



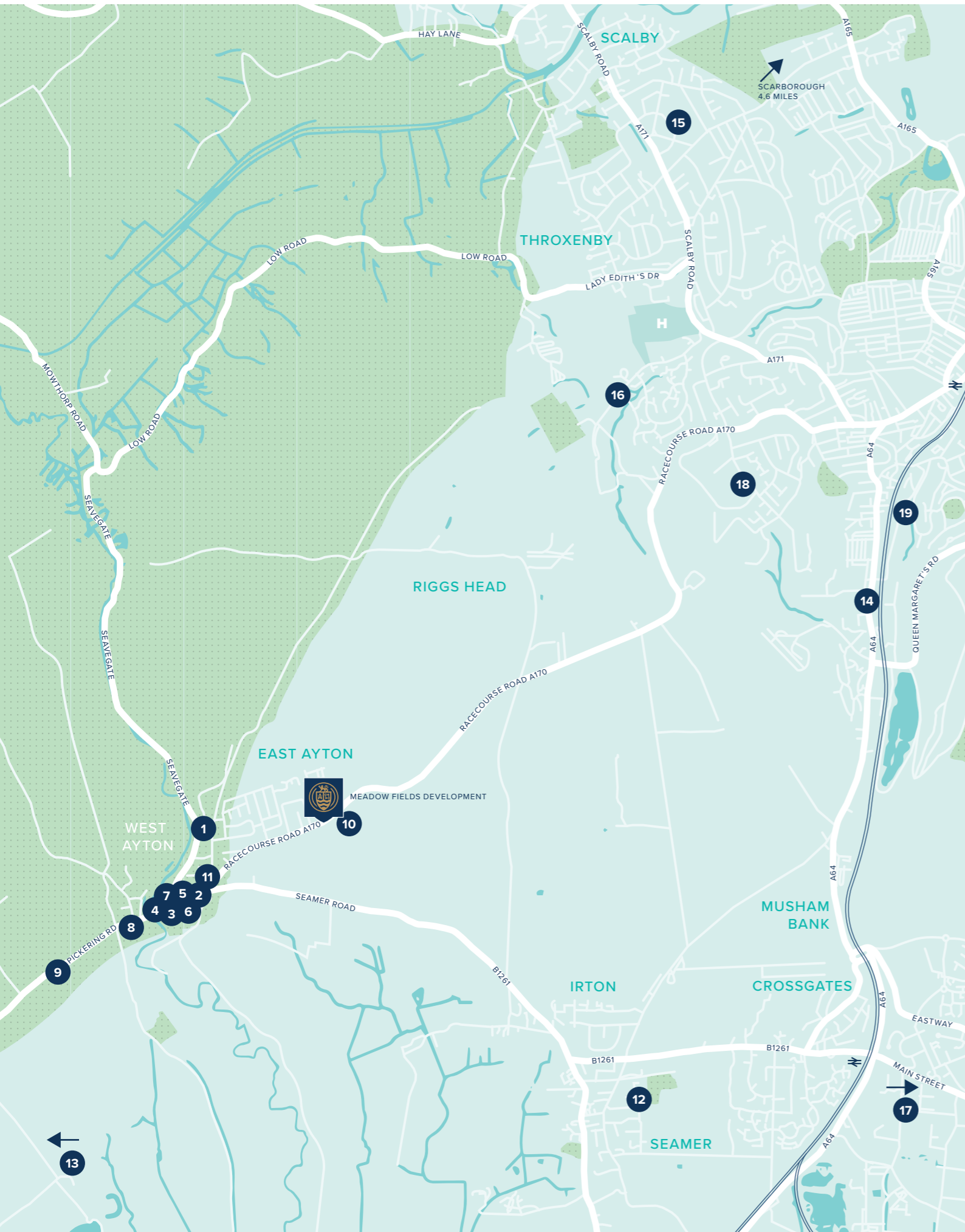
MEADOW FIELDS

EAST AYTON • YORKSHIRE

Situated in the charming village of East Ayton, Meadow Fields is a collection of 3, 4 and 5 bedroom homes. Here you are close to the scenic East Yorkshire coast and less than five miles from the seaside town of Scarborough.

3, 4 & 5 BEDROOM HOMES





WELCOME TO LIFE IN MEADOW FIELDS

Enjoy the facilities that East Ayton offers, while being a stone's throw from the seaside town of Scarborough and local nature reserves and parks.

On your doorstep

East Ayton has a good range of amenities including a post office and pharmacy, as well as more relaxing retreats such as a pub and restaurant – ideal for socialising and catching up on the local news.

- 1 The Lodge Bar & Grill
- 2 Denison Arms
- 3 East Ayton Post Office
- 4 Walkers Fish Restaurant
- 5 Ayton Pharmacy
- 6 Spar Manor Garage
- 7 East Ayton Fisheries
- 8 Ye Olde Forge Valley Inn
- 9 Ayton & Snainton Medical Practice
- 10 Betton Farm

Education

There is a great choice of primary and secondary schools nearby with a 'Good' Ofsted rating as well as a selection of nursery schools. There is also Scarborough University Technical College just five miles away.

- 11 East Ayton Primary School
- 12 Seamer and Irton Community Primary School
- 13 Wykeham Church of England Voluntary Controlled Primary School
- 14 Thomas Hinderwell Primary Academy
- 15 Scalby Secondary School
- 16 Graham Secondary School
- 17 George Pindar Secondary School
- 18 St Augustine's Catholic Secondary School
- 19 Scarborough University Technical College

Travel

Meadow Fields is served by the A170 main road ensuring it's just an 11 minute drive to bustling Scarborough. Seamer Station is just a 7 minute drive away, from where you can reach York in 45 minutes, and Leeds in 1 hour 20 minutes by train. Leeds Bradford Airport is just over an hour and a half by road.

From Seamer Station
Scarborough – 7 minutes
York – 45 minutes
Leeds – 1 hour 20 minutes

Seamer Station – 7 minutes
Malton – 31 minutes
Scarborough – 11 minutes
York – 54 minutes

Leeds Bradford Airport – 1 hour 37 minutes drive





MEADOW FIELDS

Off Racecourse Road, East Ayton,
Scarborough, YO13 9HT

For all enquiries please call

01723 628 326

crestnicholson.com/meadow-fields



clipboard.grills.wanted

CONNECTED, BEAUTIFUL COUNTRYSIDE LIVING

Meadow Fields is a collection of 3, 4 & 5 bedroom homes in the charming village of East Ayton. It is close to Forge Valley Woods Nature Reserve and North Riding Forest Park.

Discover East Ayton, a hidden gem nestled near the dramatic coast of North Yorkshire. This picturesque village is rich in history, community spirit, and natural beauty, making it an ideal destination for visitors and potential residents alike.

East Ayton has a long and storied past, dating back to at least the 12th century. The village boasts a church that's been standing since 1150, serving as a testament to its enduring historical significance. This ancient church, along with the village hall, forms the social and cultural heart of East Ayton, hosting various community events and gatherings throughout the year.

East Ayton offers a variety of attractions and facilities catering to local residents. For everyday needs, the village provides a convenience store, a post office, and a pharmacy, all within walking distance.

Dining options are plentiful, with local pubs and restaurants like the Denison Arms and The Lodge Bar & Restaurant offering a cosy atmosphere and delicious meals. For that treasured British pastime, the local fish and chip shop is a big favourite.

Residents can rest easy knowing that healthcare services are readily accessible in East Ayton. The village is equipped with the necessary facilities, ensuring that medical attention is never far away. For those looking for a great dining experience, the East Ayton Lodge Bar and Grill is a family-run establishment set among three acres of land. This tranquil retreat offers a locally renowned restaurant and bar and is definitely well worth a visit or two.

Nature lovers will find their new home an excellent base for exploring some

of North Yorkshire's most beautiful landscapes. The Forge Valley Woods National Nature Reserve is just a short distance away, offering scenic walks and nature trails through lush woodlands. Similarly, the North Riding Forest Park provides extensive walks and outdoor activities, perfect for those who love to explore the great outdoors.

Meadow Fields is ideally located for trips to the coast with the fine sandy beaches of Scarborough and Cayton Bay just 15 minutes away. Equally, the family-friendly beaches of Filey and Robin Hoods Bay are just 20 minutes and 35 minutes away respectively.

East Ayton offers a blend of historical charm, natural beauty, and a close-knit community. The village has something for everyone and is sure to be special place to live and make you feel like you're home.



SCARBOROUGH COAST



CAYTON BAY BEACH AND CLIFFS



CREST
NICHOLSON

MEADOW FIELDS

DEVELOPMENT PLAN

Situated in the charming village of East Ayton, Meadow Fields is a collection of 3, 4 and 5 bedroom homes. Here you are close to the scenic East Yorkshire coast and less than five miles from the seaside town of Scarborough.

3, 4 & 5 BEDROOM HOMES



2 BEDROOM HOMES

- Affordable Rent
- Shared Ownership

3 BEDROOM HOMES

- The Hatfield
- The Chelmsford
- The Seaton
- Affordable Rent
- Shared Ownership

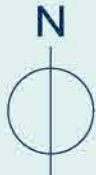
4 BEDROOM HOMES

- The Filey - First Homes
- The Romsey
- The Marlborough
- The Winslow
- The Burford

5 BEDROOM HOMES

- The Winchester
- The Derby

DEVELOPMENT
BY OTHERS





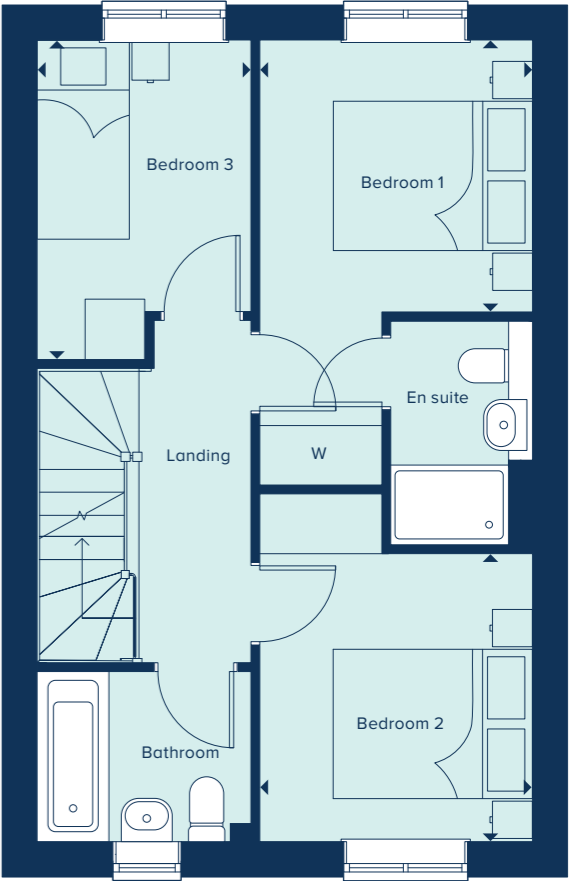
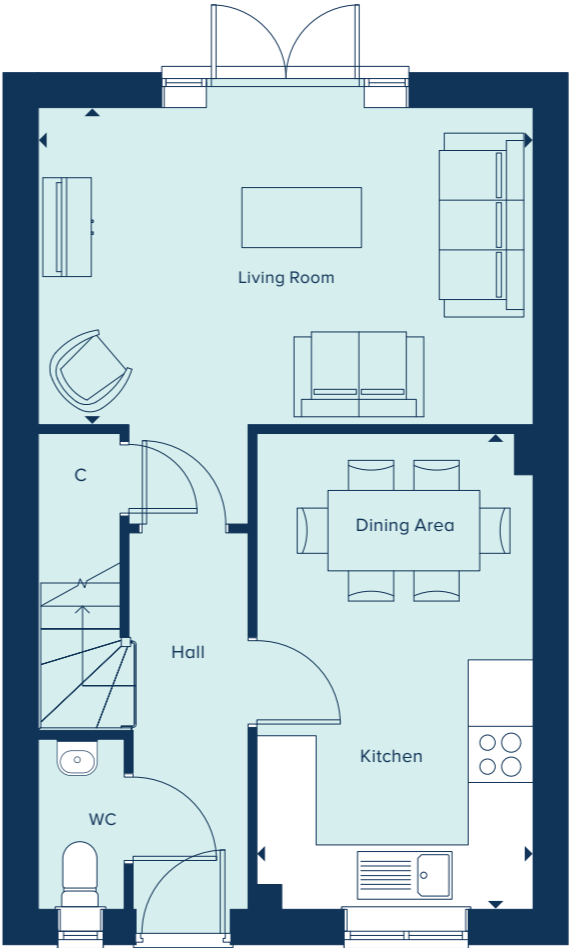
THE HATFIELD
3 Bedroom Home

crestnicholson.com

THE HATFIELD

The Hatfield is an attractive two-storey home perfect for family life, including an open-plan kitchen-dining area ideal for entertaining, in addition to a separate living room with French doors providing ample natural light and views over the private garden. Upstairs, the main bedroom has the benefit of an en suite and two further bedrooms share a family bathroom.

3 BEDROOM HOME



GROUND FLOOR

KITCHEN / DINING AREA

4.78m x 2.77m 15'8" x 9'1"

LIVING ROOM

4.97m x 3.18m 16'4" x 10'5"

FIRST FLOOR

BEDROOM 1

2.73m x 2.73m 9'0" x 8'11"

BEDROOM 2

2.89m x 2.74m 9'6" x 9'0"

BEDROOM 3

3.21m x 2.15m 10'6" x 7'0"

C Cupboard W Wardrobe

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THE CHELMSFORD

The Chelmsford is a generously sized three bedroom property. Inspired by tradition, it has a double fronted layout and features an attractive bay window which, together with French doors, make this a beautifully bright property. A welcoming hallway leads to two spacious rooms: an open plan kitchen and dining area, along with a spacious living room. Upstairs, the main bedroom benefits from an en suite shower room and a built-in wardrobe. There is an additional two double bedrooms plus a family bathroom.

3 BEDROOM HOME



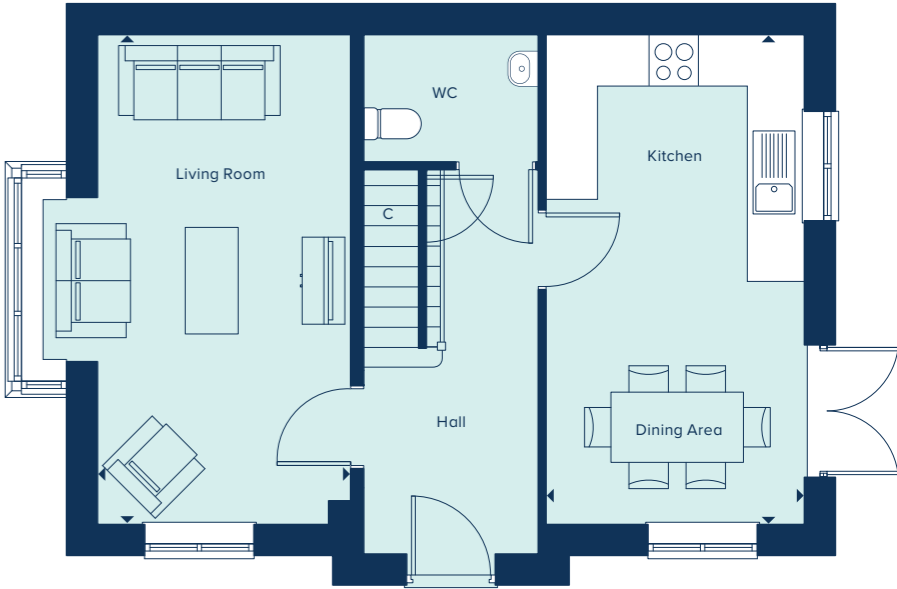
THE CHELMSFORD

3 Bedroom Home

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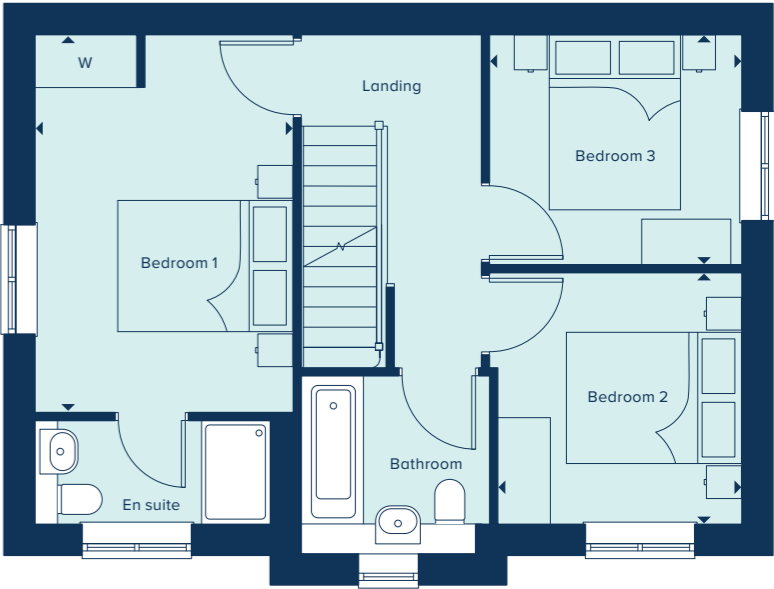
GROUND FLOOR

KITCHEN / DINING AREA		
5.58m x 2.95m	18'4" x 9'8"	
LIVING ROOM		
5.58m x 2.89m	18'4" x 9'5"	



FIRST FLOOR

BEDROOM 1		
4.31m x 2.95m	14'1" x 9'8"	
BEDROOM 2		
2.87m x 2.79m	9'5" x 9'1"	
BEDROOM 3		
2.88m x 2.63m	9'5" x 8'7"	



C Cupboard W Wardrobe

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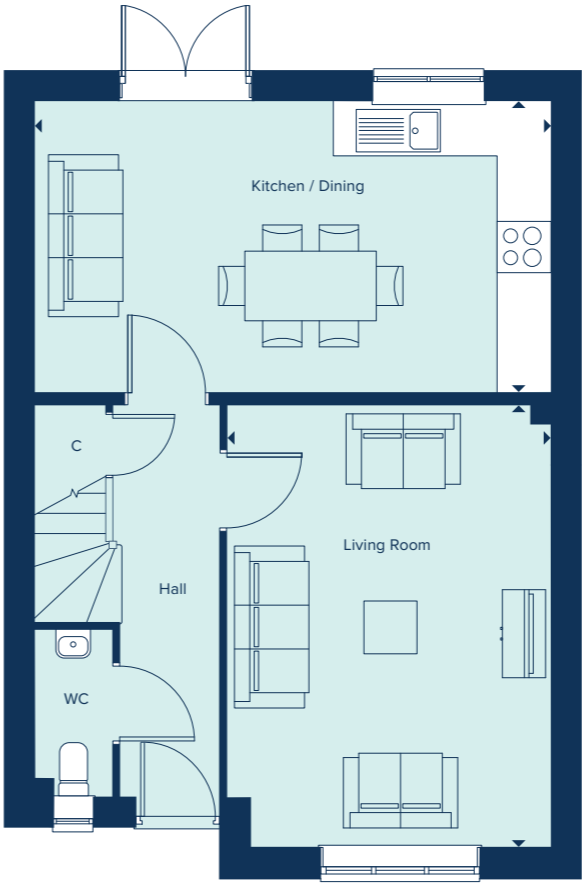
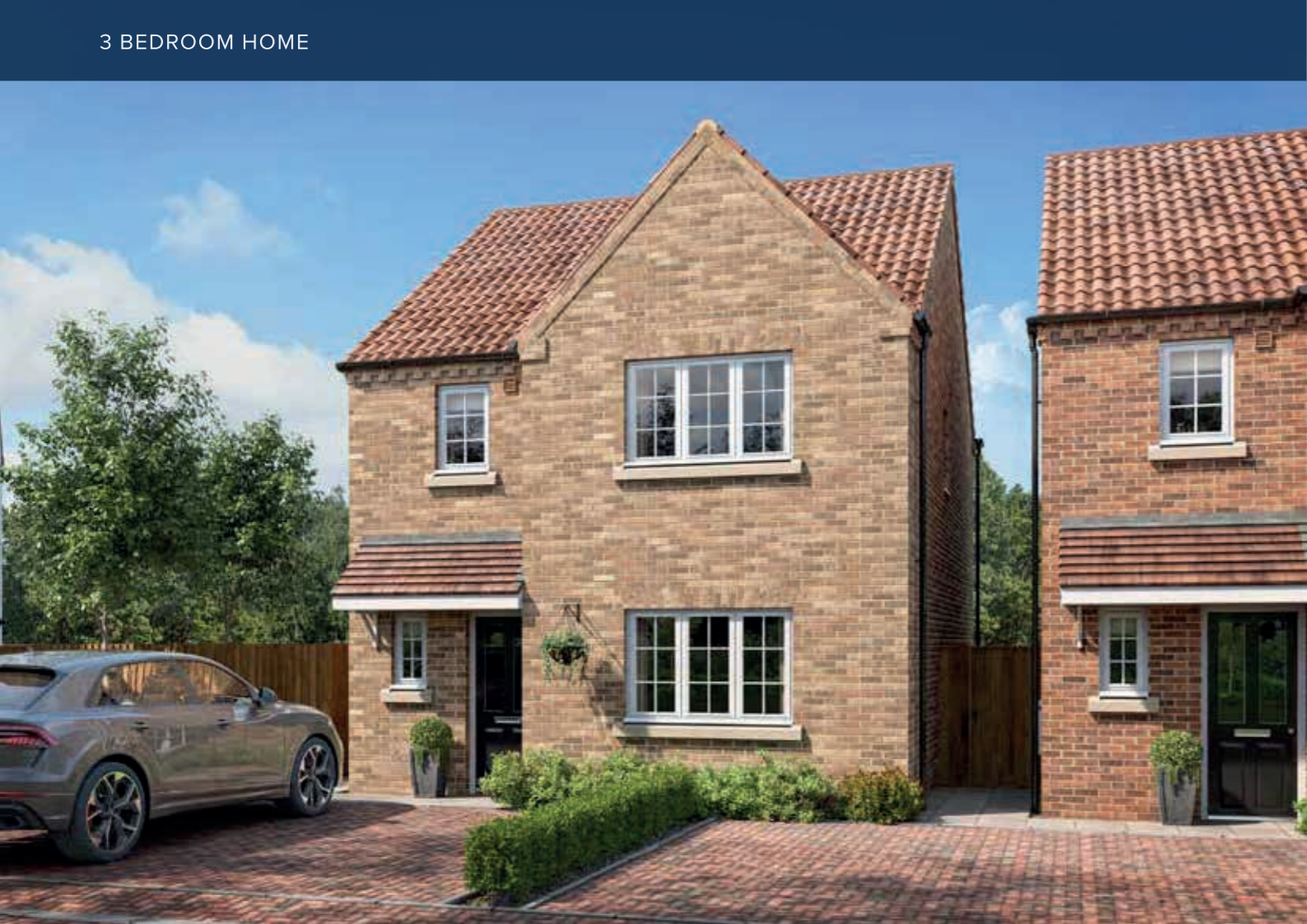
THE SEATON
3 Bedroom Home

crestnicholson.com

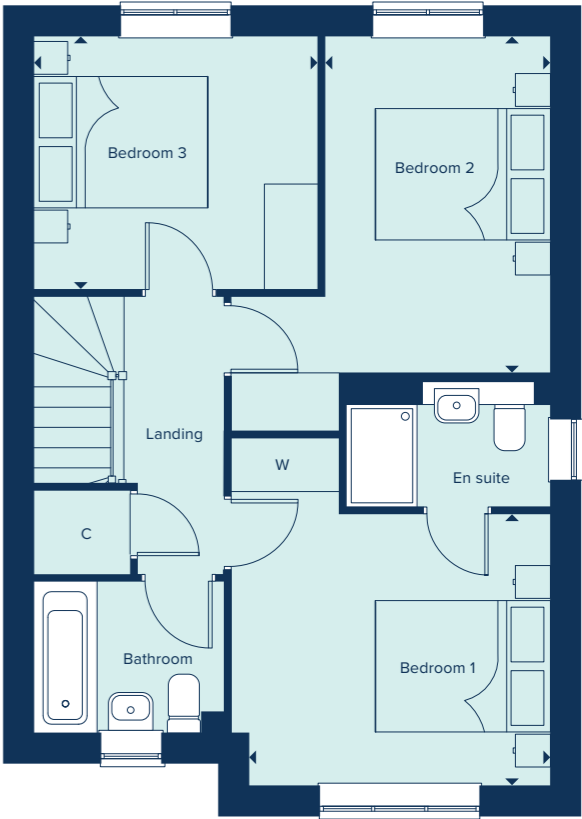
THE SEATON

One of the appealing factors of The Seaton is its open plan kitchen diner which provides direct access to the garden allowing for ample natural light. Another is the generous main bedroom suite, which, with its triple-panelled window, is a light and airy room. Each of the three bedrooms is generously proportioned and the house also includes convenient storage space.

3 BEDROOM HOME



GROUND FLOOR		
KITCHEN / DINING		
5.86m x 3.31m	19'3" x 10'10"	
LIVING ROOM		
5.05m x 3.68m	16'7" x 12'1"	



FIRST FLOOR		
BEDROOM 1		
3.63m x 3.07m	11'11" x 10'1"	
BEDROOM 2		
3.82m x 2.56m	12'6" x 8'5"	
BEDROOM 3		
3.22m x 2.87m	10'6" x 9'5"	

C Cupboard W Wardrobe

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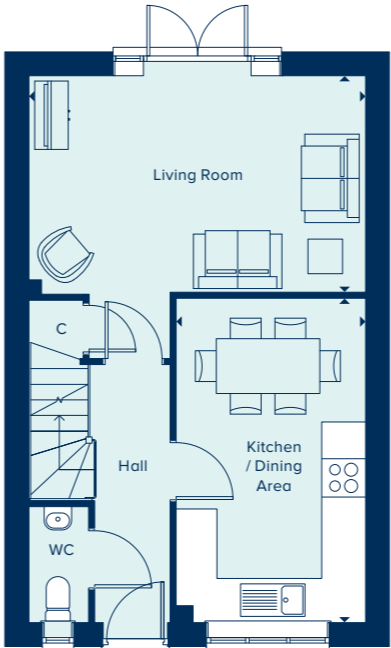
THE FILEY
4 Bedroom Home

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THE FILEY

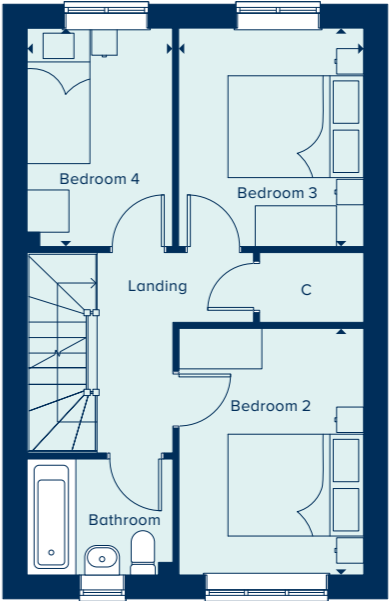
A four bedroom family home spread over three storeys, the Filey provides flexibility and space in which to entertain. The first floor features two double bedrooms plus a single bedroom and a family bathroom. Bedroom one takes up the entire second floor and benefits from an en suite and built-in wardrobe. The ground floor comprises of an open plan kitchen and dining area plus a separate living room with French doors to the rear garden.

4 BEDROOM HOME



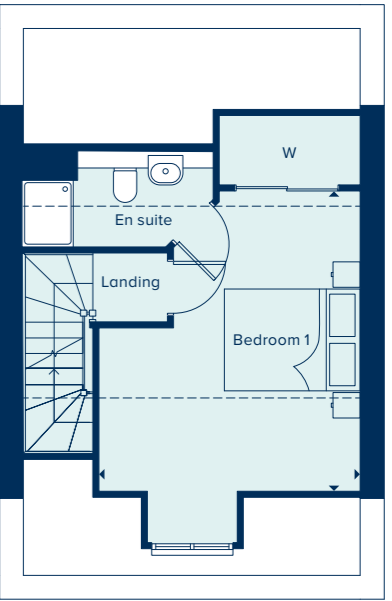
GROUND FLOOR

LIVING ROOM		
4.97m x 3.19m	16'3" x 10'5"	
KITCHEN / DINING AREA		
4.78m x 2.79m	15'8" x 9'2"	



FIRST FLOOR

BEDROOM 2		
3.64m x 2.72m	11'11" x 8'11"	
BEDROOM 3		
3.22m x 2.73m	10'6" x 8'11"	
BEDROOM 4		
3.22m x 2.14m	10'6" x 7'0"	



SECOND FLOOR

BEDROOM 1		
4.42m x 3.85m	14'5" x 12'7"	

C Cupboard W Wardrobe ● Specification

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THE ROMSEY

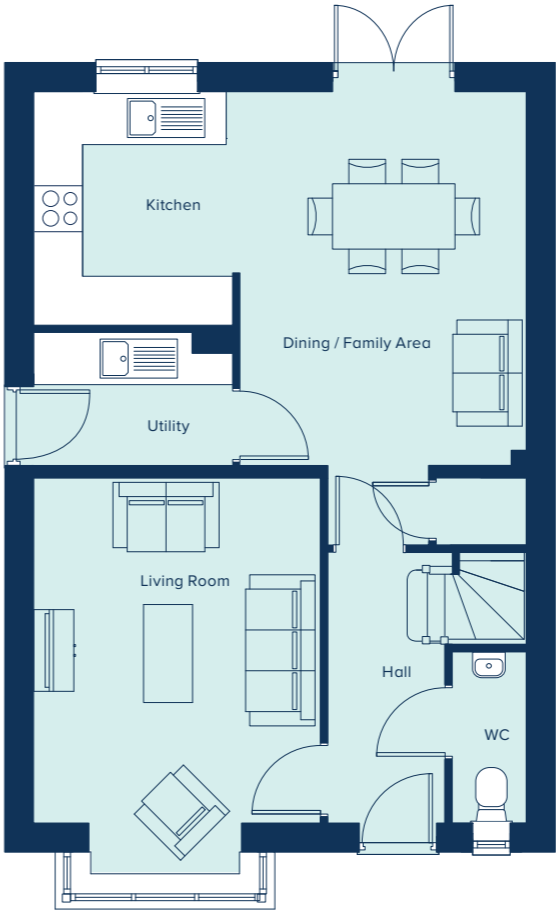
With flexible open-plan living space and generously sized bedrooms, The Romsey is an attractive family home. The downstairs benefits from a substantial, bright and airy living room. A versatile kitchen-dining area with ample space for relaxation or play is ideally suited to family life. Upstairs are four bedrooms with an ensuite to the main bedroom and an additional family bathroom. All fixtures and fittings, kitchen and sanitaryware are of excellent quality.

4 BEDROOM HOME

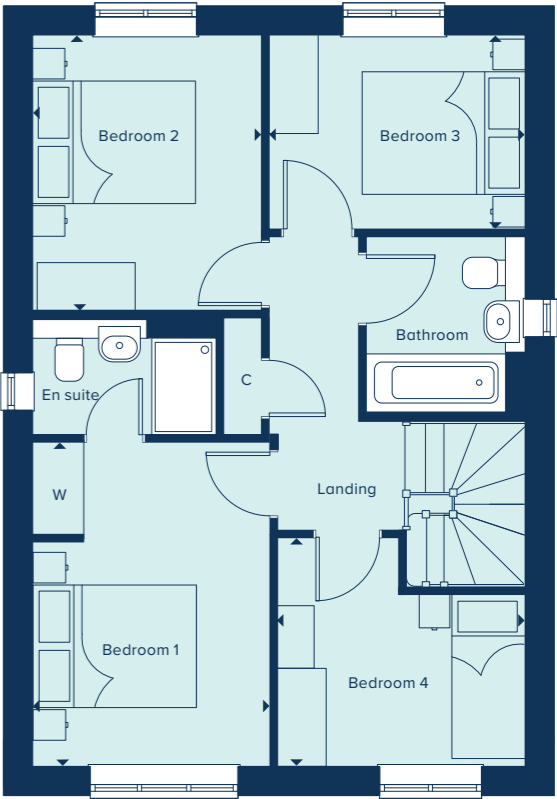


THE ROMSEY
4 Bedroom Home

crestnicholson.com



GROUND FLOOR		
KITCHEN / DINING / FAMILY AREA		
6.03m	x 4.58m	19'9" x 15'0"
LIVING ROOM		
4.22m	x 3.51m	13'10" x 11'6"



FIRST FLOOR		
BEDROOM 1		
3.96m	x 2.89m	13'0 x 9'6"
BEDROOM 2		
3.38m	x 2.80m	11'1" x 9'2"
BEDROOM 3		
3.13m	x 2.38m	10'3" x 7'8"
BEDROOM 4		
3.04m	x 2.80m	10'0" x 9'2"

C Cupboard W Wardrobe ● Specification

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THE MARLBOROUGH

The Marlborough is ideally suited to modern family living, featuring ample flexible spaces. The elegant hallway provides access to the central living areas: an open-plan kitchen-dining area with utility room and a spacious, light-filled living room. Upstairs are four double bedrooms, with the main bedroom benefiting from an en suite shower room.

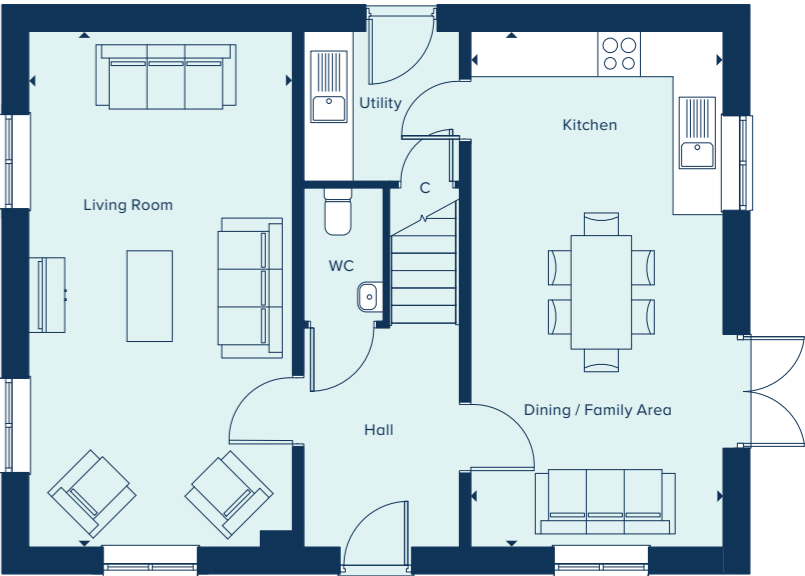
4 BEDROOM HOME



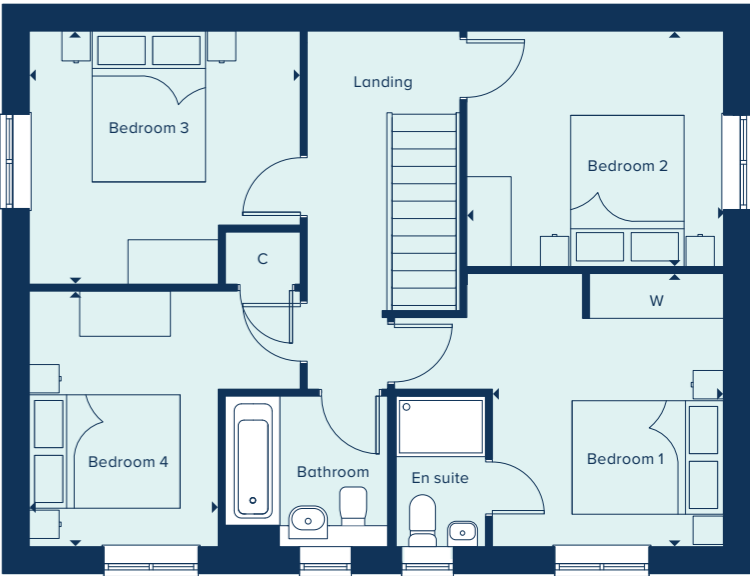
THE MARLBOROUGH
4 Bedroom Home

crestnicholson.com

GROUND FLOOR		
KITCHEN / DINING / FAMILY AREA		
6.82m x 3.33m	22'6" x 10'11"	
LIVING ROOM		
6.82m x 3.49m	22'4" x 11'5"	



FIRST FLOOR		
BEDROOM 1		
3.63m x 3.05m	11'11" x 10'0"	
BEDROOM 2		
3.39m x 3.09m	11'2" x 10'2"	
BEDROOM 3		
3.58m x 3.35m	11'9" x 11'0"	
BEDROOM 4		
3.38m x 2.50m	11'1" x 8'2"	



C Cupboard W Wardrobe

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THE WINSLOW

The Winslow is an enviable family home. Its ample space perfectly accommodates entertaining, family life and homeworking. The downstairs features a flexible open-plan kitchen-dining area, in addition to a generously-sized living room and a separate home office. Upstairs, each of the four bedrooms are well proportioned with the large main bedroom featuring an en suite shower room.

4 BEDROOM HOME



THE WINSLOW

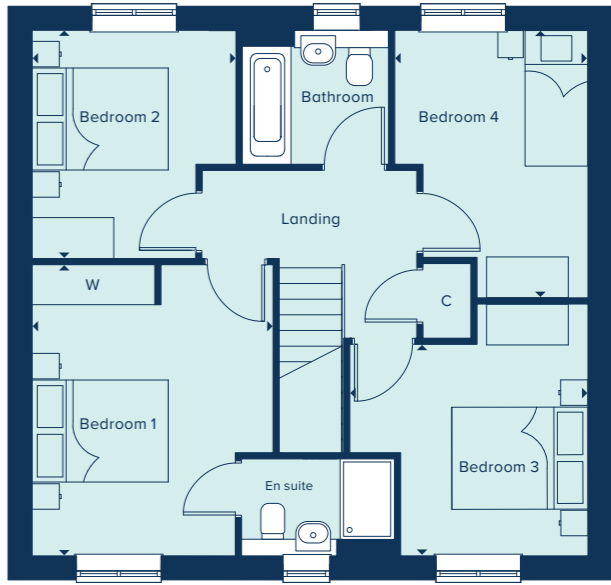
4 Bedroom Home

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GROUND FLOOR	
KITCHEN / DINING / FAMILY AREA	
8.17m x 2.75m	26'8" x 9'0"
LIVING ROOM	
4.82m x 3.50m	15'10" x 11'6"
STUDY	
2.84m x 2.47m	9'3" x 8'1"



FIRST FLOOR	
BEDROOM 1	
4.27m x 3.48m	14'0" x 11'5"
BEDROOM 2	
3.35m x 2.99m	11'0" x 9'10"
BEDROOM 3	
3.50m x 3.10m	11'6" x 10'2"
BEDROOM 4	
3.93m x 2.84m	12'11" x 9'4"



C Cupboard W Wardrobe ● Specification

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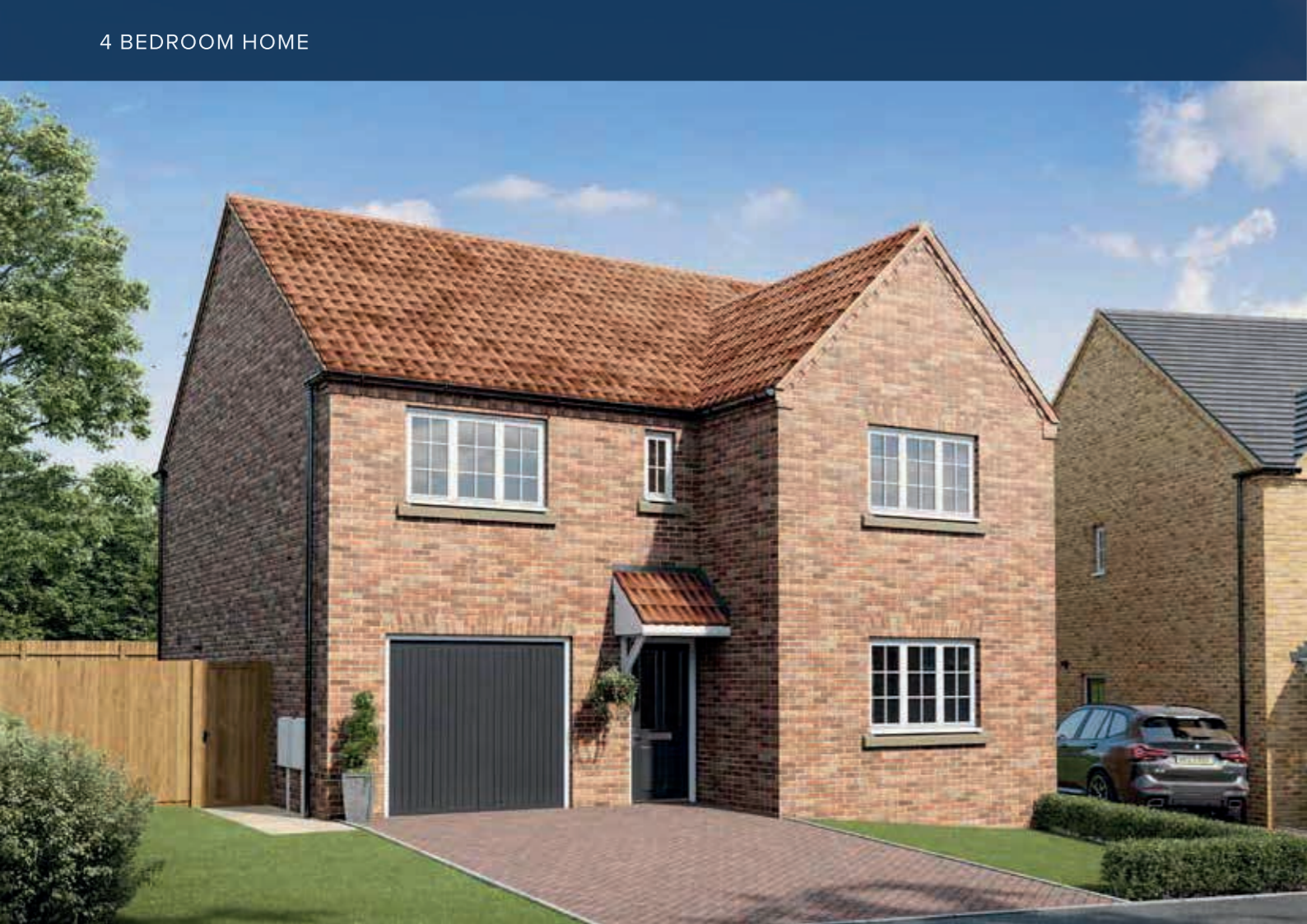




THE BURFORD

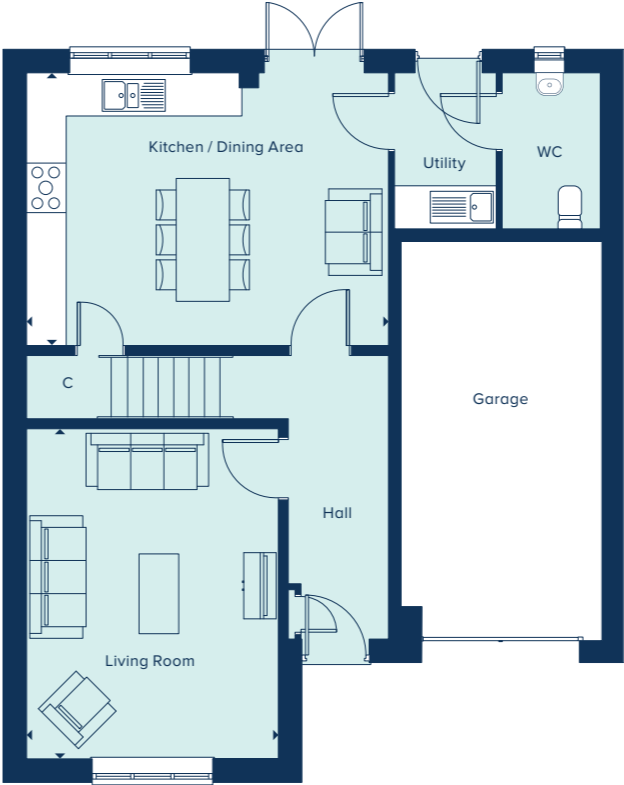
The Burford benefits from an integral garage, providing flexible additional space. Downstairs, the open plan kitchen and dining room features French doors that open out into the rear garden. There is also a useful utility and separate living room with bay window. Upstairs, features four double bedrooms and a family bathroom. The main bedroom includes an en suite shower room and built-in wardrobe.

4 BEDROOM HOME



THE BURFORD
4 Bedroom Home

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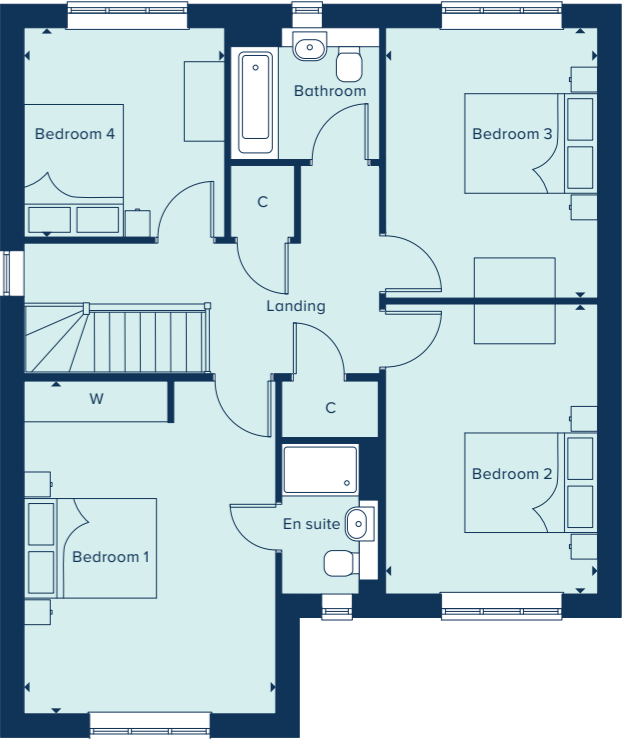
GROUND FLOOR

KITCHEN / DINING AREA

5.44m x 4.10m 17'10" x 13'5"

LIVING ROOM

4.96m x 3.78m 16'3" x 12'5"



FIRST FLOOR

BEDROOM 1

5.00m x 3.78m 16'5" x 12'5"

BEDROOM 2

4.36m x 3.19m 14'3" x 10'5"

BEDROOM 3

4.06m x 3.19m 13'4" x 10'5"

BEDROOM 4

3.15m x 3.02m 10'4" x 9'11"

C Cupboard W Wardrobe • Specification

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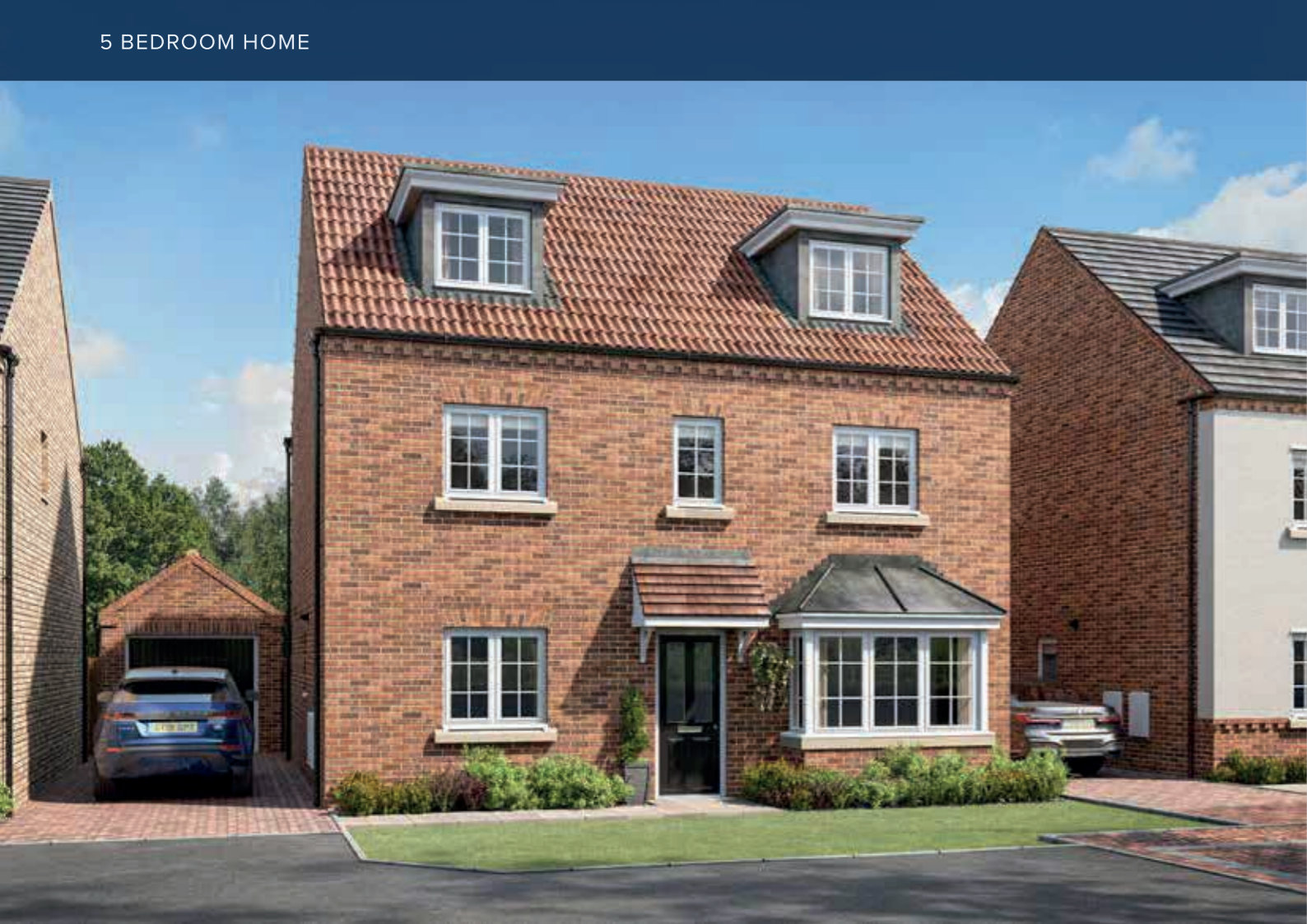




THE WINCHESTER

The Winchester is a sizeable family home with five double bedrooms, two bathrooms, study, separate utility room and substantial living spaces. The open plan kitchen, dining and family room features French doors which open out into the rear garden. Bay windows provide elegance, interest and light. But perhaps the greatest attraction is bedroom one which features an en suite shower room and dressing room.

5 BEDROOM HOME

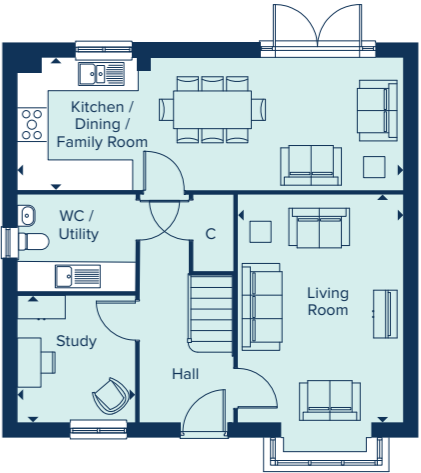


THE WINCHESTER
5 Bedroom Home

crestnicholson.com

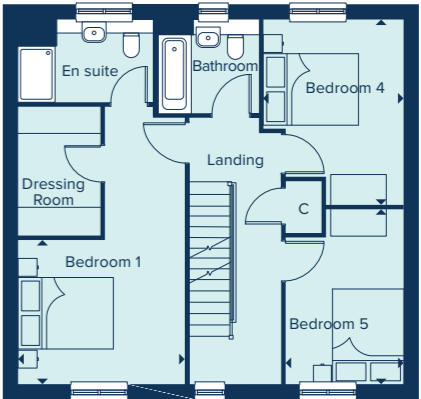
GROUND FLOOR

KITCHEN / DINING / FAMILY ROOM		
8.16m x 2.74m	26'9" x 9'0"	
LIVING ROOM		
4.83m x 3.50m	15'10" x 11'6"	
STUDY		
2.66m x 2.47m	8'7" x 8'1"	



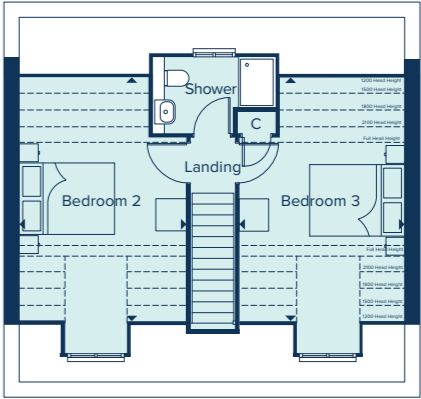
FIRST FLOOR

BEDROOM 1		
3.54m x 3.00m	11'7" x 9'8"	
BEDROOM 4		
3.95m x 2.96m	13'0" x 9'8"	
BEDROOM 5		
3.68m x 2.43m	12'1" x 7'11"	



SECOND FLOOR

BEDROOM 2		
4.52m x 3.54m	14'10" x 11'7"	
BEDROOM 3		
4.52m x 3.50m	14'10" x 11'6"	



C Cupboard --- Ceiling Heights

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THE DERBY
5 Bedroom Home

crestnicholson.com

THE DERBY

The Derby is a stunning five bedroom detached home spanning three floors. On entering you're greeted by a spacious central hall, leading to the living room, study, utility and kitchen/family dining area. The living room provides ample space for comfortable seating and furniture, while the separate study and downstairs WC provide added convenience. The kitchen/family dining area is a huge open space, perfect for family meals and entertaining guests. On the first floor, you'll discover three double bedrooms, coupled with two en suites and a family bathroom. Bedroom one is particularly luxurious having its own dressing room. Up on the second floor there are two further double bedrooms and shower room to complete this highly specified executive home.

5 BEDROOM HOME



GROUND FLOOR

KITCHEN / DINING / FAMILY AREA		
8.51m x 3.30m	27'9" x 10'10"	
LIVING ROOM		
4.83m x 4.03m	15'10" x 13'2"	
STUDY		
2.90m x 2.29m	9'6" x 7'6"	

FIRST FLOOR

BEDROOM 1		
3.57m x 3.34m	11'8" x 10'11"	
BEDROOM 4		
3.43m x 3.30m	11'3" x 10'10"	
BEDROOM 5		
3.27m x 2.98m	10'8" x 9'9"	

SECOND FLOOR

BEDROOM 2		
4.33m x 4.04m	14'2" x 13'3"	
BEDROOM 3		
4.33m x 3.37m	14'2" x 11'0"	

C Cupboard W Wardrobe

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MEADOW FIELDS

SPECIFICATION

Your brand new Crest Nicholson home benefits from attractive styling and modern integrated appliances.

	3 Bedroom Home	4 Bedroom Home	4 Bedroom Home	5 Bedroom Home
KITCHEN				
Choice of soft close fitted kitchen complete with laminate worksurface and upstand (subject to stage of construction)	•	•	•	•
Electric single built-in oven in stainless steel	•			
Electric built-under 1 ½ oven in stainless steel		•		
Electric built-in double oven in stainless steel			•	•
4 ring gas hob in stainless steel	•	•		
5 ring gas hob in stainless steel			•	•
Stainless steel splashback behind hob	•	•	•	•
Stainless steel chimney extractor hood	•	•	•	•
Energy efficient integrated fridge/freezer	•	•	•	•
Energy efficient integrated dishwasher		•*	•	•
Energy efficient integrated washing machine	•	•**	•**	
Single bowl granite sink and drainer in Arctic white	•	•		
1.5 bowl granite sink and drainer in Arctic white			•	•
Aquafocus chrome mixer tap	•	•	•	•
BATHROOM, EN SUITE AND CLOAKROOM				
Contemporary white sanitaryware	•	•	•	•
Soft close toilet seats	•	•	•	•
Chrome mixer taps with shower fittings	•	•	•	•
Full height tiling around bath with shower and folding bath screen	•	•	•	•
Full height tiling to enclosed shower cubicle	•	•	•	•
Half height tiling to walls where other sanitaryware is fitted	•	•	•	•
Heated chrome towel rail to bathrooms and en suites	•	•	•	•
Tiled splashback to basin in cloakroom	•	•	•	•
UTILITY ROOM				
Sink to utility rooms ***	•	•	•	•
External door to utility rooms ***	•	•	•	•

• Homes under 1350 sq ft • Homes over 1350 sq ft

*Integrated dishwasher included if there is a utility room **Integrated washing machine included if there is no utility room



	3 Bedroom Home	4 Bedroom Home	4 Bedroom Home	5 Bedroom Home
ELECTRICAL		•	•	
Low energy LED downlighters in white to kitchen	•	•	•	•
Low energy LED downlighters in white to bathroom, cloakroom and en suite	•	•	•	•
Low energy lighting in all other areas	•	•	•	•
TV and data point to living room and TV point to bedroom 1	•	•	•	•
Telecommunications to the home including fibre for broadband capabilities	•	•	•	•
USB double socket to kitchen, bedroom 1 and lounge	•	•	•	•
DECORATION				
White emulsion to all rooms and ceilings	•	•	•	•
White gloss to window boards, skirting and architraves. Staircase with oak handrails and newel caps	•	•	•	•
JOINERY AND DOORS				
Front door with multipoint locking system and chrome ironmongery	•	•	•	•
White PVCu windows and patio doors with white ironmongery	•	•	•	•
White internal doors with chrome ironmongery	•	•	•	•
Fitted wardrobes to bedroom 1 with soft close sliding mirror fronted doors	•	•	•	•
HEATING				
Gas-fired boiler with wet radiator heating system and domestic hot water provided at mains pressure	•	•	•	•
Smart thermostat	•	•	•	•
EXTERNAL FINISHES				
Front gardens to be landscaped	•	•	•	•
Photovoltaics panels (PV)	•	•	•	•
Electric vehicle charging point (EV)	•	•	•	•
Rear gardens topsoiled and rotovated	•	•	•	•
External low energy security light fitted by front door	•	•	•	•
External tap	•	•	•	•
SECURITY AND PEACE OF MIND				
Smoke, heat and carbon monoxide detectors	•	•	•	•
Two years warranty and aftercare	•	•	•	•
Complete ten year warranty	•	•	•	•

• Homes under 1350 sq ft • Homes over 1350 sq ft

*** Refer to technical drawings

Crest Nicholson follows warranty provider guidelines on number of plug sockets to install in homes, which require a minimum of: eight sockets in any kitchen (including appliances spurs); four double sockets in any living room; three double sockets in any study, two double sockets in any dining room, one double socket in any hallway and one double socket on any landing; three double sockets in any double bedroom; two double sockets in any single bedroom; one double socket in any dressing room and two double sockets in any other rooms.

Whilst every effort has been made to ensure that the contents and specification in this brochure is correct and accurate at the time of creation, it may be subject to change and Crest Nicholson reserves the right to amend the contents and specification at any time prior to completion. This contents and specification does not in any way constitute or form any part of a contract of sale transfer or lease. Please ask a sales executive for further details. Crest Nicholson is a registered developer with the New Homes Quality Code. Please speak to a sales executive if you need further help with any marketing material including provision in another format. 1012441/March 2025.





MEADOW FIELDS

Off Racecourse Road, East Ayton,
Scarborough, YO13 9HT

For all enquiries please call

01723 628 326

crestnicholson.com/meadow-fields



clipboard.grills.wanted



House Type Illustration

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Development Map/Site Plan

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