



NEW GENERATION LUXURY HOMES

**West Hill**  
W I L L E R B Y

**BEAL HOMES**

# temptation awaits

Set on the Willerby-Kirkella border with easy access to the region's most engaging countryside, villages, towns and cities, West Hill is much more than a place to call home, it is the archetypal dream of an idyllic, contemporary family life... that is now a reality.

Built amongst traditional woodland and farmland, West Hill has been completely transformed into a highly sought after development of chic family three, four and five bedroom homes that blends peace and tranquillity with practicality and luxury.

The wait is over. West Hill is here.

House type: Artist's impression shown of the five bedroom 'Ingleby' (opposite)

3  
&  
4  
5  
BEDROOM  
HOMES



# your kind of place...



Nestled five miles to the west of Hull, 2017's City of Culture, the historic village of Willerby has developed a rich, urbane and vibrant personality of its own. In recent times, a 'quiet revolution' has seen this village transformed into a place that retains a degree of peace and tranquility, whilst being blessed with the region's finest schools, facilities and amenities.

West Hill is a place that is used to the best and demands nothing less.

Where quaint boutique shops just off the main square are joined by a rich array of major outlets including supermarket giant, Waitrose. Where traditional alehouses coexist happily with fashionable restaurants and bars that are frequented by proud locals and more discerning visitors from the surrounding villages.

This is the quiet, leafy suburb with the best shops, stores, and schools; hotels and hostels; swimming pools, saunas and squash courts;

parks and pathways; easy access to town and country, city, coast and continent.

This is the place that has all that, and still retains its peaceful, warm and welcoming character.

***This is Willerby.  
This is West Hill.  
Welcome.***



# your way...

When you choose Beal Homes we put you at the centre of the whole design experience. It's your home, we just help create it.

Each home has been designed for modern life, boasting open, contemporary, living spaces together with the unique option of altering layouts to create your very own highly individual interior of unrivalled quality.

This is the most personal, award-winning, home building service available. And it's all yours.

Design options to bring your West Hill home to life.

- .....PORCELANOSA CERAMIC TILES
- .....HI-TECH KITCHEN AND BATHROOM FITTINGS
- .....MODULAR WARDROBES
- .....MULTI-ROOM HOME TECHNOLOGY OPTIONS
- .....LIGHTING AND BLINDS
- .....DULUX WALL COLOURS
- .....Plus much more

PORCELANOSA



hansgrohe



MerewayKitchens®



# 1

Open plan living? No problem. Reserve off-plan and change the layout of your place as you please.



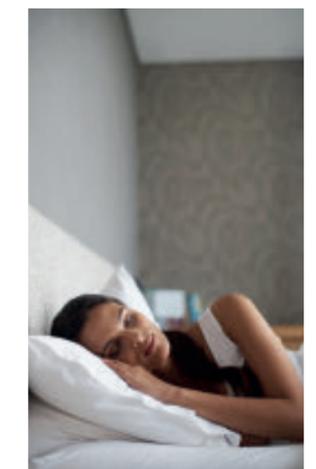
*personalise*

# 2

Mix and match finishes to create your dream kitchen. Choice of NEFF integrated appliances,

# 3

And the final ingredient. You and yours. To make the grand design a perfect home.





**Create.  
Live.  
Enjoy.**

THE DESIGN PROCESS  
BEGINS WITH A PERSONAL  
CONSULTATION AT OUR  
CUSTOMER SELECTION STUDIO.

This studio and our creative team of home designers and architects is far removed from the traditional approach to buying a new home where buyers are expected to make their new home choices on site in a busy sales office.

Here, you are able to take your time over your choice of layout as well as decide on fixtures, fittings and finishes from our extensive displays.

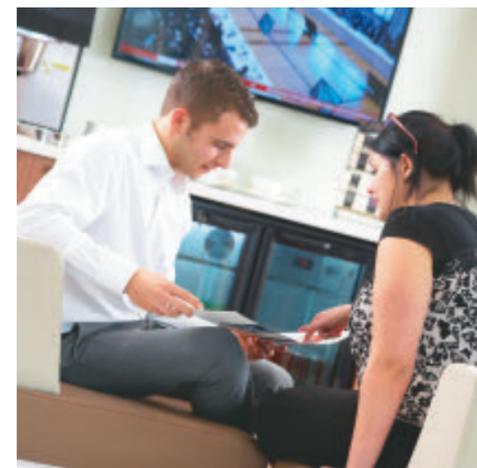
This is the place that gives you the freedom to create a home that is as individual as you are.



**See for yourself**

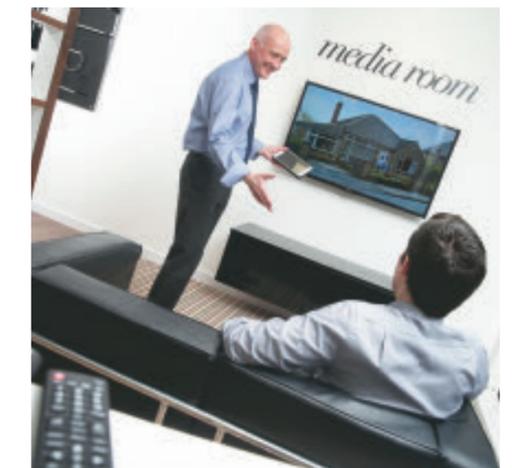
Take the online video tour of the Selection Studio:  
[www.beal-homes.co.uk/selections](http://www.beal-homes.co.uk/selections)

# make it yours



## 4 STEPS TO CREATING YOUR DREAM HOME

- 1** When you reserve your new Beal home, we invite you to meet with our Customer Selection Manager at our Selection Studio.
- 2** You can browse and choose from an extensive range of fixtures, fittings, upgrades and home technology options.
- 3** Our architects and designers will talk you through how you envisage your internal layouts and designs to look.
- 4** When you're happy with everything, we give you a pack of colour visuals and a plan of your kitchen, bathroom and living spaces with the new layouts to take home.





## experience the **BEAL** difference

### A LIFETIME OF EXPERIENCE

We are a family owned business with over 47 years experience of building the finest quality homes in Hull, East Yorkshire and Lincolnshire. Our homes are the perfect choice for those who do not want to compromise on style, quality and individuality.

With an extensive list of fitted as standard items, designer upgrades and the ability to create tailor-made internal layouts - we don't just build houses - we build homes that suit your needs perfectly.

### THE BEAL PROMISE

We always strive to improve the service and quality we give you.

We're always looking for ways to improve everything we do, whether that's sourcing the latest technology or using the best quality materials. Your Beal home is checked at each stage of construction to guarantee the end result is a home we're proud to hand over to you.

For the full Beal Promise listing see our website at [beal-homes.co.uk/promise](http://beal-homes.co.uk/promise)

Our mission is to create exceptional homes as individual as our customers.



“

We've really opened up the downstairs interior into a vast contemporary living space. It's just what we wanted - Beal Homes were so accommodating and helpful.

”

Sally Lingard-Smith and family customised their four bedroom Carlton at Kings Chase, Hull



# Award-winning difference.

The 'Beal difference' has received national recognition, winning 'Best Customer Satisfaction Initiative' at The Housebuilder Awards 2015. It's all about the tireless pursuit of the kind of quality, service and detail you require to get the place you always dreamed of.

See more customer testimonials online at [beal-homes.co.uk/testimonials](http://beal-homes.co.uk/testimonials)

winner of  
**housebuilder  
awards  
2015**



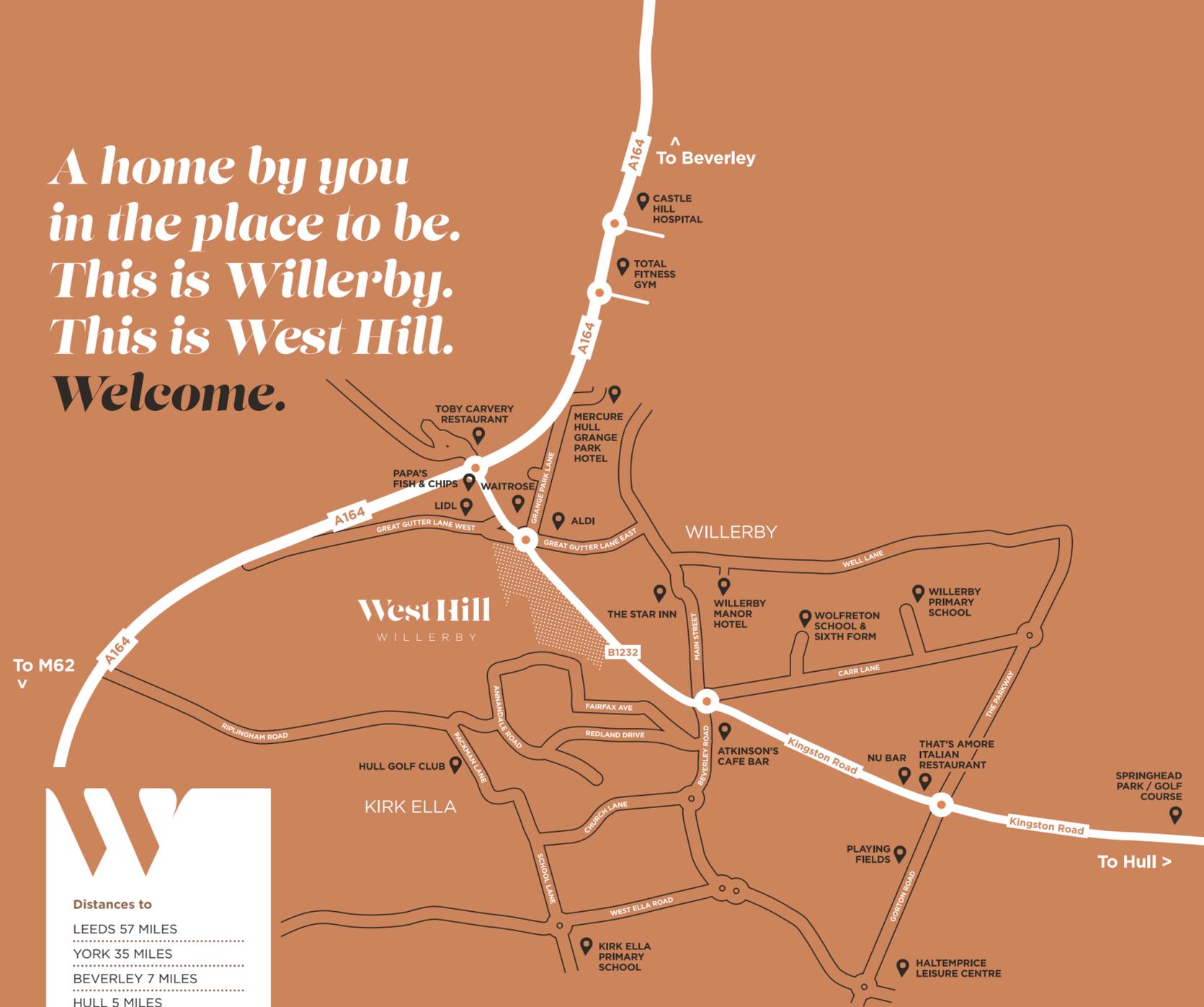
“

These were not just cosmetic changes, but major alterations to meet our vision for our home here. Beal Homes do a very good job and are really attentive to customers' requirements

”

The Thackeray's customised their waterside home at The Quays, at Burton Waters Marina near Lincoln

*A home by you  
in the place to be.  
This is Willerby.  
This is West Hill.  
Welcome.*



**Distances to**  
 LEEDS 57 MILES  
 YORK 35 MILES  
 BEVERLEY 7 MILES  
 HULL 5 MILES

**Get in touch**  
 West Hill,  
 Willerby,  
 near Beverley,  
 East Riding of Yorkshire  
 Tel: 0800 612 1216

IMPORTANT NOTICE: All particulars are for illustration only. We operate a policy of continuous product development and individual features such as windows, garages and elevational treatments may vary from time to time. Consequently these particulars should be treated as general guidance only and cannot be relied upon as accurately describing any of the Specified Matters prescribed by an Order made under the Property Misdescription Act 1991. Nor do they constitute a contract, part of a contract or warranty.



Typical Beal Homes interiors shown. © Daval Furniture.

*discover the **BEAL** difference*

**BEAL HOMES**

*beal-homes.co.uk*

winner of  
**housebuilder**  
awards  
2015