

THE VIEW

BURTON WATERS

PHASE 1
NOW AVAILABLE



A CONTEMPORARY DEVELOPMENT OF DETACHED ECO BUNGALOWS
SET IN IDYLIC PARKLAND, OVERLOOKING A TRANQUIL LAKE

For sales enquiries, contact **The New Homes Agent** on **01522 440 445** or **Arbor Living** on **07557 273 104**

INTRODUCTION TO BURTON WATERS

The View is a highly anticipated development of contemporary detached eco bungalows, forming a private, secure sub-section within the ever-prestigious Burton Waters development, just 3 miles west of the centre of the Cathedral City of Lincoln.

The site is a rural fenland haven, with the individual homes set in idyllic parkland, overlooking a tranquil lake. This peaceful countryside setting is just a short stroll from the bustling amenities of the Burton Waters Marina. Which boasts a range of waterside restaurants and cafés with outdoor seating to take advantage of the stunning views. A collection of local, independent businesses call the marina 'home', bringing a buzz of activity throughout the day to create an inviting and well-rounded community atmosphere. Burton Waters is also home to the thriving family pub 'The Woodcocks' which is a popular destination for locals all year round, as well as a David Lloyd Health Club, which offers a range of leisure activities including a gym, tennis courts, swimming pool, a spa and much more.



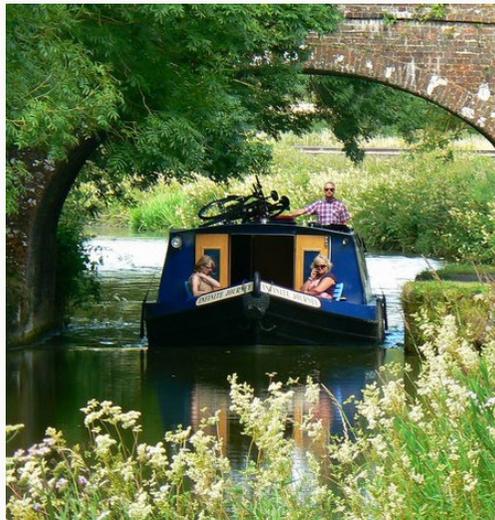
“ A short stroll from the bustling amenities of the Burton Waters Marina



WELCOME TO THE VIEW

All properties in this luxury over 55's development will be highly energy efficient eco-homes. The development is secure as the entirety of Burton Waters benefits from 24-hour, on-site security with CCTV fitted and monitored around the clock on all main access roads and entrances

This one-of-a-kind development is unlike anything else in the local area and is ideal for like-minded individuals looking to settle in a community where a peaceful, community-based lifestyle takes precedence. Maybe you have taken early retirement and want a place to relax with family and friends - or maybe you are looking for a lock-up-and-go UK bolt hole from which to launch your greatly anticipated travel plans in your later years. Whatever the case, The View promises the utmost in comfort, luxury and stress-free living, so you can focus on what matters to you.



Avid walkers can enjoy a variety of routes on offer all around. A firm favourite: the stunning Fossdyke Canal Trail runs along a Roman built canal from Lincoln to Saxilby, with plenty of appealing stops and an abundance of wildlife along the way. There are also a range of shorter walking trails and cycling routes on offer in the nearby vicinity.

“ Settle in a community where a peaceful, community-based lifestyle takes precedence

INTRODUCTION TO ARBOR LIVING

Why choose Arbor Living?

Arbor living are committed to providing a level of luxury that is unparalleled in the over 55's market - they are truly specialists in this field. Designed to deliver lifestyle without compromise to the discerning, mature home buyer, Arbor Living's latest masterpiece, 'The View', promises contemporary and comfortable single-storey living. These luxury built eco homes which are easy to maintain, aesthetically-pleasing and situated in a secure, beautifully-landscaped lakeside settings, will come in a range of layouts and sizes to suit all needs.

This forward thinking and sustainable alternative gives buyers a unique opportunity to downsize to a highly efficient, single storey home, without compromising on quality. Eco living is the future of the UK housing market, and you can sleep well at night knowing you are contributing to global efforts to reduce our collective carbon footprint. As an independent, family-run business, it is hugely important to Arbor Living that they create a compelling and viable proposition to the over 55's market that is kind to the planet and helps pave a sustainable way of life for future generations. The ever-increasing over-55's demographic has been all but forgotten by UK developers - until now.

Our commitment to you

Whether you are planning for retirement or simply looking to make more rewarding, eco-friendly lifestyle choices, The View promises a uniquely compelling package for over-55s. Owners are promised imaginative and highly sustainable living solutions that never compromise on lifestyle requirements.

At Arbor Living we understand the frustrations of the over 55's market. After a lifetime of hard work and sacrifice for others, it's time to downsize from your beloved family home and start enjoying life to the full, ideally without the drain of maintenance worries and increasing energy costs. Until now, your sustainable options in the luxury single-storey market have been virtually non-existent. We have used our extensive experience in this sector to bring you a unique offering that will out-perform any other new build offering in the Lincolnshire area.



“ Designed to deliver lifestyle without compromise to the discerning, mature home buyer

THE LUXURY SPECIFICATION

This highly prestigious development will be comprised of 6 carefully considered house types, each with varying designs, sizes and layouts to ensure we have an offering to suit every need. Whilst the configuration might change, the exceedingly high build quality will not.

Here's what you can expect as standard:

EXTERNAL

- External walls white render with defining textured accent panels
- Modern roof tiles in 'Anthracite Grey'
- 115mm of premium reflective external wall insulation
- Ultra-efficient PVC Anthracite external windows and doors
- Tegula block paved driveway for two cars
- Mixture of composite decking and paved patios to rear gardens
- Carefully designed planting scheme to all property frontages
- Turfed front and rear lawns
- Antifreeze outdoor tap
- External up and down lighting
- Two Double External Sockets
- Solar PV Panelling

INTERNAL

Electrical

- Downlighters to all rooms except bedrooms (to be fitted with pendants)
- Wiring in place for burglar alarm system to be retrofitted
- TV points to bedrooms and lounge
- CAT-6 Multimedia connection to lounge sockets

Heating

- Highly Economical Air Source Heating System
- Underfloor heating to all rooms mounted upon premium reflective floor insulation
- Mechanical heat ventilation/recovery system

Joinery

- Contemporary single groove Burford skirting and architrave to all areas
- Engineered solid core internal doors in 'Coventry' style
- Anthracite composite front door with London etched border glass

Kitchens

- Contemporary plot specific kitchen designs
- Premium range of integrated Caple appliances
- Induction hobs with integral extraction unit
- Eye level oven and combi microwave stack
- Full size dishwasher
- Pullout waste and recycling bins
- 1.5 ceramic sinks with pullout tap heads

Bathrooms

- Premium wall hung vanity units with chrome fixings
- Slimline shower trays with glass enclosures and wall mounted waterfall showerheads
- Porcelanosa floor and wall tiles
- Contemporary chrome electric towel radiators

Flooring

- Porcelanosa floor tiling to bathrooms and ensuites
- Premium waterproof LVT flooring to all other rooms except bedrooms
- 1m x 1.5m in-set entranceway foot matt installed to hallway

HIGHEST QUALITY AS STANDARD



TECHNICAL INFORMATION

Tenure	Leasehold - 950 Year Lease
Council Tax Banding	Tax band to be confirmed by West Lindsey District Council
Parking Arrangements	Each home will have its own private parking area for two cars
Heating	Air Source System with underfloor heating supported by a mechanical heat ventilation system
Available Services	Mains water, mains waste, mains electric & solar panels
Internet	We understand that Fibre Optic Broadband will be available to the site. Purchasers are required to check with their preferred internet supplier
EPC Ratings	All homes to be EPC A-Rated
Access Road	Private tarmac road with gated fob access to waterfront homes
Site Management	All aspects of site management will be carried out by Arbor Living Burton Waters Management Limited until such time that all units are sold, at which point the residents have the ability to decide how the site is managed going forward.
Management Fees	There will be a monthly management charge for all residents. The exact amount is still to be confirmed but we estimate it will be in the region of £70.00 per month

LET'S TALK EFFICIENCY

**We have given you the what,
now let's look at the how...**

Here is what we know for sure. With planetary preservation coming into sharper and sharper focus as the years go on, it is inevitable that properties lacking in these eco features will be at a significant disadvantage in the coming years, with buyers likely to shun properties constructed in the old ways, in favour of newer, eco-friendly homes.

Each home will be completed using a range of eco features, designed to maximise energy efficiency, which will simultaneously slash your carbon footprint and monthly running costs. All homes will be built with a 100% airtight construction method which prevents the unnecessary loss of heat through the winter months.

This method is so effective, in fact, that a mechanical ventilation system has been introduced to the home to ensure there is a constant supply of fresh air. This system extracts any precious heat from the circulated air before releasing it into the outside world. This stored warmth is then redistributed to every corner of your home through a series of warm air vents for maximum energy efficiency.

You'll not be surprised to hear that the insulation installed in these homes exceeds UK housing regulations. The average new build home in the UK benefits from 100mm of cavity insulation to all external walls. We have stepped things up to an impressive 115mm of reflective external insulation, encouraging optimal heat retention. We've used a specific double-glazing product which matches the thermal efficiency of triple glazing to further minimise heat loss.

A crucial addition to these highly efficient homes is adoption of the highly efficient Air Source Heat Pump technology.

Thanks to impressive technological advances, this all-electric system extracts heat from the outdoor air to power your indoor, water-based heating system. These systems are incredibly efficient when coupled with a full coverage underfloor heating system, as significantly less energy is required to maintain the desired temperature in your home.

Last but certainly not least each home will be fitted with PV Solar Panels to harness the sun's energy to further your green goals.

Let's recap - here is what to expect:

- 1. Highly Efficient Air Source Heating Systems**
- 2. PV Solar Panels**
- 3. 100% Air Tightness**
- 4. Water-run Underfloor Heating**
- 5. Mechanical Heat Ventilation System**
- 6. Increased External Wall Insulation**
- 7. Ultra Efficient Double Glazed External Windows and Doors**



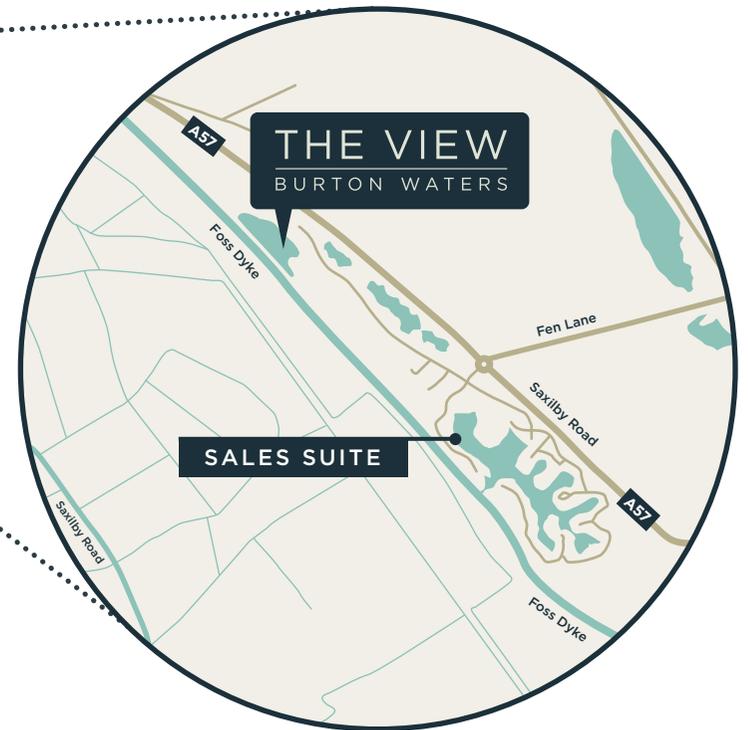
THE VIEW SITE PLAN

 The Bexton	Size 950sqft	 The Tirley	Size 1041sqft
 The Ramsdell	Size 972sqft	 The Prestbury	Size 1037sqft
 The Marbury	Size 1046sqft	 The Alderley	Size 1107sqft





IDEALLY CONNECTED FOR WORK & PLAY



Lincoln City Centre - 3 miles

- All Major Supermarkets • Pennells Garden Centre
- Multiple Bars, Pubs, Restaurants and Cafes
- Historic Cathedral Quarter and Bailgate
- High Street Shopping and Waterside Shopping Centre
- Lincoln Golf Club • Carholme Golf Club
- Doctors, Hospital, Primary and Secondary Schools
- **Saxilby (4 miles)** - Doctors, Train Station, village pubs, Co-op Store and Eateries
- **Skellingthorpe (4.5 miles)** - Co-op Store, Community Centre, Doctors and Village pub

Local Transport Links

Located just off the A57, Burton Waters is conveniently situated just on the edge of Lincoln City Centre. The A57 offers direct links to Sheffield via Worksop, and is closely linked to the A46 with easy access to the M1 (A1) North and South. Lincoln offers regular direct rail services to London Kings Cross with a journey time of 1hr 40 minutes. There will be a daily bus service running to and from Lincoln city centre, accessible from the site entrance and operational from Summer 2022.

Burton Waters

- **Several Restaurants, Cafes and Pub**
- **David Lloyd Gym with Spa and other Sports Facilities**
- **Independent Shops and Locally Owned Businesses (Solicitors, Financial Advisors etc)**
- **Beauty Salon with Hairdressers**
- **Active Marina with Boat Club and Boat Shop**
- **Fosdyke 6 Mile Canal Trail - Walking Route and Fishing Spots**

THE BEXTON

SIZE 950FT²

Ground Floor	Size (M)	Size (FT)
Kitchen / Living Dining Room	6.30 x 6.18	20'8" x 20'3"
Utility	4.55 x 1.80	14'11" x 5'10"
Bedroom 1	4.02 x 3.82	13'2" x 12'6"
Bedroom 2	4.28 x 2.60	14'0" x 8'6"
Bathroom	3.04 x 2.18	9'11" x 7'2"

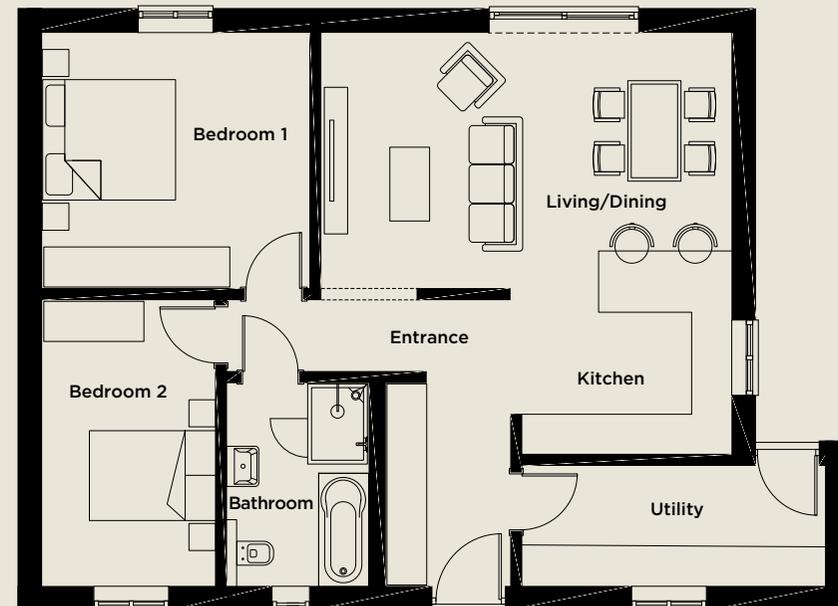
THE BEXTON FEATURES

The Bexton is a 2-bedroom single storey home with a spacious utility room and an open plan flow to the living space.

The entrance hall allows for ample storage and leads to two double bedrooms and a generous 4-piece bathroom. There will be a set of south facing patio doors from the Living Dining area, leading out to the rear garden with partial lake views, a substantial patio area and turfed lawn.

Site plans are indicative only. Floor plans are for approximate measurements only. Exact layout and sizes may change.

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THE ALDERLEY

SIZE 1107FT²

Ground Floor	Size (M)	Size (FT)
Kitchen / Living Dining Room	6.85 x 5.99	22'5" x 19'8"
Utility	4.06 x 1.70	13'4" x 5'7"
Study	2.64 x 2.20	8'8" x 7'3"
Bedroom 1	4.16 x 2.74	13'8" x 9'0"
Dressing	1.67 x 1.50	5'6" x 4'11"
Ensuite	2.32 x 1.78	7'7" x 5'10"
Bedroom 2	3.82 x 2.95	12'6" x 9'8"
Bathroom	2.26 x 3.08	7'5" x 10'1"

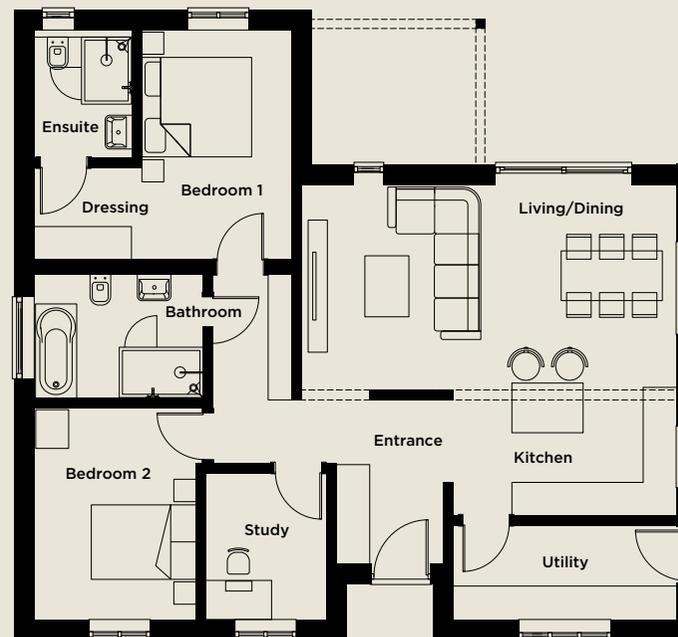
THE ALDERLEY FEATURES

The Alderley is the largest house type on the development, offering two double bedrooms and a study/single bedroom.

The master bedroom benefits from views over the lake, a dressing area and a 3-piece ensuite. The open plan living area also benefits from stunning, direct lake views. There is also a covered patio area to the rear garden, allowing residents to sit out and enjoy the views all year round.

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THE MARBURY

SIZE 1046FT²

Ground Floor	Size (M)	Size (FT)
Kitchen Dining	3.90 x 4.63	12'10" x 15'2"
Living Room	5.09 x 3.88	16'8" x 12'9"
Utility	1.76 x 3.90	5'9" x 12'10"
Bedroom 1	3.76 x 3.88	12'4" x 12'9"
Bedroom 2	3.90 x 3.27	12'10" x 10'9"
Bathroom	3.04 x 2.27	10'0" x 7'5"

THE MARBURY FEATURES

The Marbury is a 2-bedroom single storey home with a spacious utility room and an open plan flow to the living space.

The entrance hall allows for ample storage and leads to two double bedrooms and a generous 4-piece bathroom. There will be a set of south facing patio doors from the Living Dining area, leading out to the rear garden with partial lake views, a substantial patio area and turfed lawn.

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THE RAMSDELL

SIZE 972FT²

Ground Floor	Size (M)	Size (FT)
Kitchen / Living Dining Room	7.84 x 5.06	25'9" x 16'7"
Utility	3.85 x 1.88	12'8" x 6'2"
Study	2.00 x 2.58	6'7" x 8'6"
Bedroom 1	3.36 x 3.85	11'0" x 12'8"
Bedroom 2	2.36 x 3.82	7'9" x 12'6"
Bathroom	2.69 x 2.26	8'10" x 7'5"

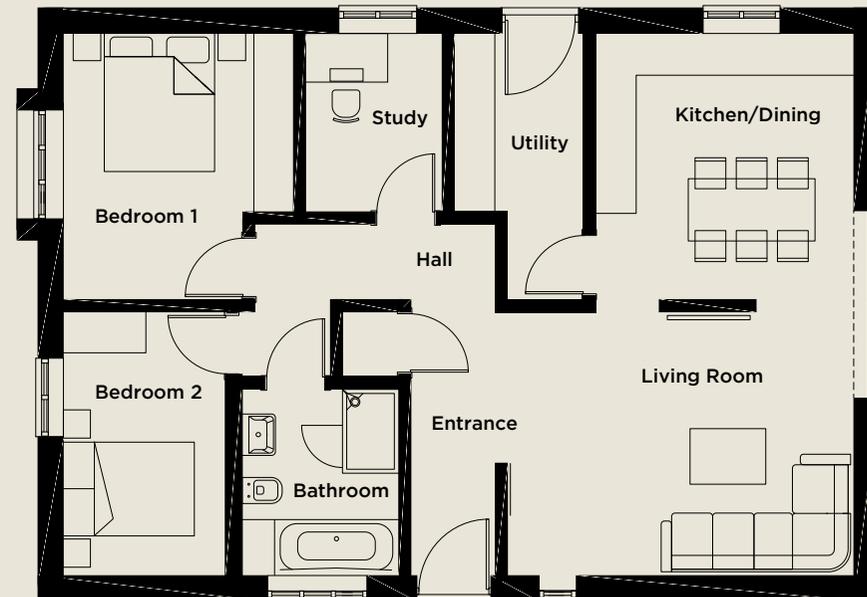
THE RAMSDELL FEATURES

The Ramsdell offers excellent value for money, with partial lake views, two double bedrooms, a separate study, and a contemporary 4-piece bathroom with a stand-alone shower.

The open plan living area leads straight into the spacious south-west facing rear garden. The master bedroom benefits from a quirky bay window which creates a contemporary edge, both internally and externally.

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THE PRESTBURY

SIZE 1037FT²

Ground Floor	Size (M)	Size (FT)
Kitchen / Living Dining Room	7.84 x 4.87	25'9" x 16'0"
Utility	2.02 x 3.62	6'8" x 11'11"
Bedroom 1	3.30 x 3.40	10'10" x 11'2"
Ensuite	1.42 x 2.62	4'8" x 8'7"
Walk-in Wardrobe	1.60 x 2.33	5'3" x 7'8"
Bedroom 2	2.60 x 3.40	8'6" x 11'2"
Bathroom	2.60 x 2.01	8'6" x 6'7"

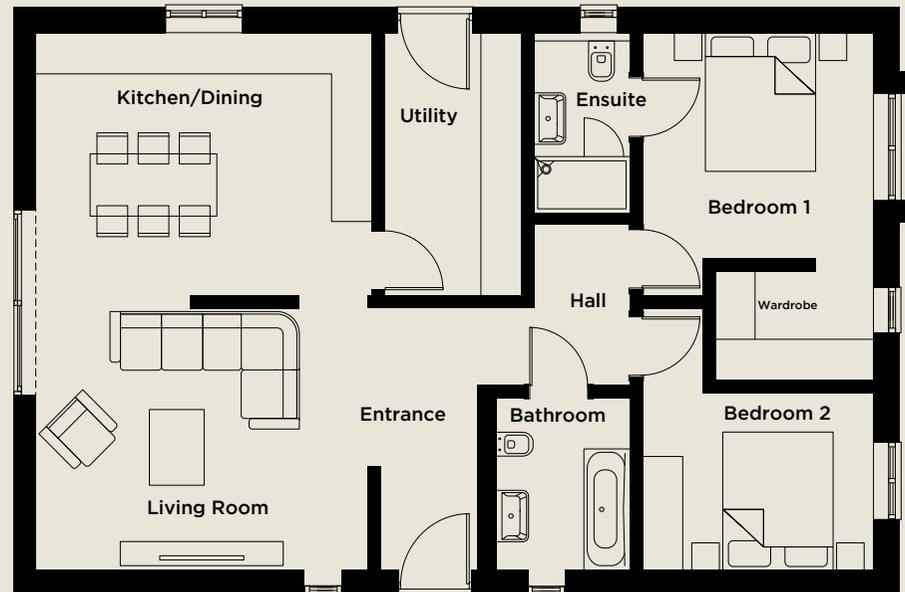
THE PRESTBURY FEATURES

The Prestbury is a spacious 2-bedroom home with large gardens and direct lake views. The design is intended to maximise living space, with a generous kitchen living dining area with lake views.

The master bedroom from a walk-in wardrobe area and a spacious 3-piece ensuite shower room. The rear garden is south-west facing with a spacious patio and turfed lawn leading down to the lake.

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THE TIRLEY

SIZE 1041FT²

Ground Floor	Size (M)	Size (FT)
Kitchen / Living Dining Room	7.06 x 5.90	23'2" x 19'4"
Utility	3.69 x 1.80	12'1" x 5'11"
Bedroom 1	2.65 x 3.63	8'8" x 11'11"
Ensuite	2.20 x 2.12	7'3" x 6'11"
Bedroom 2	2.56 x 4.07	8'5" x 13'4"
Study	1.81 x 2.90	5'11" x 9'6"
Bathroom	2.12 x 2.90	6'11" x 9'6"

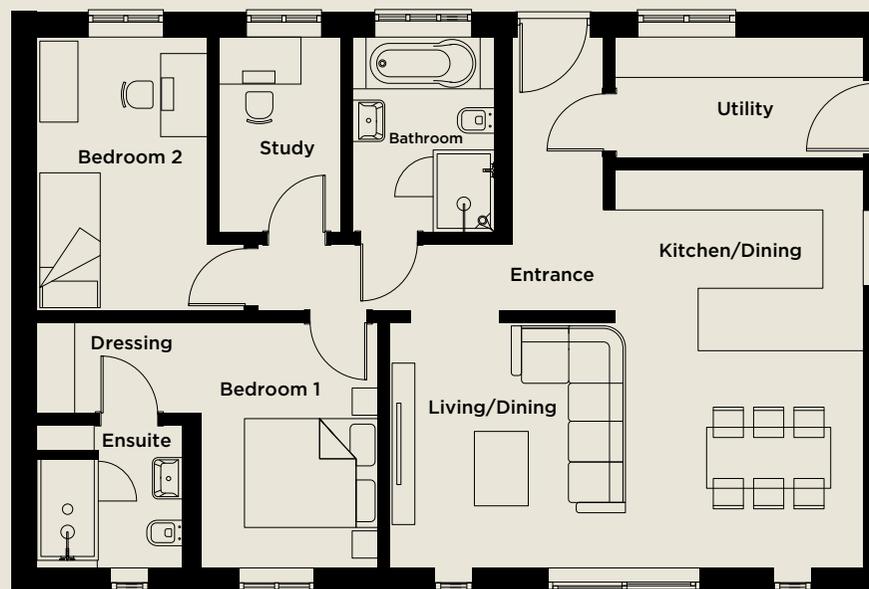
THE TIRLEY FEATURES

The Tirley is a spacious 2-bedroom home with a separate study, large gardens and direct lake views.

The design is intended to maximise living space, with a generous kitchen living dining area with lake views. The master bedroom benefits from a separate area and a spacious 3-piece en-suite shower room. The rear garden is south-west facing with a spacious patio and turfed lawn leading down to the lake.

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A DEVELOPMENT BY

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