



HOLBEACH MEADOWS

Holbeach,
Lincolnshire, PE12
3 Bedroom New Homes

PLATFORM HOME OWNERSHIP

At Platform Home Ownership, we're passionate about building quality homes for our customers and creating communities that homeowners can be proud of. It's our mission to build a better future for the UK - investing in affordable homes to ensure accessible routes to homeownership for everyone.

BUILDING A BETTER FUTURE THROUGH NEW HOMES

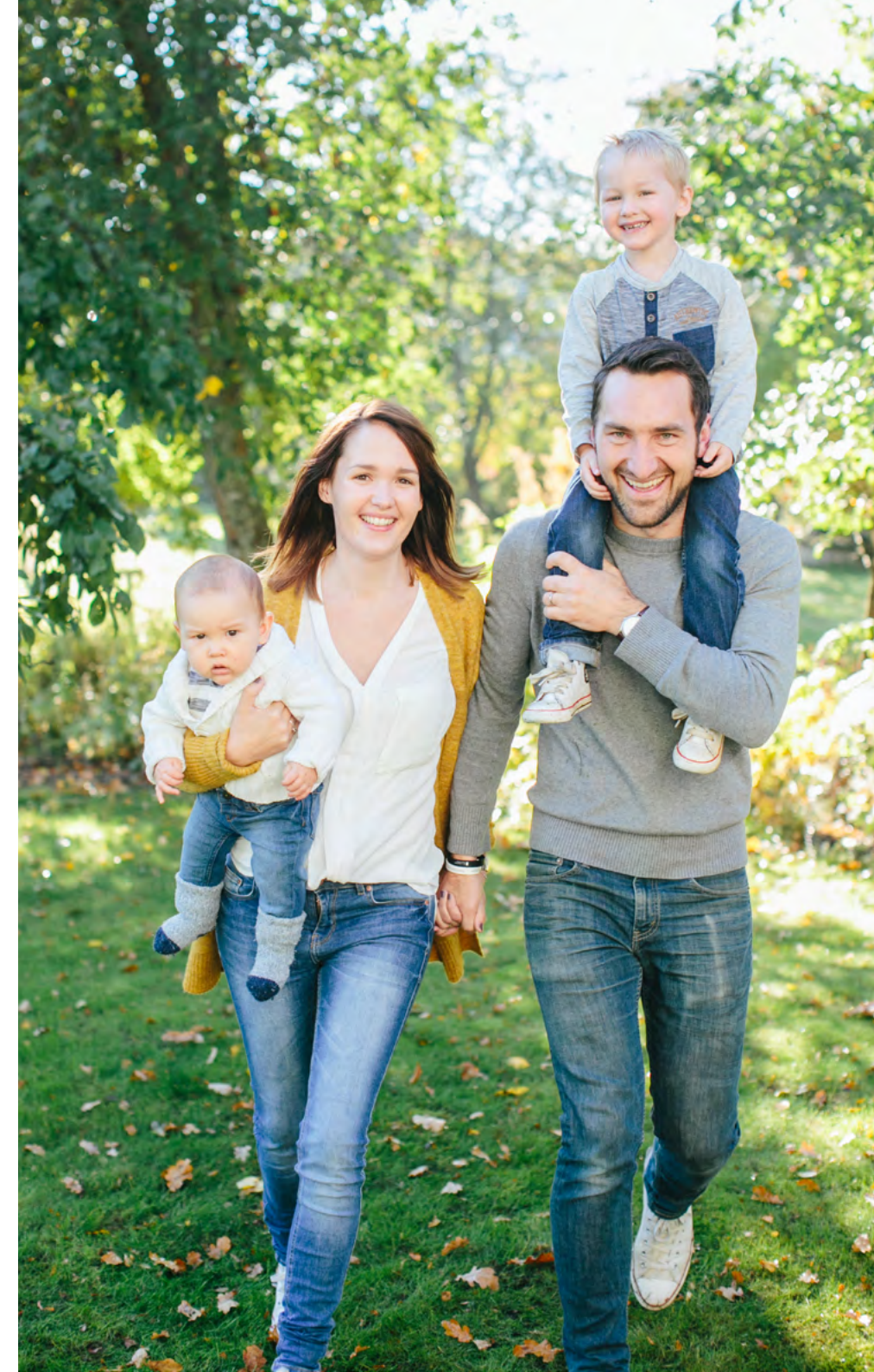




Typical street scene



**WELCOME TO
HOLBEACH MEADOWS,
A STUNNING NEW
DEVELOPMENT,
ON THE OUTSKIRTS
OF THE POPULAR
MARKET TOWN
OF HOLBEACH**



ABOUT SHARED OWNERSHIP

Buy your Holbeach Meadows home through Shared Ownership.

Your dream home is more affordable than you may think with Shared Ownership.

Shared Ownership means you can purchase part of your home and then pay rent on the remaining share. Typically, you can purchase 40-75% of your home, but lower shares are available.

What's more, Shared Ownership is flexible, and allows you to increase your level of ownership over time if you choose to.

Whatever your looking for, we have a wide selection of homes perfect for whatever your needs.

Buying through Shared Ownership at this development means you can purchase between 10-75% of your property and pay a subsidised rent on the remaining share you don't own.

HOW IT WORKS

STEP
1

Buy the first share in your new home

STEP
2

Pay rent on the remaining share

STEP
3

Buy more shares in your home later

DID YOU KNOW?

Shared Ownership offers great flexibility, and you can purchase more of your home through staircasing whenever you are ready too.

HOLBEACH MEADOWS LOCATED ON THE OUTSKIRTS OF THE VIBRANT TOWN OF HOLBEACH.

Holbeach is a market town which has many amenities for locals and visitors.

The town centre boasts a variety of shops including a Tesco superstore, pubs and restaurants catering to diverse preferences. Holbeach is also excellently positioned just 8 miles from Spalding which offers further supermarkets and great transport links via bus and train.

Holbeach has a Primary School rated as 'Good' by Ofsted, a Secondary school and Spalding high School is located 8 miles away making it ideal for families.

Holbeach is within easy reach of both the A16 and A17, ideal for those working in larger towns, such as Boston, Spalding and Kings Lynn enhancing commuting options. .

20
MINS

Spalding

29
MINS

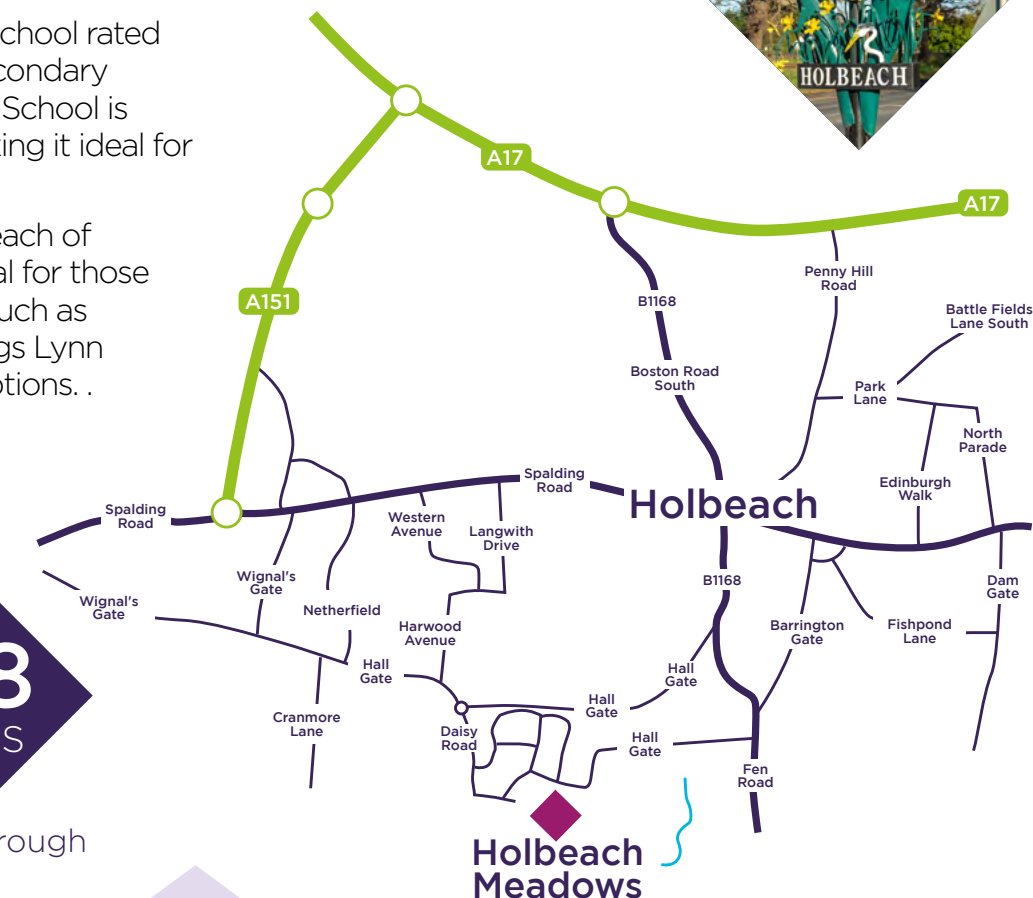
Boston

35
MINS

King's Lynn

38
MINS

Peterborough



Please note: Car journey times shown are a average based on normal driving conditions.



Typical street scene

HOLBEACH MEADOWS SITE PLAN

- The Aire**
3 Bed Semi-Detached House
390, 391, 395, 396, 426, 474, 475,
476, 477, 478, 479
- The Hunt**
3 Bed Semi-Detached House
428, 429
- The Rutland**
3 Bed Detached House
430
- The Mere**
3 Bed Semi-Detached House
427

Properties not for sale through
Platform Home Ownership



Please note: The site plan can change as the build progresses.





This image is from an imaginary viewpoint within an open space area. Its purpose is to give a feel for the development, not an accurate description of each property. The illustration shows a typical Platform Home Ownership home of this type, but there are, however, variances from site to site. External materials, finishes, landscaping, windows and the position of garages, (where provided) may vary throughout the development. Properties may also be built handed (mirror image). Please ask for further details.



GROUND FLOOR

Living	5.12m x 5.05m	16'10" x 16'7"
Kitchen/Dining	5.05m x 3.05m	16'7" x 10'0"
WC	1.65m x 1.10m	5'5" x 3'7"

FIRST FLOOR

Bedroom 1	3.29m x 3.10m	10'9" x 10'2"
En-Suite	2.30m x 1.73m	7'6" x 5'8"
Bedroom 2	3.75m x 2.78m	12'4" x 9'1"
Bedroom 3	2.32m x 2.24m	7'7" x 7'4"
Bathroom	2.13m x 1.87m	6'12" x 6'2"

THE AIRE

3 Bedroom Semi-Detached Home

The Aire is a stylish three bedroom semi-detached home comprising of a well appointed modern kitchen/dining layout with double door access to the turfed rear garden and spacious living area.

Upstairs you will find three bedrooms, bedroom one benefits from an en-suite and the family bathroom fitted with a white suite and shower over the bath.

SPECIFICATIONS

- ◆ 10 year build warranty
- ◆ Modern fitted kitchen with oven, hob, extractor
- ◆ Downstairs W/C
- ◆ Family bathroom with shower over bath
- ◆ Vinyl floor to wet areas
- ◆ Carpets fitted throughout
- ◆ ASHP (air source heat pump)
- ◆ Turfed & fenced rear garden
- ◆ Allocated parking

TOTAL FLOOR AREA
86.31m² - 900.01 sq.ft



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GROUND FLOOR

Living	4.7m x 3.4m	15'4" x 11'2"
Kitchen/Dining	4.58m x 2.49m	15'30" x 8'2"
WC	1.63m x 1.05m	5'3" x 3'4"



FIRST FLOOR

Bedroom 1	3.00m x 2.56m	9'10" x 8'2"
En-Suite	1.5m x 1.49m	5'3" x 4'9"
Bedroom 2	2.50m x 3.20m	8'2" x 10'5"
Bedroom 3	2.00m x 2.4m	6'5" x 7'8"
Bathroom	2.50m x 3.20m	8'2" x 10'5"

THE HUNT

3 Bedroom Semi-Detached Home

The Hunt is a stylish three bedroom semi-detached home comprising of a well appointed modern kitchen/dining layout with double door access to the turfed rear garden and spacious living area.

Upstairs you will find three bedrooms, bedroom one benefits from an en-suite and the family bathroom fitted with a white suite and shower over the bath.

SPECIFICATIONS

- ◆ 10 year build warranty
- ◆ Modern fitted kitchen with oven, hob, extractor
- ◆ Downstairs W/C
- ◆ Family bathroom with shower over bath
- ◆ Vinyl floor to wet areas
- ◆ Carpets fitted throughout
- ◆ ASHP (air source heat pump)
- ◆ Turfed & fenced rear garden
- ◆ Allocated parking

TOTAL FLOOR AREA
72.74m² - 783 sq.ft



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GROUND FLOOR

Living	5.58m x 3.60m	18'4" x 11'10"
Kitchen/Dining	5.68m x 3.15m	18'8" x 10'4"
Utility	1.98m x 1.75m	6'6" x 5'9"
WC	2.11m x 1.04m	7'0" x 3'5"



FIRST FLOOR

Bedroom 1	4.19m x 3.38m	13'9" x 11'1"
En-Suite	2.71m x 1.43m	8'11" x 4'8"
Bedroom 2	3.59m x 3.11m	11'10" x 10'3"
Bedroom 3	3.13m x 2.25m	10'3" x 7'5"
Bathroom	2.04m x 1.74m	6'8" x 5'9"

THE RUTLAND

3 Bedroom Detached Home

The Rutland is a stylish three bedroom detached home comprising of a well appointed modern kitchen/dining layout with double door access to the turfed rear garden and spacious living area.

Upstairs you will find three bedrooms, bedroom one benefits from an en-suite and the family bathroom fitted with a white suite and shower over the bath.

SPECIFICATIONS

- ◆ 10 year build warranty
- ◆ Modern fitted kitchen with oven, hob, extractor
- ◆ Downstairs W/C
- ◆ Family bathroom with shower over bath
- ◆ Vinyl floor to wet areas
- ◆ Carpets fitted throughout
- ◆ ASHP (air source heat pump)
- ◆ Turfed & fenced rear garden
- ◆ Allocated parking

TOTAL FLOOR AREA
100.34m² - 1080 sq.ft

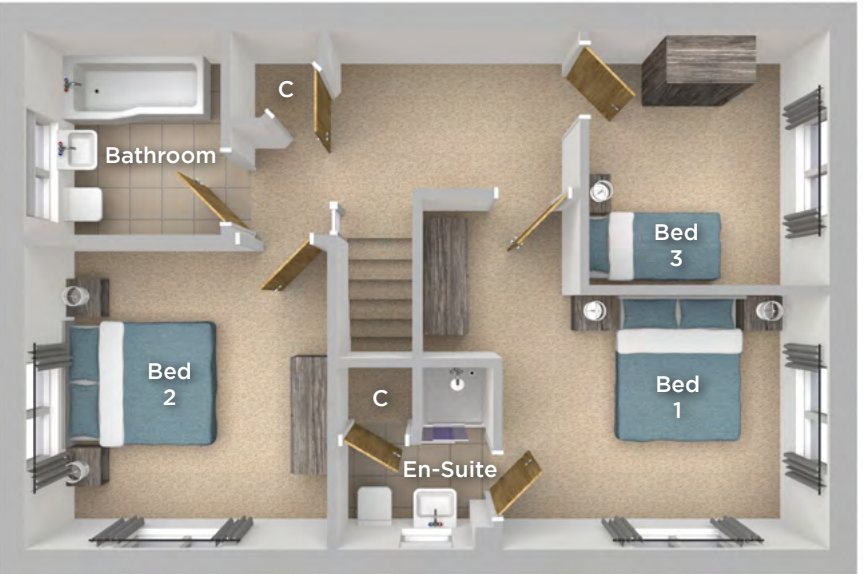


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GROUND FLOOR		
Living	5.68m x 3.30m	18'8" x 10'10"
Kitchen/Dining	5.68m x 3.30m	18'8" x 10'10"
WC	1.74m x 1.09m	5'8" x 3'07"

FIRST FLOOR		
Bedroom 1	3.60m x 2.83m	11'10" x 9'3"
En-Suite	2.03m x 1.77m	6'8" x 5'10"
Bedroom 2	3.40m x 3.36m	11'2" x 11'0"
Bedroom 3	2.80m x 2.65m	9'2" x 8'8"
Bathroom	2.24m x 2.207m	7'4" x 7'3"



THE MERE

3 Bedroom Semi-Detached

The Mere is a stylish three bedroom detached home comprising of a well appointed modern kitchen/dining layout with double door access to the turfed rear garden and spacious living area.

Upstairs you will find three bedrooms, bedroom one benefits from an en-suite and the family bathroom fitted with a white suite and shower over the bath.

SPECIFICATIONS

- ◆ 10 year build warranty
- ◆ Modern fitted kitchen with oven, hob, extractor
- ◆ Downstairs W/C
- ◆ Family bathroom with shower over bath
- ◆ Vinyl floor to wet areas
- ◆ EV Chargers
- ◆ ASHP (air source heat pump)
- ◆ Turfed & fenced rear garden
- ◆ Allocated parking

TOTAL FLOOR AREA
100.33m² - 1079.98 sq.ft

HOLBEACH MEADOWS, HOLBEACH

Lincolnshire, PE12



House prices for all plots available on the **Shared Ownership Scheme**

Plot	House Type	Postal Address	Handover	100% Price	35% Share Value	Monthly Rent	Service Charge
390	The Aire 3 Bed Semi-Detached House	29 Tarragon Road, Holbeach, Spalding, Lincolnshire , PE12 7SF.	Early 2027	£225,000	£78,750	£335.16	£46.95
391	The Aire 3 Bed Semi-Detached House	27 Tarragon Road, Holbeach, Spalding, Lincolnshire , PE12 7SF.	Early 2027	£225,000	£78,750	£335.16	£46.95
395	The Aire 3 Bed Semi-Detached House	19 Tarragon Road, Holbeach, Spalding, Lincolnshire , PE12 7SF.	Winter 2026	£225,000	£78,750	£335.16	£46.95
396	The Aire 3 Bed Semi-Detached House	17 Tarragon Road, Holbeach, Spalding, Lincolnshire , PE12 7SF.	Winter 2026	£225,000	£78,750	£335.16	£46.95
426	The Aire 3 Bed Semi-Detached House	1 Lemongrass Way, Holbeach, Spalding, Lincolnshire , PE12 7SE	Early 2027	£225,000	£78,750	£335.16	£46.95
428	The Hunt 3 Bed Semi-Detached House	5 Tarragon Road, Holbeach, Spalding, Lincolnshire , PE12 7SF.	Early 2027	£210,000	£73,500	£312.81	£46.95
429	The Hunt 3 Bed Semi-Detached House	3 Tarragon Road, Holbeach, Spalding, Lincolnshire , PE12 7SF.	Early 2027	£210,000	£73,500	£312.81	£46.95
430	The Rutland 3 Bed Detached House	4 Bay Boulevard, Holbeach, Spalding, Lincolnshire, PE12 7GZ.	Early 2027	£265,000	£92,750	£394.74	£46.95

For more information contact:
Sales@Platformhg.com
Platformhomeownership.com
0333 200 7304

Please note:

Prices and dates quoted above where correct at the time of going to print, Platform Home Ownership reserve the right to amend the details and prices above without prior consultation. Purchasers are advised to consult with your sales co ordinator.



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Lincolnshire, PE12



House prices for all plots available on the **Shared Ownership Scheme**

Plot	House Type	Postal Address	Handover	100% Price	35% Share Value	Monthly Rent	Service Charge
427	The Mere 3 Bed Semi-Detached House	7 Tarragon Road, Holbeach, Spalding, Lincolnshire, PE12 7SF	Early 2027	£250,000	£87,500	£372.40	£46.95
474	The Aire 3 Bed Semi- Detached House	12 Bay Boulevard, Holbeach, Spalding, Lincolnshire, PE12 7GZ.	Summer 2026	£225,000	£78,750	£335.16	£46.95
475	The Aire 3 Bed Semi- Detached House	10 Bay Boulevard, Holbeach, Spalding, Lincolnshire, PE12 7GZ.	Summer 2026	£225,000	£78,750	£335.16	£46.95
476	The Aire 3 Bed Semi- Detached House	8 Bay Boulevard, Holbeach, Spalding, Lincolnshire, PE12 7GZ.	Summer 2026	£225,000	£78,750	£335.16	£46.95
477	The Aire 3 Bed Semi- Detached House	6 Bay Boulevard, Holbeach, Spalding, Lincolnshire, PE12 7GZ.	Summer 2026	£225,000	£78,750	£335.16	£46.95
478	The Aire 3 Bed Semi- Detached House	4 Bay Boulevard, Holbeach, Spalding, Lincolnshire, PE12 7GZ.	Summer 2026	£225,000	£78,750	£335.16	£46.95
479	SSTC						

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**BUILDING HOMES FOR
A BETTER FUTURE**

GET IN TOUCH



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