

Find out more about Station Meadow
at forgenewhomes.co.uk/beckingham.
Or contact Forge New Homes direct
on 07747 764708.



Station Meadow at Beckingham

Homes guide

Company number OC428954
Version 1.0





Welcome to Station Meadow

New bungalows and family homes
by Forge New Homes



Explore the area and check local routes on Google Maps:



Station Meadow is a development of just 57 bungalows and family homes in rural Nottinghamshire – perfect for downsizers, or anyone seeking a simple lifestyle in a peaceful location.

Amenities, connections and attractions

In the village

- Primary school
- Village hall
- Playing field with football pitch, play park, outdoor gym, multi-use games area and tennis court

Local amenities

- Supermarkets – Tesco, Aldi, Lidl (all within 3 miles)
- **Marshall's Yard** retail park (3 miles) – with a mix of well-known retailers and unique independent shops

Connections

- Just three miles to the east, the small town of Gainsborough offers a range of retail, community and recreational amenities.
- Slightly further afield, Bawtry (9 miles) and Retford (10 miles) are historic market towns with a great choice of independent retailers.
- Larger centres such as Doncaster (18 miles), Lincoln (20 miles), Sheffield (35 miles) and Nottingham (40 miles) are also within reach.

Road

- There are several routes to the A1, each taking around half an hour and offering connections north and south. The A1 provides links via the M18 to the M1 and M62, offering straightforward routes to Leeds, Hull and Manchester.

Rail

- Gainsborough Lea Road (3 miles) for trains to Lincoln, Doncaster and Sheffield
- Retford station (10 miles) for trains to London, Hull, Leeds, York, Newcastle and Scotland

Bus

Several routes serve Beckingham, providing connections to Gainsborough, Retford and Doncaster, as well as local villages.



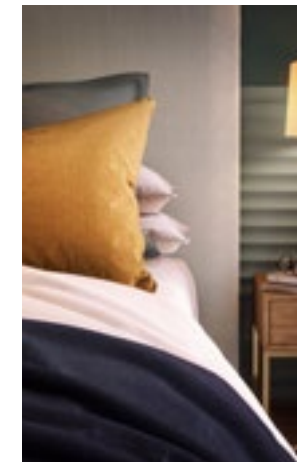
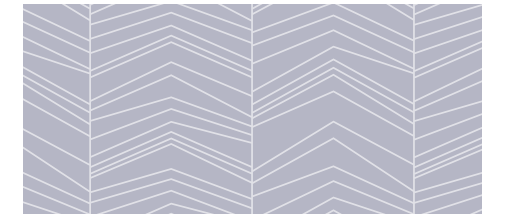
Local attractions

- **The Willow** pub and restaurant (1 mile)
- **RSPB Beckingham Marshes** (1 mile)
- **Walkeringham Nature Reserve** (3 miles)
- **Trinity Arts Centre**, Gainsborough (3 miles)
- **Milestone Ranch** American-themed farm with petting zoo, Haxey (7 miles)
- **Sundown Adventureland** under-10s' theme park, Rampton (8 miles)



At Station Meadow, the combination of low-rise buildings and open views creates a calm atmosphere, with an impression of both privacy and space.

Whether you choose a bungalow or dormer home, you'll find designs that maximise liveable space while being easy to maintain and designed to work for the long term.



Station Meadow is a small development with a peaceful atmosphere, thanks to its rural setting on the southern edge of Beckingham.

Most homes are single-storey, giving the setting a sense of openness, and there's easy access to space nearby for dog-walking and recreation.

A variety of sizes, designs and external finishes is available – from 2-bed options that maximise liveable space, to substantial 3-bed dormer and detached homes.

Goldcrest

2-bed semi-detached bungalow
Page 10

Robin

2-bed semi-detached bungalow
Page 14

Redwing

3-bed detached bungalow
Page 18

Merlin

3-bed semi-detached dormer
Page 22

Sparrowhawk

3-bed detached bungalow
Page 28

 Sales suite

 Show home

 Affordable rent

 Shared ownership

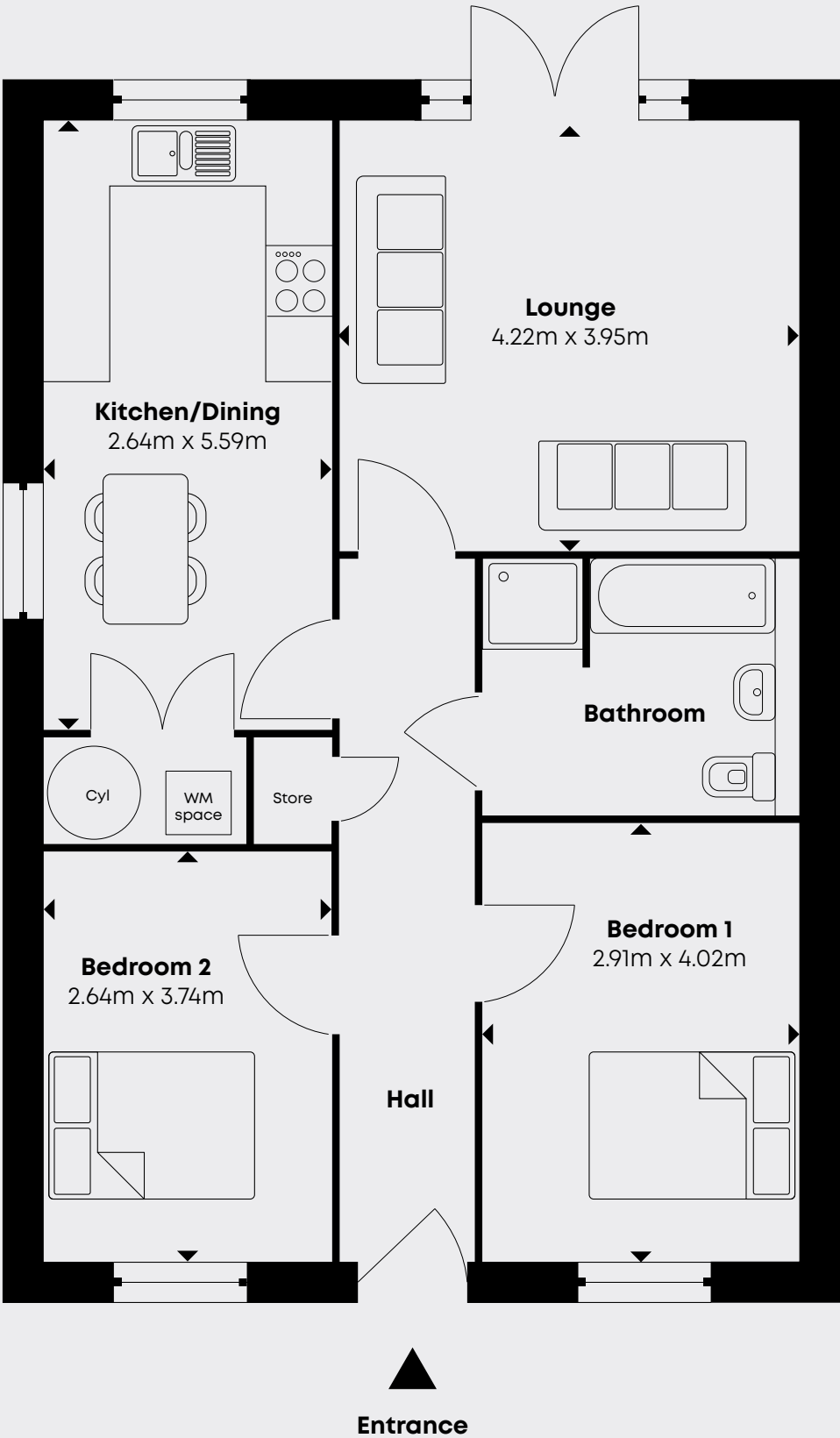




Goldcrest

Two bedrooms
Semi-detached bungalow

This modern bungalow offers both kitchen-diner and separate lounge – it's a practical, beautiful home that feels bright and open.

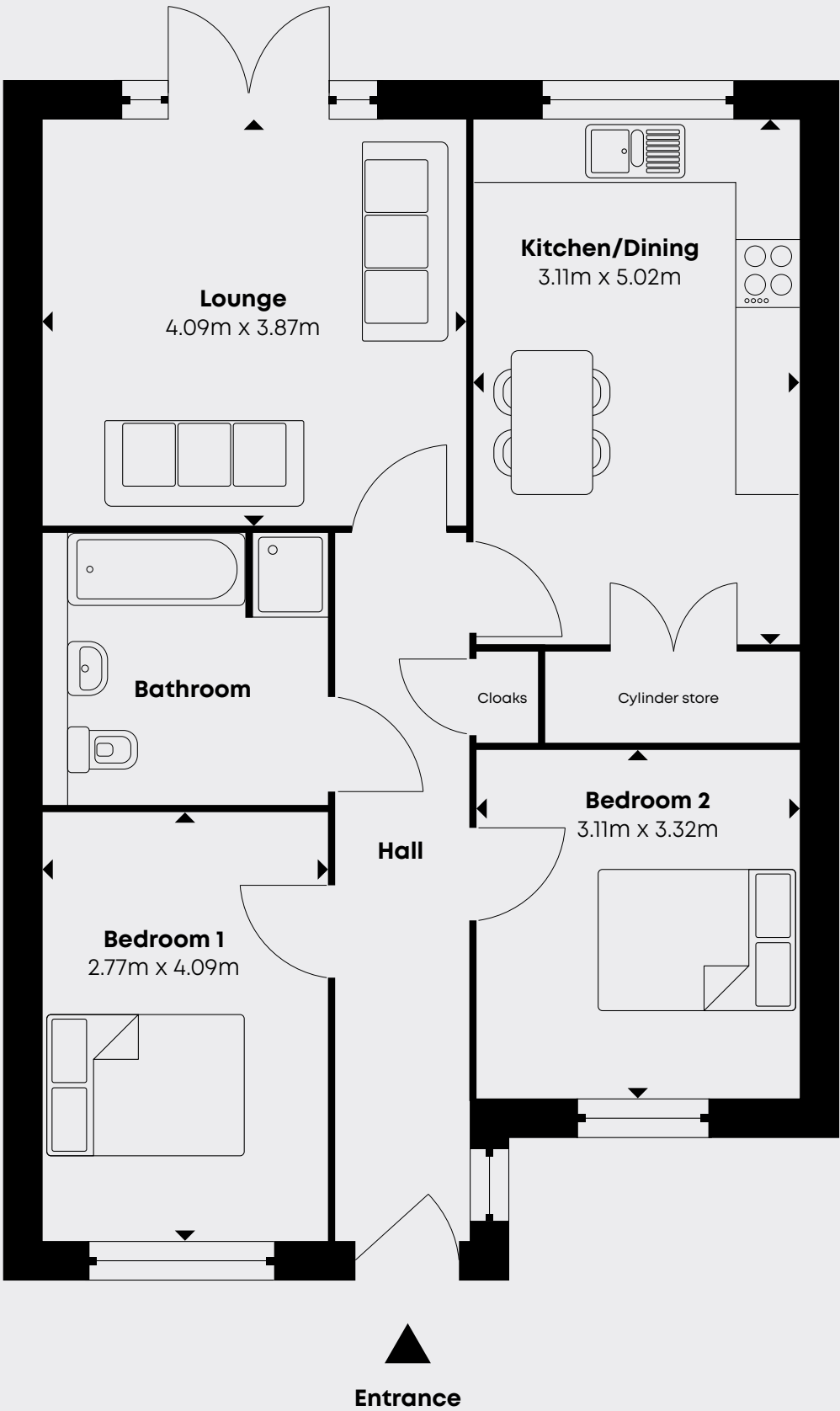




Robin

Two bedrooms
Semi-detached bungalow

A striking bungalow with a generous kitchen-diner for socialising – and a separate lounge for cosy nights in.

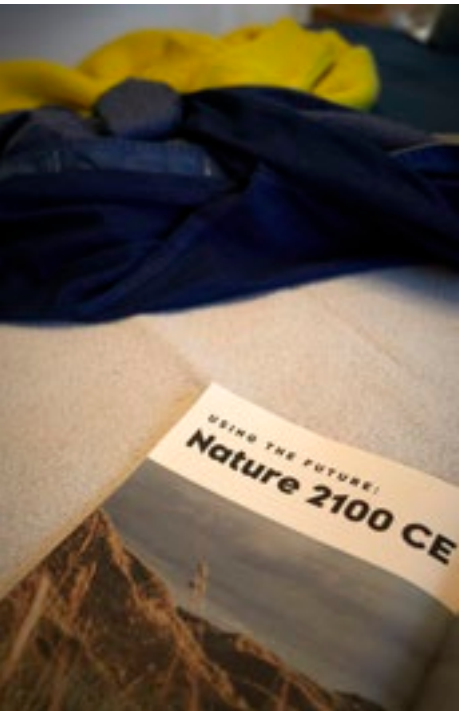
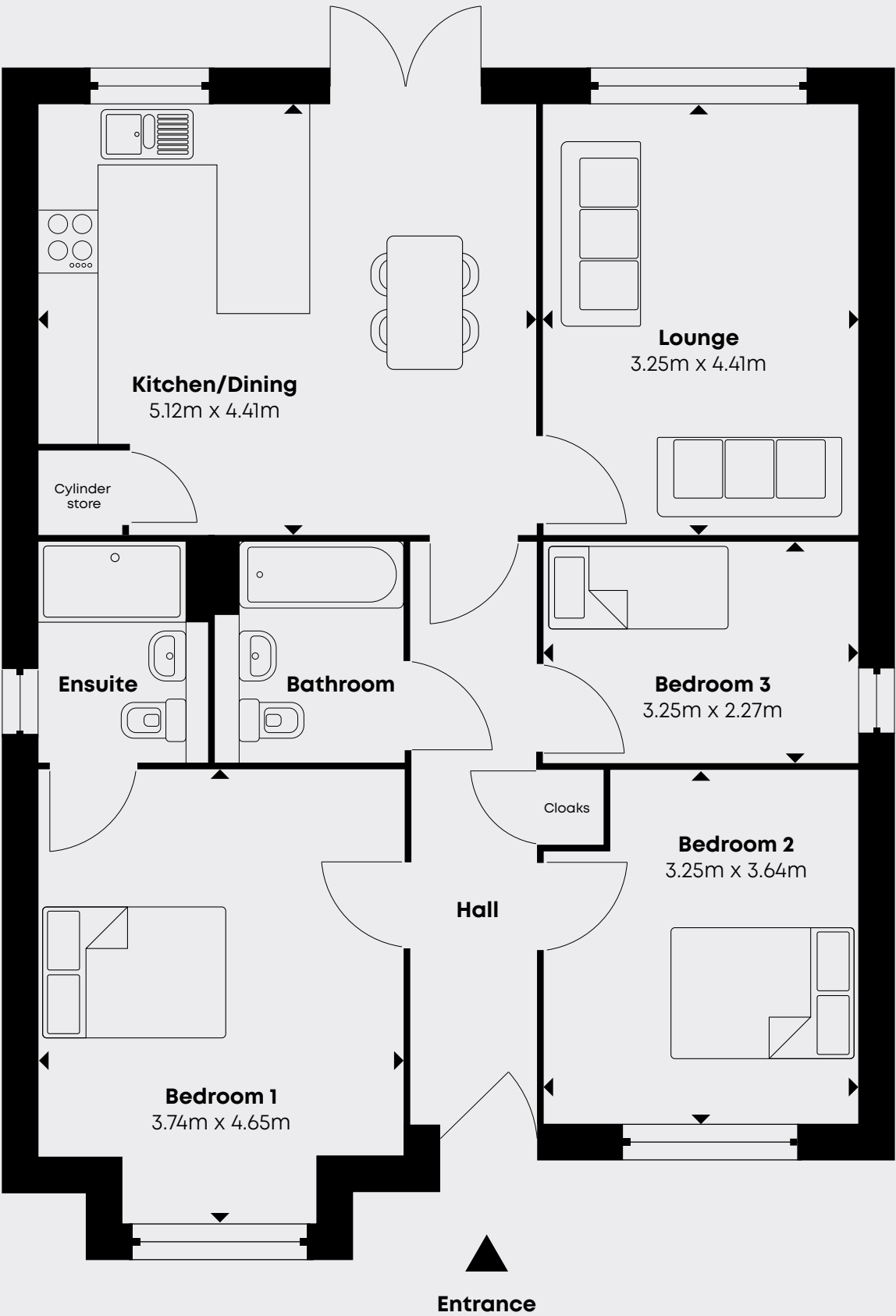




Redwing

Three bedrooms
Detached bungalow

A home with room for everyone – a large kitchen-diner for entertaining, a lounge for relaxing, and three bedrooms – all on one level.

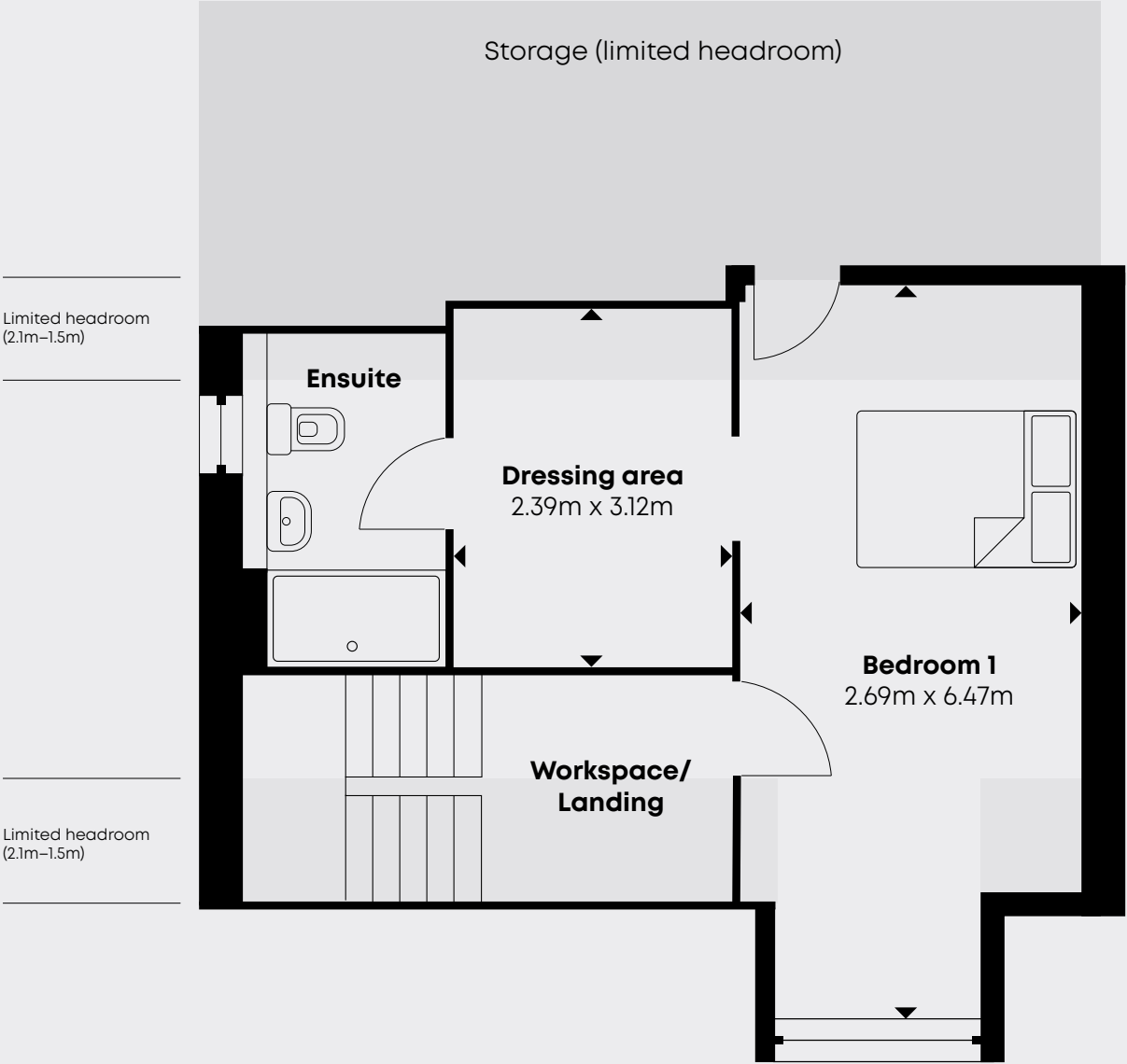
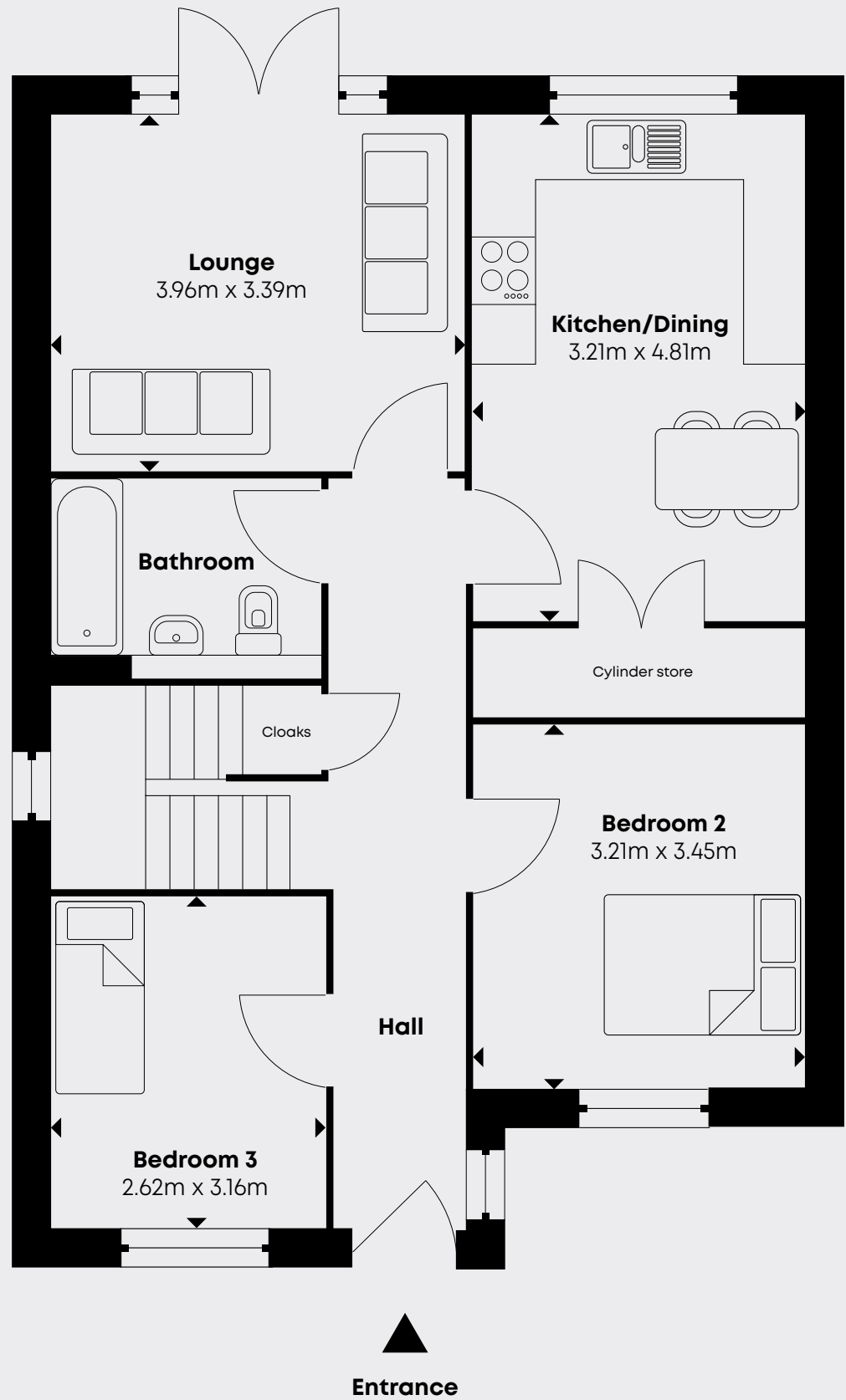




Merlin

Three bedrooms
Semi-detached dormer bungalow

This beautiful dormer home offers the space, privacy and comfort of an upstairs bedroom with dressing area and ensuite.



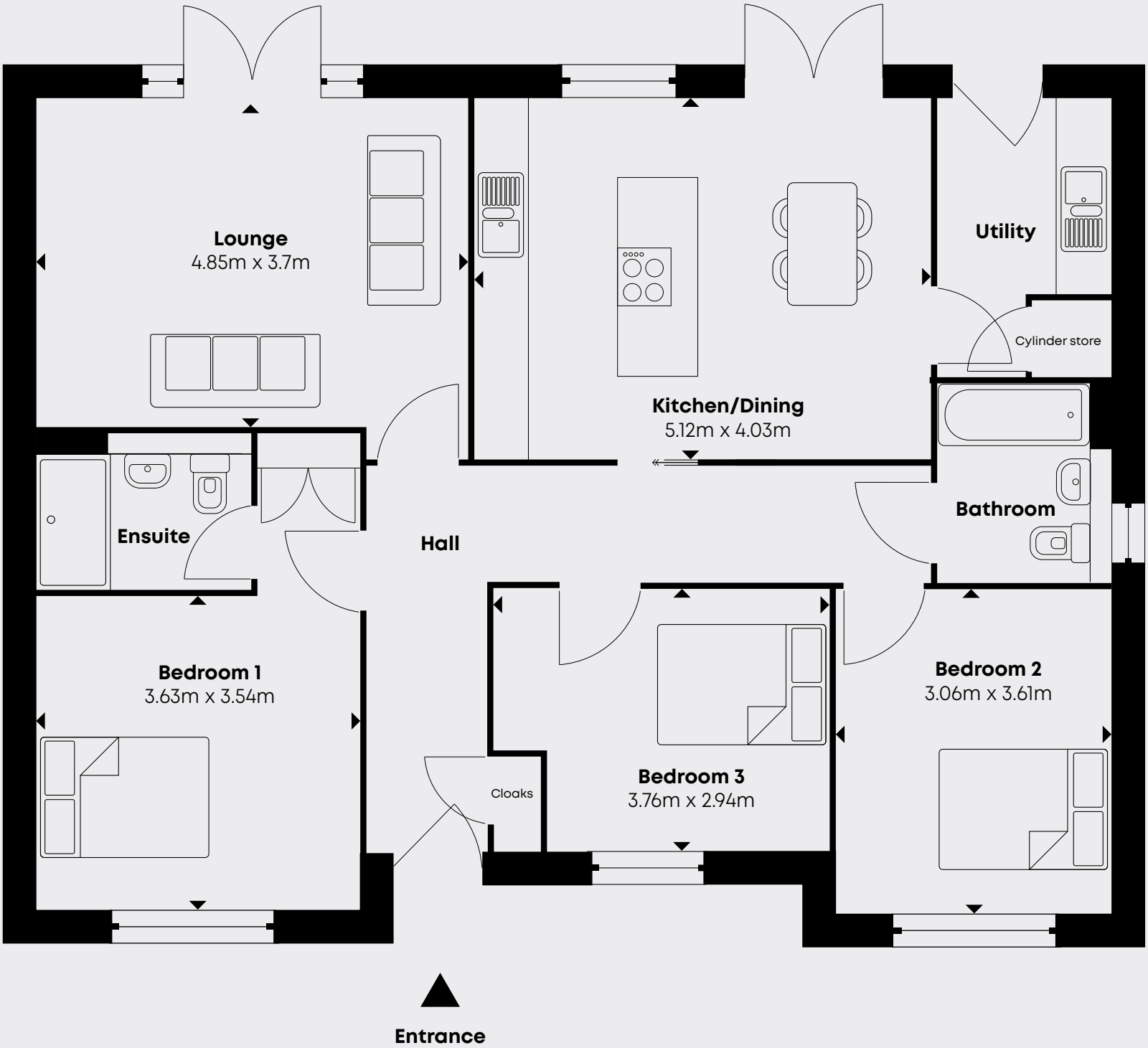


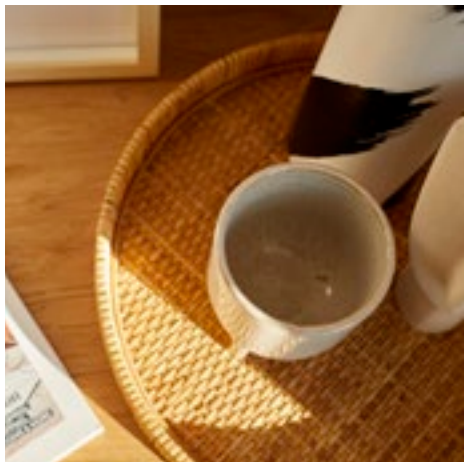


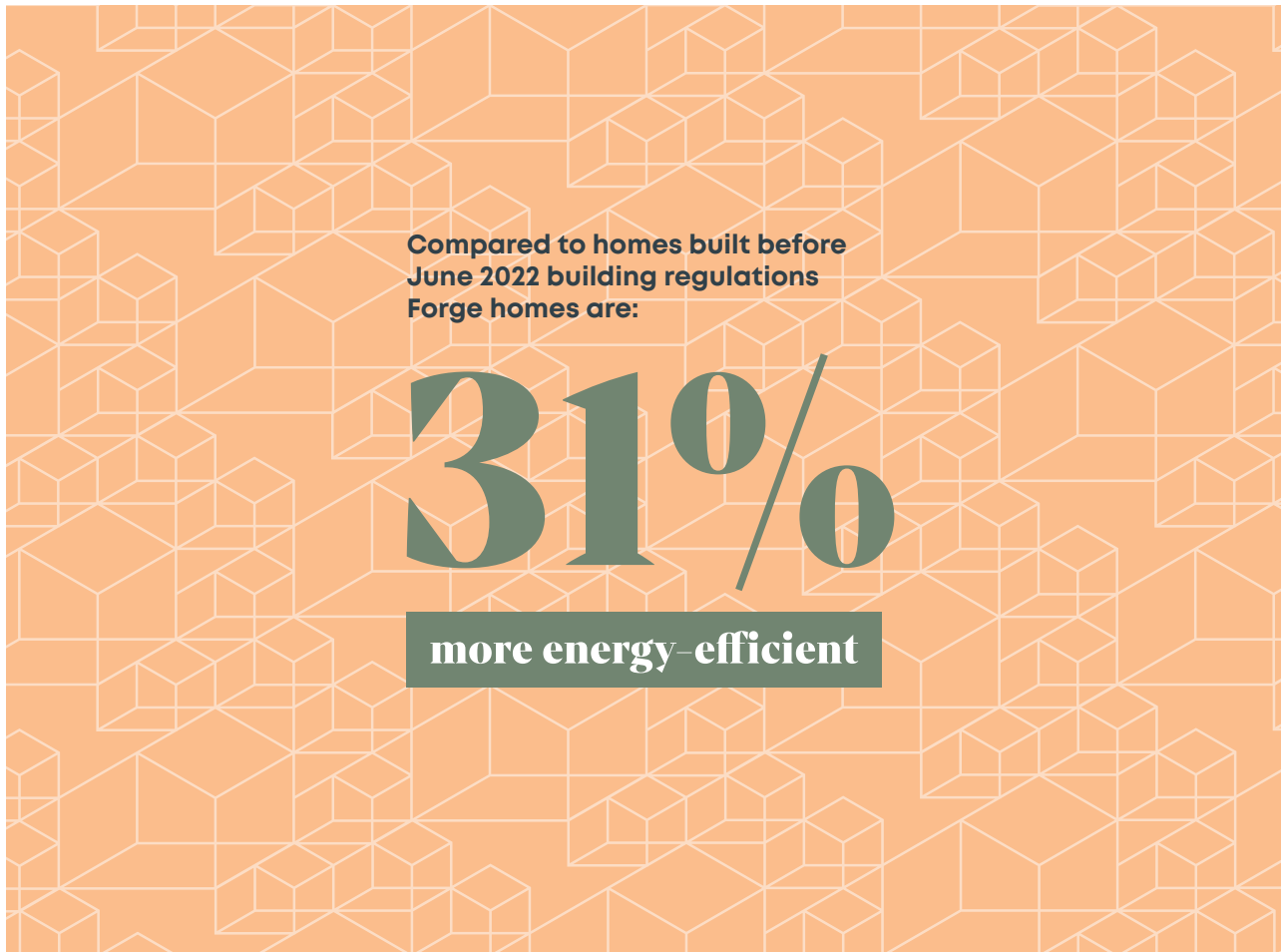
Sparrowhawk

Three bedrooms
Detached bungalow

A truly substantial three-bed home
with everything a family needs to thrive
– except for the stairs.







**The design of our homes at
Station Meadow is efficient,
sustainable, and future-proof.**

**Timber-frame construction
is complemented by high levels
of insulation.**

A Panasonic Air Source Heat Pump, hot water cylinder and radiators are fitted as standard, providing your hot water and heating.

Your well-insulated timber-frame home, combined with efficient heating and hot water, should serve you and your family well for many years.

Your new home is all-electric and zero gas, meaning it has the potential to be powered by 100% renewable energy. A high level of airtightness adds to thermal efficiency, aided by continuous background ventilation.

Each home has an EV charging point.

“Here at Forge, we’re focused on building new homes that don’t just look wonderful inside and out, but enable you to make the most of modern life. That’s why, when it comes to quality of materials and build, and the partners and suppliers we work with, we’re adamant that only the best will do.”

Andy Beattie
Forge New Homes



ROMAN
REFINED SHOWERING

Shower screens

silestone

Worktops

Symphony[®]

Kitchens

PORCELANOSA

Tiles

QUINTESSENZA
— CERAMICHE —

Splashback tiles

Karndean
Design flooring

Flooring

Roca

Sanitaryware

hansgrohe

Taps and showers

BOSCH

Appliances

Every Forge home – built on a foundation of contemporary design and high quality – has the following essential features.

EPC rating: B

Fully integrated kitchen

- A choice of Symphony units with square-edged laminate worktops and LED under-cabinet lighting
- Integrated Bosch oven
- Integrated Bosch fridge-freezer
- Integrated Bosch dishwasher
- Integrated Bosch hob
- Wall-mounted Bosch cooker hood (except Sparrowhawk)
- Integrated Bosch venting hob (Sparrowhawk only)
- Rangemaster composite sink with Hansgrohe single-lever chrome mixer tap

Family bathroom

- White ceramic Roca sanitaryware
- Hansgrohe single-lever chrome mixer tap
- Hansgrohe shower over bath
- Porcelanosa tiling
- Heated towel rail

Ensuite bathroom

- White ceramic Roca sanitaryware
- Hansgrohe single-lever chrome mixer tap
- Hansgrohe shower
- Porcelanosa tiling
- Heated towel rail

Lighting

- Low-energy lighting throughout home
- White LED downlights in kitchen/dining, bathroom and ensuite
- LED pendant lights in lounge and bedrooms

Heating and hot water

- Panasonic Air Source Heat Pump and hot water cylinder
- Continuous background ventilation
- Dedicated space and plumbing for washing machine

In-home features

- White painted walls, ceilings and woodwork
- Shaker-style internal doors with satin chrome handles
- Fibre broadband connection
- TV/satellite point
- Smoke and heat detectors
- Quality electrical sockets

Windows and external doors

- uPVC double-glazed windows
- Composite front door

Parking

- Two parking spaces
- EV charging point

External features

- Front garden
- Rear garden with timber fencing
- Outside tap
- Electrical socket
- Light at front and rear doors

Upgrades and optional extras

- Kitchen units and worktops
- Tiling to kitchen and bathrooms
- Flooring
- Taps and showers
- Built-in wardrobes
- Additional appliances

Optional extras and upgrades are dependent on house type and early reservation.

