Linby Meadows

Linby

NEW HOMES QUALITY CODE

Linden HOMES



A taste of local life

Linby Meadows

Linby, Nottinghamshire NG15 8AZ | 01156 722355

lindenhomes.co.uk

Linden HOMES







Welcome to
Linby Meadows

This exciting new development offers a stunning collection of 2, 3 and 4-bedroom homes in the village of Linby, Nottinghamshire. Linby Meadows is the ideal setting to make your home – combining the tranquillity of countryside living with excellent transport links for professionals and anyone seeking a balanced lifestyle.

Whether you're stepping onto the property ladder for the first time or looking for more space for a growing family, these homes are designed to deliver comfort, style, and a true sense of community.

Linby is surrounded by beautiful countryside, offering miles of rural walks, cycle paths and bridleways and located near the River Leen. Within the village, you will find a farm shop, garden centre, traditional pub, and a historic church – everything you need for a relaxed village lifestyle.

Just to the South-west of Linby lies the charming town of Hucknall, it is home to independent shops, cosy cafes and well-known high street retailers.

The M1 is easily accessible from Linby, providing North-South connections throughout the UK and public transport options are plentiful, with easy access to the bus, tram line and train station, commuting couldn't be simpler.

Sports enthusiasts will appreciate nearby golf courses, Paviors Ruby Club and Hucknall Town FC, while outdoor lovers can explore local attractions such as Bestwood Park, Newstead Abbey - once the home of Lord Byron and Wollaton Park – perfect for family days out. And when you want the buzz of the city, Nottingham is just 7 miles away, offering a fantastic choice of restaurants, cafés, shopping, and entertainment.

Linby Meadows gives you the best of both worlds – a peaceful countryside setting with everything you need close at hand. Come and discover your new home today.

The perfect position

Education for everyone

Families at Linby Meadows benefit from a strong selection of highly rated schools within a short drive.

Several primary schools with Good or Outstanding Ofsted ratings are located less than 10 minutes away, catering to children aged 4–11. The nearest is Hillside Primary and Nursery School, just 1.7 miles away—around a 5-minute drive. Other excellent options include Hucknall Flying High Academy and Linby-cum-Papplewick C of E Aided School, both offering a fantastic start to your child education.

When it's time for secondary education, Hucknall National C of E Primary School is conveniently located less than a mile away—approximately a 20-minute walk or a few minutes by car.

The Holgate Academy and Hucknall Sixth Form Centre provide are a couple of other choices available, helping older students thrive with its supportive environment.

For those pursuing further education, both the University of Nottingham and Nottingham Trent University are within easy reach, offering a wide range of undergraduate and postgraduate courses across diverse fields of study.







Linby Meadows

Hucknall Train Station
2 miles | 9 mins drive — 9 mins



Bestwood Park
4.5 miles | 11 mins drive — 11 mins



Newstead Abbey
5.6 miles | 19 mins drive — 19 mins



Church of Mary St. Magdalene
1.4 miles | 5 mins drive — 5 mins



Hollinwell Golf Club
4.7 miles | 11 mins drive — 11 mins



Wollaton Park
11.3 miles | 32 mins drive — 32 mins



Hucknall City Centre
1.4 miles | 5 mins drive — 5 mins



Nottingham Industrial Museum
11.3 miles | 32 mins drive — 32 mins



Distances and timings are approximate and for reference only. Calculated using maps.google.co.uk

A community to be proud of

GREENER BY DESIGN

We know that the area surrounding your new home is just as important as the features within your new property. As well as bringing a range of new homes to the area, we also make a commitment, these commitments are chosen based on the needs of our new community and we work with the local council to deliver them. We are proud to have invested towards **£2.36 million** in local schemes to support the community surrounding your new home in Linby.

Our homes are **Greener by Design**! From solar panels, high class installation and EV charging points, our homes have everything you need to save on your energy bills.







Some of our **community contributions** include:

PRIMARY SCHOOL CONTRIBUTION	CYCLING CONTRIBUTION	OPEN SPACE MAINTENANCE
HEALTHCARE CONTRIBUTION	BUS CONTRIBUTION	ALLOTMENTS

Green initiatives found at Linby Meadows:

WASTE WATER HEAT RECOVERY SYSTEMS	288 VEHICLE CHARGING POINTS	90 TREES PLANTED
7 INTEGRATED BAT BOXES	A+ RATED DOUBLE-GLAZED WINDOWS	PV SOLAR PANELS

Personalise your new home with upgrades and extras from our **Enhance** range, where the choice is yours

There's nothing more exciting than reserving your dream new Linden home, with **Enhance** there is even more reason to look forward to moving day.

Enhance offers you the chance to personalise your new home with a wide range of options and upgrades available. It suits your needs and wants perfectly and moving day can't come quick enough!

From customising your kitchen with stylish cupboards and worktops to having the latest modern appliances.

Choose your tiles in the bathroom or complete your bedroom with fitted wardrobes. Whatever your style, it's your canvas to make your own and allow your personality to sing.

The best thing is that you don't have to decide all this at the time of reserving - you can think about how you want your new home to look in the comfort of your current home.

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 you with guidance.

We're here to help you make it completely unique, so express yourself with **Enhance**.



Purchase assistance schemes

Wherever you are in the home-buying market - a first-time buyer, looking to step up the property ladder or a downsizer - we have a variety of great purchase assistance schemes!

Smooth Move

Smooth Move is our scheme for all existing property owners to save time and money. We deal with the estate agents to sell your home and even pay the estate agents' fees!

Home Exchange

With **Home Exchange** you can have peace of mind knowing that we are your guaranteed buyer, meaning you'll have a chain-free move without the estate agents' fees.

A home designed with you in mind

We are constantly reviewing our houses and ensuring they are everything that our customers want in a home. We are proud to have developed and launched a new range of homes.

These homes have been created to embrace modern design and styling, whilst retaining classic architectural traditions

An integral part of the design process for our new range of homes was to ensure they have a real wow factor and eye-catching kerb appeal. From designing external elevations to create attractive street scenes through to maximising the flow and size of the rooms, the homes include a variety of features to capture the attention.

The size, positioning and number of windows in our new housing collection have created bright and airy homes, this mixed in with the higher ceilings gives your property a spacious feel.

The flow and layout of the new homes has been a key consideration to accommodate today's lifestyles, with a focus on future living.

With the kitchen at the heart of the home, impressive family spaces have been included within them to create sociable living areas, while attention on bedroom 1 and en suites has given the homes added desirability.

Many of the properties include popular bi-fold doors helping to bring the outside in and enhance the gardens as an extended living area.





Firm foundations means peace of mind for you

When buying a new home, you want to be sure you can trust your builder. Choosing a Linden home gives you the peace of mind that comes from choosing a company that has been building some of the **best homes in the UK for more than a hundred years.**

We pride ourselves on being one of the country's leading housebuilders and have established an enviable reputation for the quality of our build and design, specification and customer service.

Each Linden home is carefully planned both to meet your needs and to integrate into the existing location.

We will often use local materials and reflect regional features. Trees are retained wherever possible and new landscaping added, along with footpaths and cycleways in many cases to help create a wonderful place to live.

Scan me
for directions

Linby Meadows

Linby, Nottinghamshire,
NG15 8AZ

Cover photograph of Hucknall. 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 South East Midlands region
Penman House, 1 Penman Way, Grove Park, Enderby, Leicester, Leicestershire LE19 1SY. Telephone: 01164 648 821

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Development plan

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Linby Meadows

Linby



4 bedroom homes

- The Lupin
- The Lavender
- The Dahlia
- The Violet
- The Wye

3 bedroom homes

- The Tulip
- The Sunflower
- The Coneflower
- The Forget-me-not
- The Trent

2 bedroom homes

- The Sweet Pea

- Shared ownership homes
- Private rented homes
- Affordable rented homes
- Tenure to be confirmed

v visitor space
bcp bin collection point
ss substation

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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The Sweet Pea

2 bedroom home

- PV solar panels
- Electric vehicle charging point
- High quality insulation
- A+ double-glazed windows and doors

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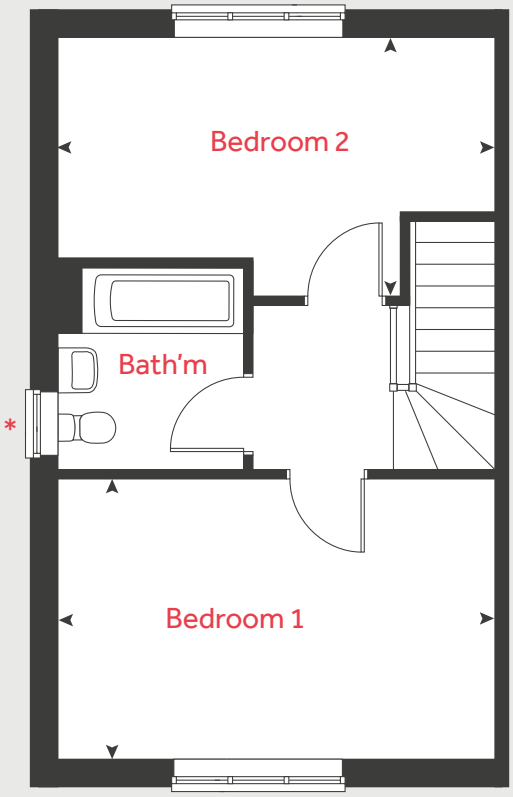
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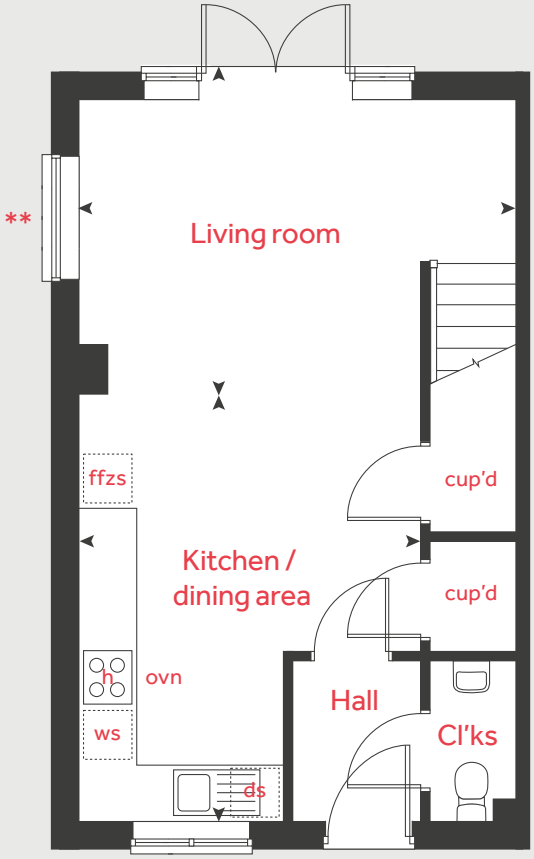
The Sweet Pea

2 bedroom home

First floor



Ground floor



Ground floor	metres	feet / inches
Kitchen / dining area	3.68 x 4.61	12' 1" x 15' 1"
Living room	4.70 x 3.17	15' 5" x 10' 5"

First floor		
Bedroom 1	4.70 x 3.00	15' 5" x 9' 11"
Bedroom 2	4.70 x 2.80	15' 5" x 9' 2"

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

The Sweet Pea

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* Window not applicable to plot 253
** Window applicable to plot 64

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The Trent

3 bedroom home

- Spacious open-plan kitchen / dining room
- PV solar panels
- Electric vehicle charging point
- High quality insulation
- A+ double-glazed windows and doors

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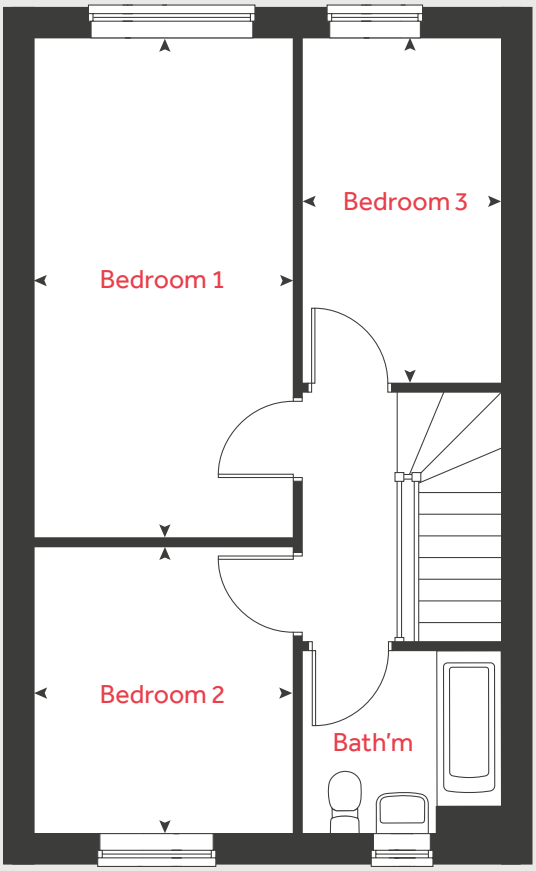
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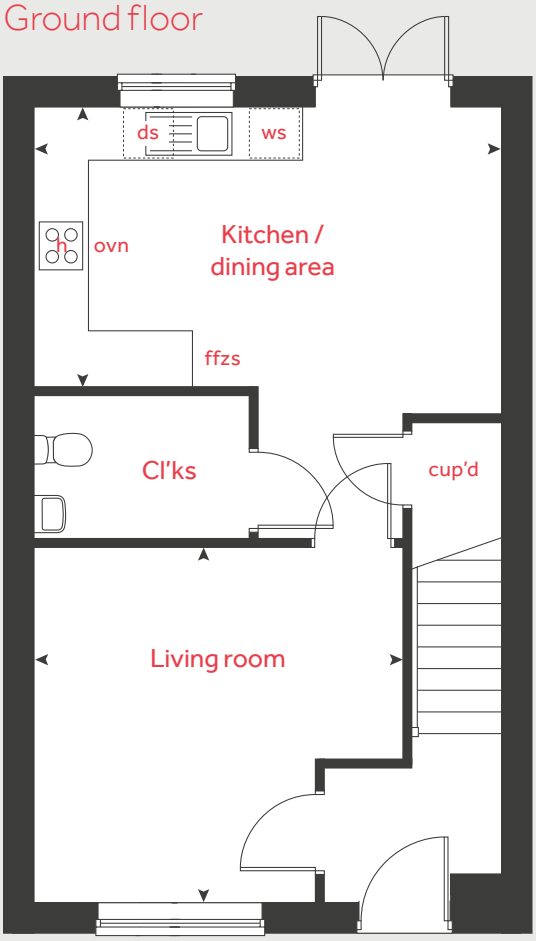
The Trent

3 bedroom home

First floor



Ground floor



Ground floor	metres	feet / inches
Kitchen / dining area	5.08 x 3.06	16' 8" x 10' 0"
Living room	3.97 x 3.82	13' 0" x 12' 5"

First floor		
Bedroom 1	5.24 x 2.82	17' 2" x 9' 3"
Bedroom 2	3.22 x 2.82	10' 6" x 9' 3"
Bedroom 3	3.76 x 2.20	12' 3" x 7' 2"

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

The Trent | Linby Meadows |

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The Coneflower

3 bedroom home

- PV solar panels
- Electric vehicle charging point
- High quality insulation
- A+ double-glazed windows and doors

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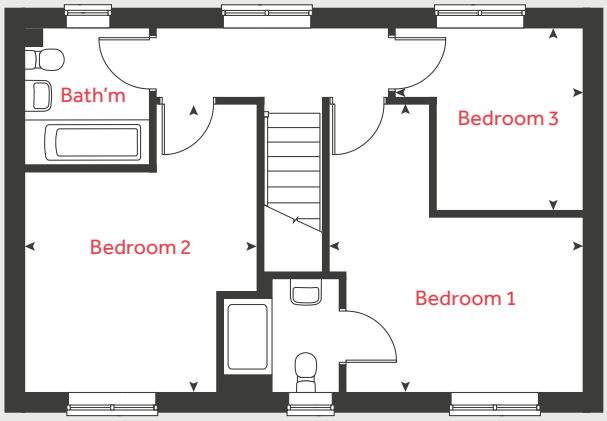
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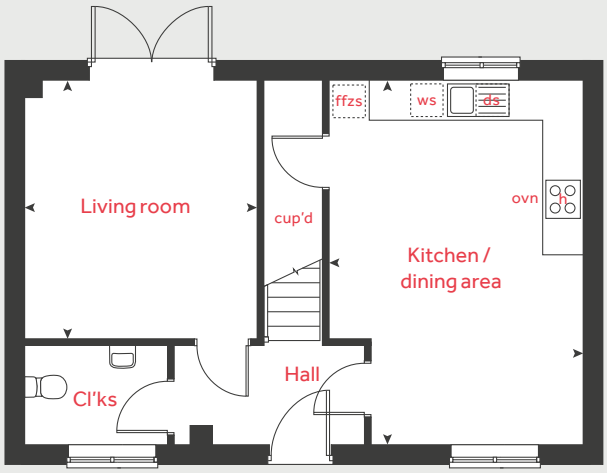
The Coneflower

3 bedroom home

First floor



Ground floor



Ground floor	metres	feet / inches
Kitchen / dining area	4.09 x 5.88	13' 5" x 19' 4"
Living room	3.77 x 4.19	12' 5" x 13' 9"

First floor		
Bedroom 1	4.68 x 4.09	15' 4" x 13' 5"
Bedroom 2	3.11 x 4.68	10' 3" x 15' 4"
Bedroom 3	2.96 x 3.05	9' 9" x 9' 12"

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

The Coneflower

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Chimneys applicable to specific plots, pleas see sales consultant for further details.

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The Forget-me-not

3 bedroom home

- PV solar panels
- Electric vehicle charging point
- High quality insulation
- A+ double-glazed windows and doors

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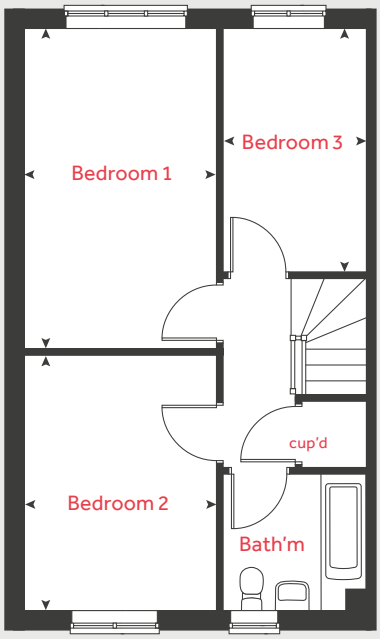
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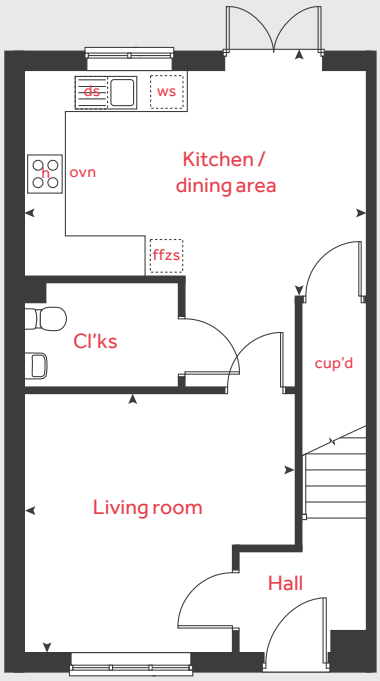
The Forget-me-not

3 bedroom home

First floor



Ground floor



Ground floor	metres	feet / inches
Kitchen / dining area	5.03 x 3.31	16' 6" x 10' 10"
Living room	3.83 x 3.99	12' 7" x 13' 1"

First floor		
Bedroom 1	5.36 x 2.84	17' 7" x 9' 4"
Bedroom 2	2.84 x 3.13	9' 4" x 10' 3"
Bedroom 3	2.10 x 3.59	6' 11" x 11' 9"

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

The Forget me not

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The Sunflower

3 bedroom home

- PV solar panels
- Electric vehicle charging point
- High quality insulation
- A+ double-glazed windows and doors

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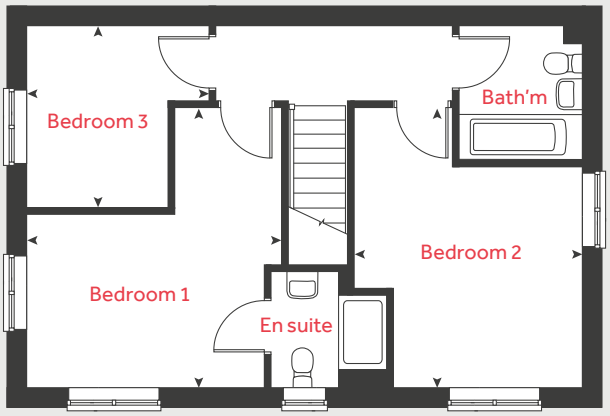
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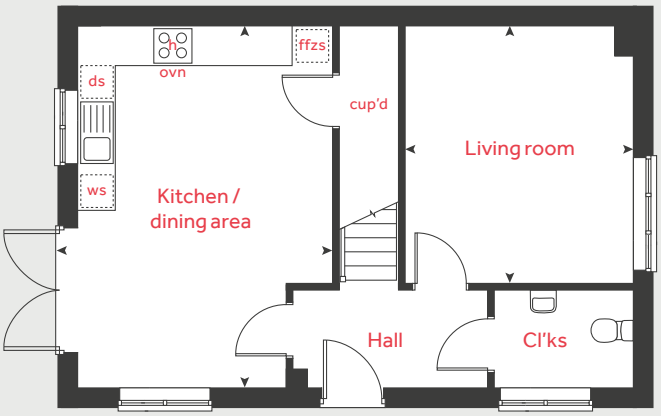
The Sunflower

3 bedroom home

First floor



Ground floor



Ground floor	metres	feet / inches
Kitchen / dining area	4.37 x 5.88	14' 4" x 19' 4"
Living room	3.72 x 4.19	12' 2" x 13' 9"

First floor		
Bedroom 1	4.17 x 4.57	13' 8" x 14' 12"
Bedroom 2	4.57 x 3.07	14' 12" x 10' 1"
Bedroom 3	2.96 x 2.97	9' 9" x 9' 9"

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

The Sunflower

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The Tulip

3 bedroom home

- PV solar panels
- Electric vehicle charging point
- High quality insulation
- A+ double-glazed windows and doors

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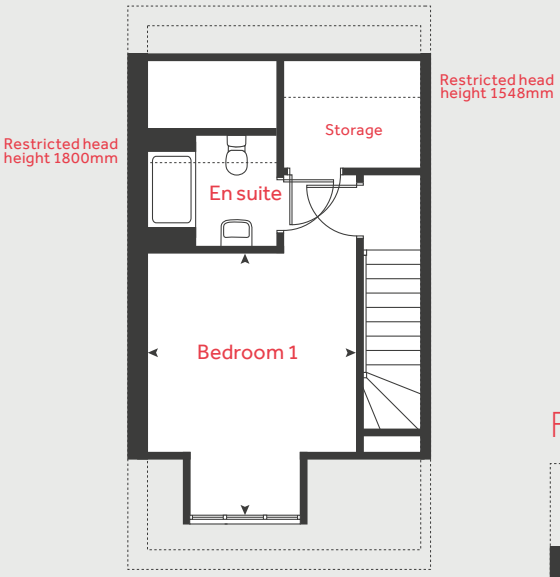
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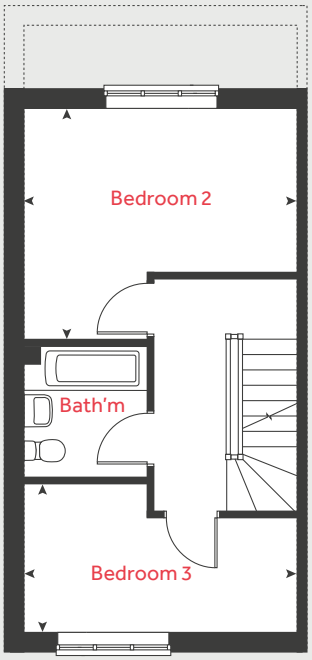
The Tulip

3 bedroom home

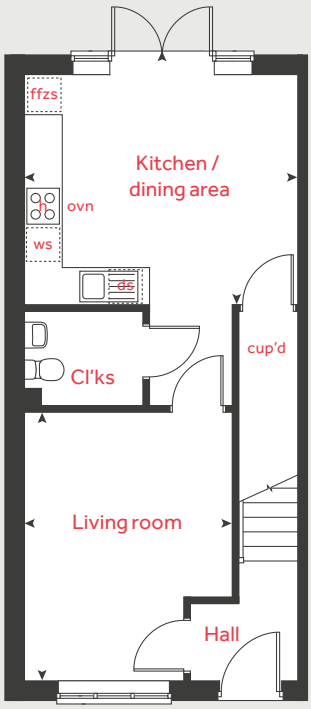
Second floor



First floor



Ground floor



Ground floor	metres	feet / inches
Kitchen / dining area	4.45 x 3.77	14' 7" x 12' 4"
Living room	3.41 x 4.42	11' 2" x 14' 6"

First floor		
Bedroom 2	4.45 x 3.80	14' 7" x 12' 5"
Bedroom 3	2.44 x 4.45	7' 12" x 14' 7"

Second floor		
Bedroom 1	4.18 x 3.43	13' 9" x 11' 3"

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

The Tulip

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DS17317 / 10.26

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The Wye

4 bedroom home

- Spacious open plan kitchen / dining room
- PV solar panels
- Electric vehicle charging point
- High quality insulation
- A+ double-glazed windows and doors

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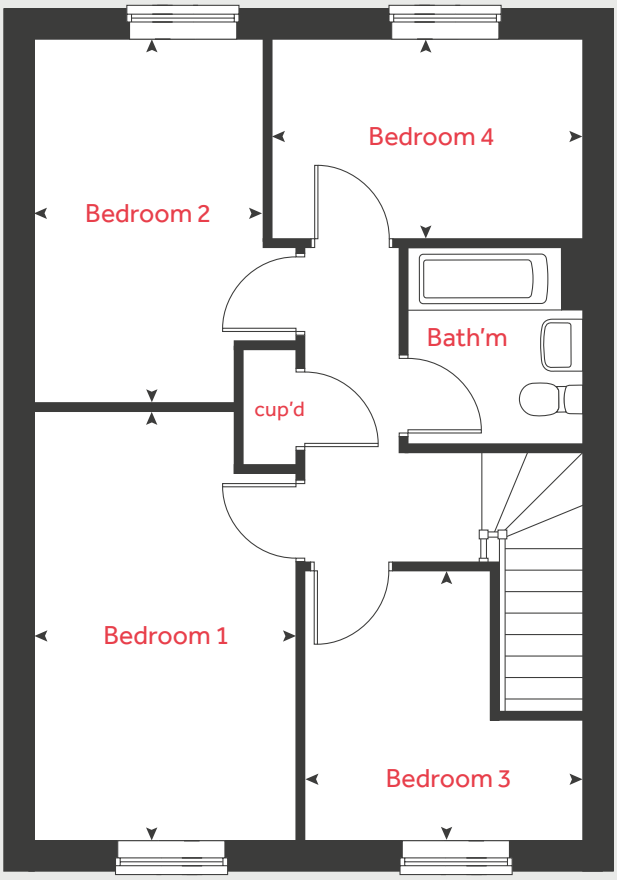
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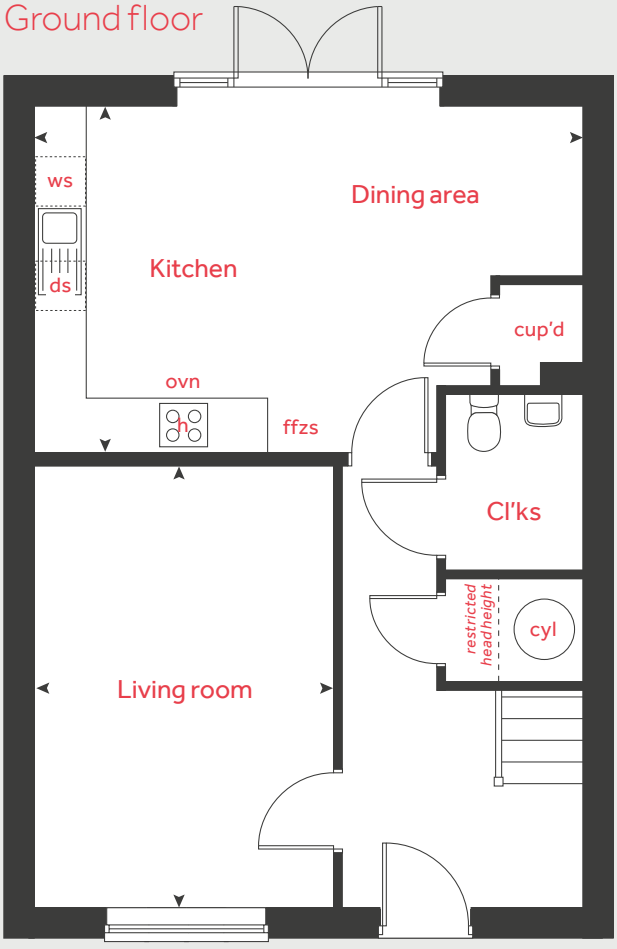
The Wye

4 bedroom home

First floor



Ground floor



Ground floor	metres	feet / inches
Kitchen / dining area	6.12 x 3.91	16' 8" x 12' 8"
Living room	5.94 x 3.37	19' 5" x 11' 0"

First floor		
Bedroom 1	4.82 x 2.94	15' 8" x 9' 6"
Bedroom 2	4.07 x 2.57	13' 4" x 8' 4"
Bedroom 3	3.12 x 3.02	10' 2" x 9' 9"
Bedroom 4	3.49 x 2.25	11' 5" x 7' 4"

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

The Wye | Linby Meadows |

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The Dahlia

4 bedroom home

- PV solar panels
- Electric vehicle charging point
- High quality insulation
- A+ double-glazed windows and doors

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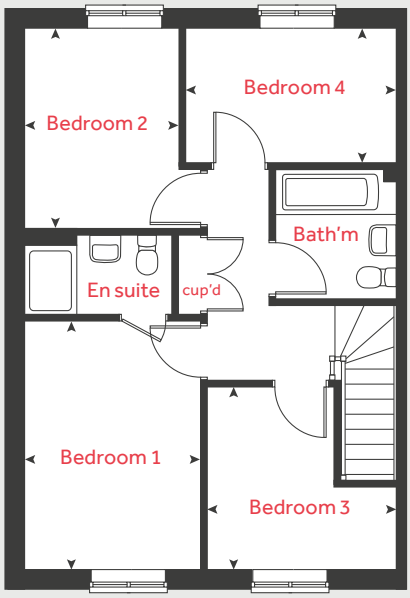
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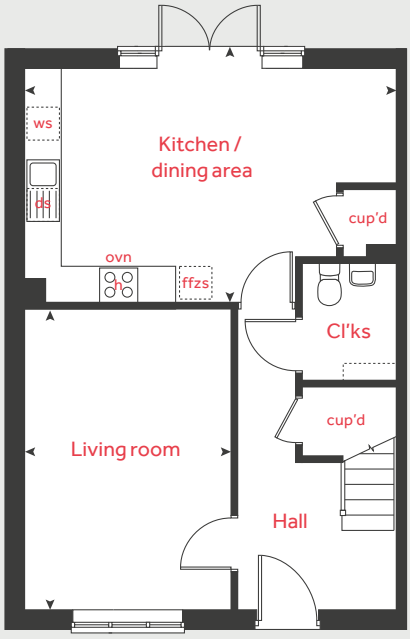
The Dahlia

4 bedroom home

First floor



Ground floor



Ground floor	metres	feet / inches
Kitchen / dining area	6.08 x 4.00	19' 11" x 13' 1"
Living room	3.36 x 4.93	11' 0" x 16' 2"

First floor		
Bedroom 1	2.89 x 3.91	9' 6" x 12' 10"
Bedroom 2	2.54 x 3.50	8' 4" x 11' 6"
Bedroom 3	3.12 x 2.77	10' 3" x 9' 1"
Bedroom 4	3.47 x 2.39	11' 5" x 7' 10"

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

The Dahlia

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Please note, solar panels are provided with each home. Placement on the solar panels are dependent on the roof design and plot position.

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The Lavender

4 bedroom home

- PV solar panels
- Electric vehicle charging point
- High quality insulation
- A+ double-glazed windows and doors

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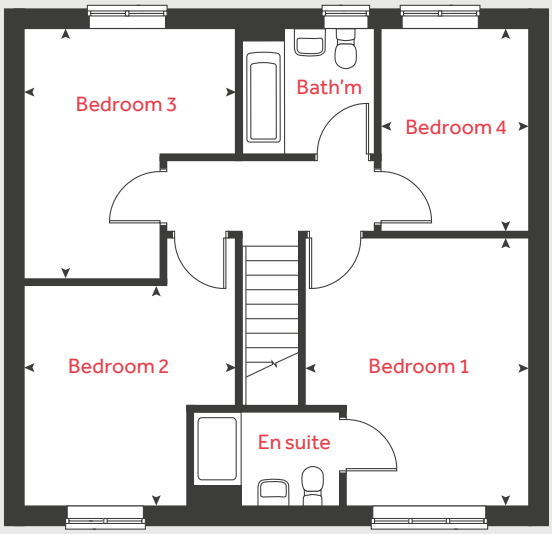
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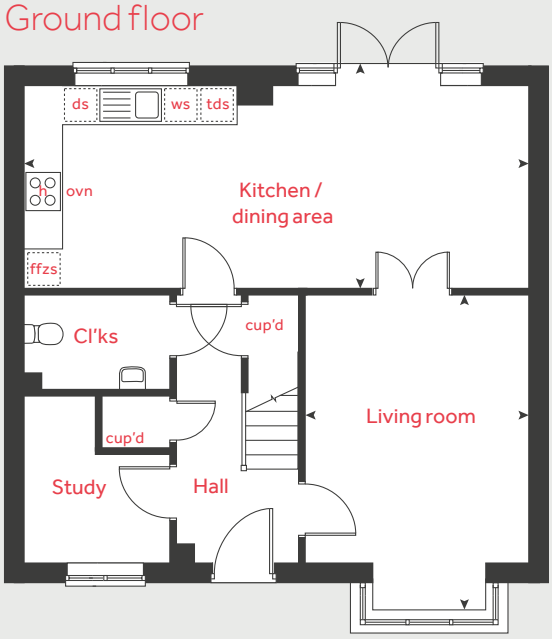
The Lavender

4 bedroom home

First floor



Ground floor



Ground floor	metres	feet / inches
Kitchen / dining area	8.12 x 3.40	26' 8" x 11' 2"
Living room	3.60 x 4.29	11' 10" x 14' 1"
Study	1.75 x 2.35	5' 9" x 7' 8"

First floor		
Bedroom 1	3.60 x 4.32	11' 10" x 14' 2"
Bedroom 2	4.32 x 3.41	14' 2" x 11' 2"
Bedroom 3	3.41 x 4.02	11' 2" x 13' 2"
Bedroom 4	2.38 x 3.25	7' 10" x 10' 8"

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

The Lavender

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Chimneys applicable to specific plots, pleas see sales consultant for further details.

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The Lupin

4 bedroom home

- PV solar panels
- Electric vehicle charging point
- High quality insulation
- A+ double-glazed windows and doors

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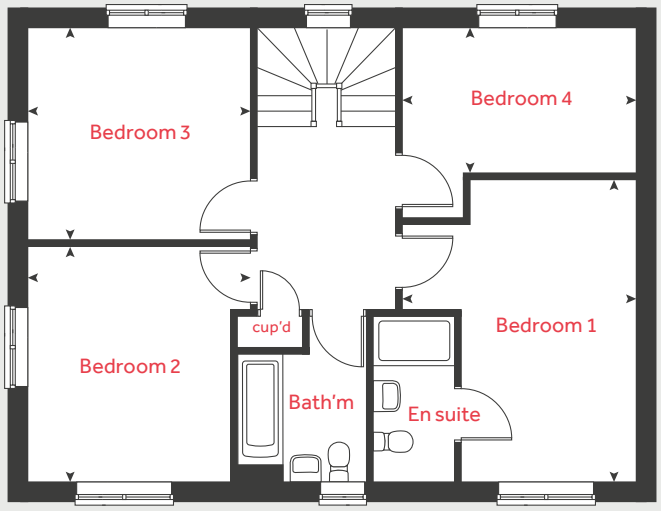
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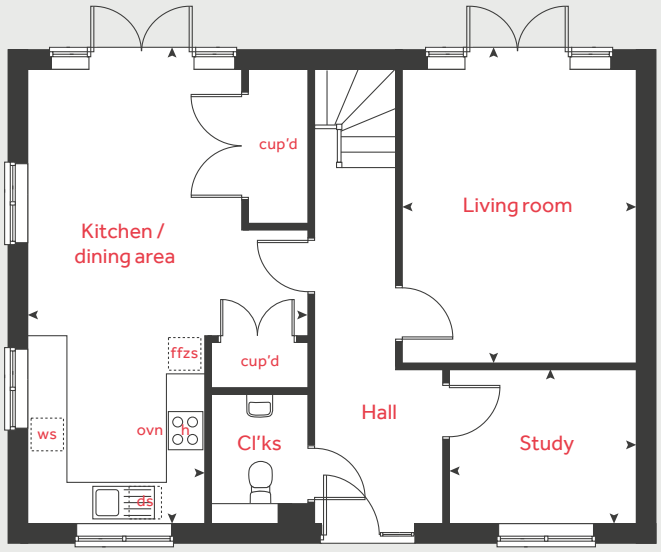
The Lupin

4 bedroom home

First floor



Ground floor



Ground floor	metres	feet / inches
Kitchen / dining area	4.42 x 7.66	14' 6" x 25' 2"
Living room	3.64 x 4.78	11' 11" x 15' 8"
Study	2.94 x 2.40	9' 8" x 7' 10"

First floor		
Bedroom 1	4.75 x 3.69	15' 7" x 12' 1"
Bedroom 2	3.52 x 3.69	11' 6" x 12' 1"
Bedroom 3	3.52 x 3.32	11' 6" x 10' 11"
Bedroom 4	2.97 x 3.69	9' 9" x 12' 1"

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

The Lupin

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The Violet

4 bedroom home

- PV solar panels
- Electric vehicle charging point
- High quality insulation
- A+ double-glazed windows and doors

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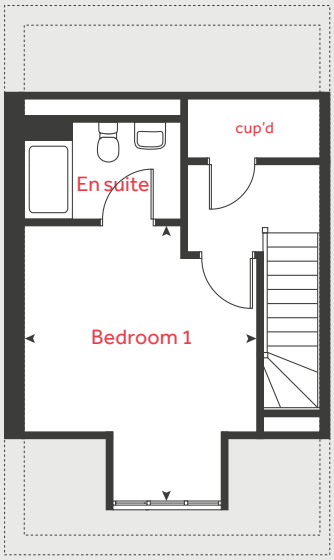
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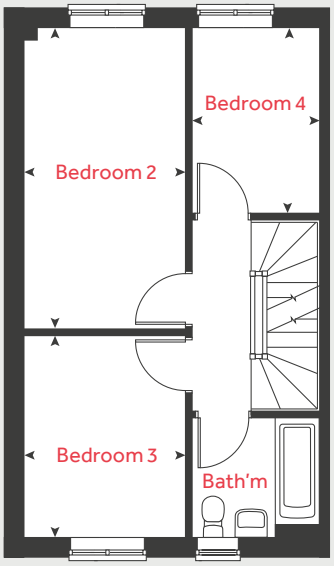
The Violet

4 bedroom home

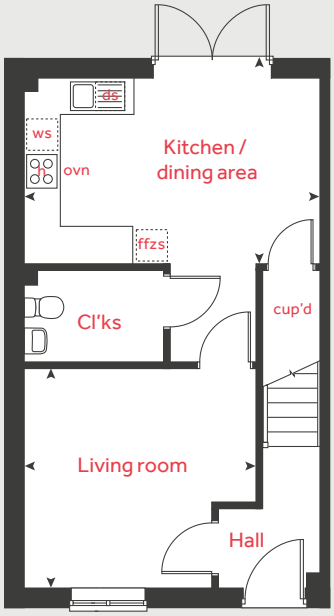
Second floor



First floor



Ground floor



Ground floor	metres	feet / inches
Kitchen / dining area	4.95 x 3.14	16' 3" x 10' 3"
Living room	3.90 x 3.69	12' 10" x 12' 1"

First floor		
Bedroom 2	5.08 x 2.73	16' 8" x 8' 11"
Bedroom 3	2.73 x 3.39	8' 11" x 11' 2"
Bedroom 4	3.14 x 2.13	10' 4" x 6' 12"

Second floor		
Bedroom 1	4.52 x 3.93	14' 10" x 12' 11"

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

The Violet

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Specification

Linby Meadows

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Linby Meadows

Linby

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 Sweet Pea	3 bedroom	The Coneflower	The Forget-me-not	The Sunflower	The Tulip	4 bedroom	The Dahlia	The Lavender	The Lupin	The Violet
Kitchen												
Symphony Koncept range kitchen with laminate worktop	■		■	■	■	■		■	■	■	■	
Stainless steel sink and drainer (single bowl) with chrome mixer tap	■		■	■	■	■		■	■	■	■	
Indesit gas hob (60 cm) with built-in single under oven, with stainless steel splashback and 60cm stainless steel chimney hood	■		■	■	■	■		■	■	■	■	
Fridge / freezer space	■		■	■	■	■		■	■	■	■	
Space for dishwasher with plumbing and electrics	■		■	■	■	■		■	■	■	■	
Space for washing machine with plumbing and electrics	■		■	■	■	■		■	■	■	■	
Space for Tumble dryer with electrics									■			
Bathrooms and en suite(s)												
Ideal Standard contemporary white sanitaryware	■		■	■	■	■		■	■	■	■	
Shower tray with glass enclosure in en suite			■		■	■		■	■	■	■	
Shower over bath	■			■								
Choice of standard Saloni wall tiling (splashback, 500mm height over bath, and full-height to shower cubicle)*			■		■	■		■	■	■	■	
Choice of standard full height Sanoni tiling around bath with splashback above sink	■			■								
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 style doors	■		■	■	■	■		■	■	■	■	

■ 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.







General	2 bedroom The Sweet Pea	3 bedroom The Coneflower	The Forget-me-not	The Sunflower	The Tulip	4 bedroom The Dahlia	The Lavender	The Lupin	The Violet
Paving outside French doors	■	■	■	■	■	■	■	■	■
PV solar panels	■	■	■	■	■	■	■	■	■
White painted walls and smooth white ceilings	■	■	■	■	■	■	■	■	■
TV point to lounge	■	■	■	■	■	■	■	■	■
Ideal combi-boiler with Honeywell heating control and room thermostat(s)	■	■	■	■	■	■	■	■	■
Data point to lounge	■	■	■	■	■	■	■	■	■
Thermostatic valves to all radiators (with the exception of rooms with separate thermostat control)	■	■	■	■	■	■	■	■	■
Contemporary light to front door and wiring only to the rear door	■	■	■	■	■	■	■	■	■
Mains wired smoke detectors with battery back-up	■	■	■	■	■	■	■	■	■
Battery powered carbon monoxide detector to be provided	■	■	■	■	■	■	■	■	■
Power and lighting to a garage (If applicable and where in curtilage of the plot)		■		■		■	■	■	
Enclosed fenced rear garden, and garden gate (if applicable and where in curtilage of the plot)	■	■	■	■	■	■	■	■	■
NHBC Buildmark cover	■	■	■	■	■	■	■	■	■
First two years' customer service support from Linden Homes	■	■	■	■	■	■	■	■	■
Electric vehicle charger (7kw)	■	■	■	■	■	■	■	■	■

The specification shown is correct at the time of production. Linden Homes is continually reviewing and updating the specification on all house / apartment types and therefore reserves the right to change specification details. Photographs depict typical Linden Homes interiors and may include optional upgrades. For full details regarding the current specification and finishes, please speak to our sales consultant.

Vistry South East Midlands region
Penman House, 1 Penman Way, Grove Park, Enderby, Leicester, NE19 1SY.

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