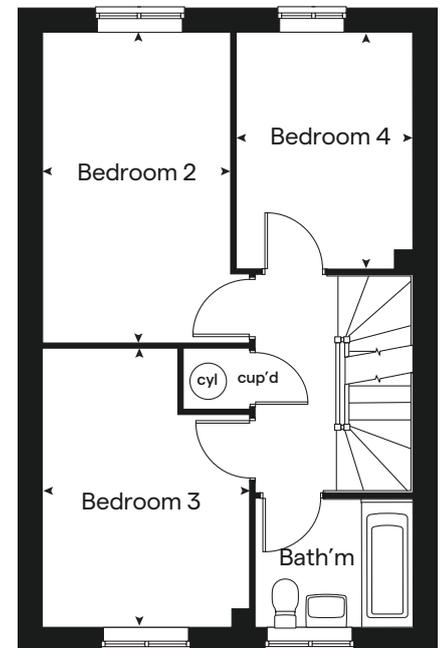
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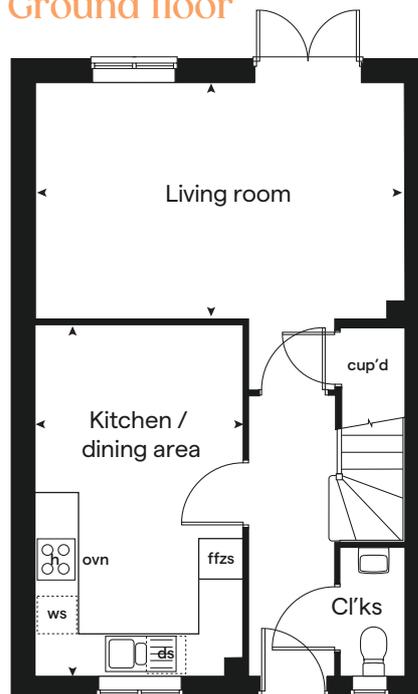
Second floor



First floor



Ground floor





4 bedroom Sage Home

Homes 111, 112 & 223



built
by

Linden
HOMES

4 bedroom Sage Home

Homes 111, 112 & 223

Ground floor	metres	feet / inches
Kitchen / dining area	6.08 x 3.80	19' 9" x 12' 5"
Living room	4.83 x 3.39	15' 10" x 11' 2"

First floor	metres	feet / inches
Bedroom 1	3.97 x 2.98	13' 0" x 9' 8"
Bedroom 2	3.20 x 2.56	10' 6" x 8' 2"
Bedroom 2	3.38 x 2.18	11' 3" x 7' 2"
Bedroom 3	3.09 x 2.08	9' 10" x 6' 10"

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

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.

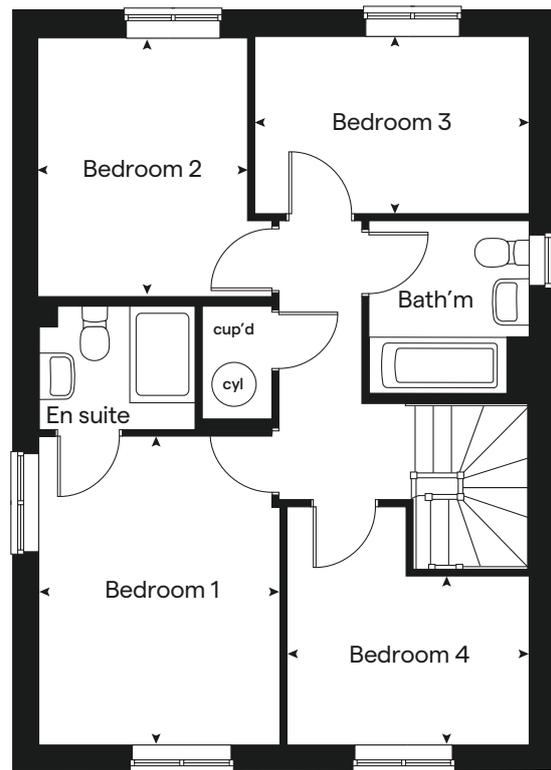
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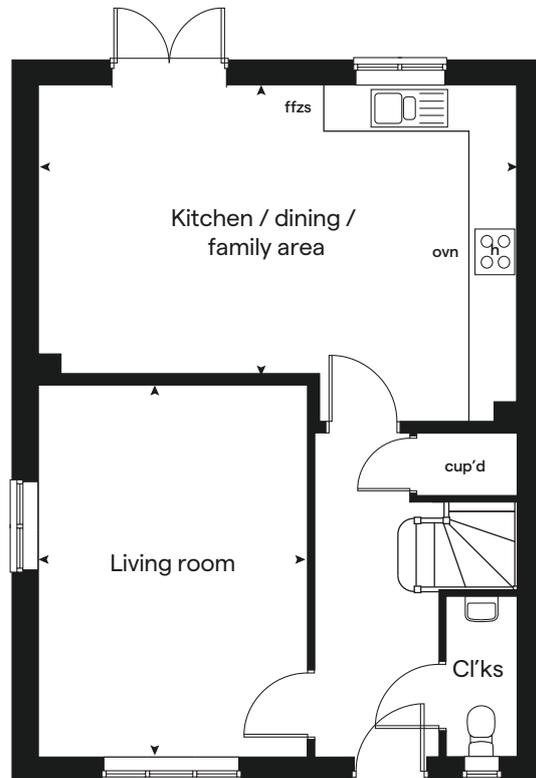
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HOMES

First floor



Ground floor





Specification

The Pastures

Bideford, North Devon EX39 3DU | 01237 260051

lindenhomes.co.uk

Linden
HOMES

The Pastures

Bideford

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

2 bedroom
The Harcourt
The Hardwick

3 bedroom
The Eveleigh
The Wyatt
The Mountford

4 bedroom
The Aslin
The Mylne
The Goodridge
The Pembroke

Kitchen

Symphony Konzept range kitchen with laminate worktop	■	■	■	■	■	■	■	■
Stainless steel sink and drainer (single bowl) with chrome mixer tap	■	■	■	■	■	■	■	■
Stainless steel sink and drainer (single bowl) with chrome mixer tap in utility					■			■
Indesit hob (60cm) with Indesit 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 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)

Contemporary white sanitary ware	■	■	■	■	■	■	■	■
Close coupled WC to cloakroom	■	■	■	■	■	■	■	■
Low profile shower tray with glass enclosure in en suite					■	■	■	■
Handheld hair wash attachment in bathroom					■	■	■	■
Shower over the bath	■							
Choice of standard Porcelanosa wall tiling (splashback, 450mm height over bath, and full-height to shower cubicle)	■	■	■	■	■	■	■	■
White batten light holder	■	■	■	■	■	■	■	■

- 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 Enhance upgrade options available depending on build stage, please speak with a sales consultant.



2 bedroom
 The Harcourt
 The Hardwick

3 bedroom
 The Eveleigh
 The Wyatt
 The Mountford

4 bedroom
 The Aslin
 The Mylne
 The Goodridge
 The Pembroke

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 doors to be ladder door style pre-primed with Brass Satin finish handles	■	■	■	■	■	■	■	■
Paving outside French / bi-fold door and path to garage personnel door (where applicable)	■	■	■	■	■	■	■	■

General

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	■	■	■	■	■	■	■	■
Air source heat pump heating and hot water	■	■	■	■	■	■	■	■
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 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 rear garden, and garden gate (where applicable)	■	■	■	■	■	■	■	■
NHBC Buildmark cover	■	■	■	■	■	■	■	■
First two years' customer service support from Linden Homes	■	■	■	■	■	■	■	■

The specification shown in this leaflet is correct at the time of going to press. Linden Homes is continually reviewing and updating the specification on all housetypes and therefore reserves the right to change specification details. Photographs depict a typical Linden 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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Linden Homes, South West region
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HOMES



The Pastures

Bideford

Specification



built
by

Linden
HOMES

The Pastures

Bideford

Use this guide to see what features are included in your new home.

Kitchen

	2 bedroom Homes 166 & 167	3 bedroom Homes 196 & 197 Homes 71, 76, 221 & 222	4 bedroom Homes 74, 75, 178 & 179 Homes 111, 112 & 223
Symphony Konzept range kitchen with laminate worktop	■	■ ■	■ ■
Stainless steel sink and drainer (single bowl) with chrome mixer tap	■	■ ■	■ ■
Stainless steel sink and drainer (single bowl) with chrome mixer tap in utility		■	
Indesit hob (60cm) with Indesit 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 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 Tempo sanitary ware	■	■ ■	■ ■
Ideal Standard close coupled WC to cloakroom	■	■ ■	■ ■
Ideal Standard low profile shower tray with glass enclosure in en suite		■ ■	■ ■
Handheld hair wash attachment in bathroom		■ ■	■ ■
Shower over the bath	■		
Choice of standard Porcelanosa wall tiling (splashback, 450mm height over bath, and full-height to shower cubicle)*	■	■ ■	■ ■
White batten light holder	■	■ ■	■ ■

■ Fitted as standard - included in the property

* Subject to stage of construction



- 2 bedroom
Homes 166 & 167
- 3 bedroom
Homes 196 & 197
- Homes 71, 76, 221 & 222
- 4 bedroom
Homes 74, 75, 178 & 179
- Homes 111, 112 & 223

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 doors to be ladder door style pre-primed with Brass Satin finish handles	■	■	■	■
Paving outside French / bi-fold door and path to garage personnel door (where applicable)	■	■	■	■

General

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	■	■	■	■
Air source heat pump heating and hot water	■	■	■	■
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 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 rear garden, and garden gate (where applicable)	■	■	■	■
NHBC Buildmark choice cover	■	■	■	■
First two years' customer service support from Linden Homes	■	■	■	■

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