

# WOODLAND WALK

1, 2, 3, 4 & 5 BEDROOM LUXURY HOMES





# WELCOME

Skylark Homes is proud to present Woodland Walk, a stunning development of high quality and luxurious new homes.

Encompassed within the development is our unique path, taking you through to the renowned Willingham Woods, so you can enjoy the tranquil countryside whilst still experiencing the lovely town of Market Rasen.

Each home is designed with careful consideration so we can produce beautiful, bespoke homes that stand out from the rest. Our low density development has intricate landscaping design, consistent with that of its neighboring surroundings- the Lincolnshire Wolds.





# LET'S BUILD YOUR FUTURE ...

We build individual new homes, paying attention to every detail starting right from their initial design and throughout. We have worked on various projects, and take every opportunity available to showcase our bespoke builds. We welcome you on any of our sites at any stage of the development, and offer you the opportunity to work with us to create a home that best suits your needs and fulfills your hopes and dreams.

We understand that providing a first class service before, during, and after purchase helps support the customer throughout all aspects of their new build journey. We also believe in sourcing and implementing the best quality materials from building works to interiors, working within our customers and clients budget but never faltering on the finest quality.

We strive for perfection to ensure your home meets all your requirements and more. We aim to go above industry standards throughout the construction of your new home. We seek to combine top quality materials and precision fitting with expertise of our respected professionals to deliver you a home that is designed to work for all phases of your life; *your forever home.*



COUNTRYSIDE LIVING ON THE EDGE OF

# MARKET RASEN



- "A BEAUTIFUL MARKET TOWN CENTERED AROUND ITS COBBLED MARKET PLACE ON THE WEST EDGE OF THE

# LINCOLNSHIRE WOLDS"

VISIT LINCOLNSHIRE



Home to the only racecourse in Lincolnshire, Market Rasen sits on the edge of the Lincolnshire Wolds and holds a busy high street with many independent shops. The town offers many local pubs and restaurants, as well as takeaways and a variety of hair and beauty salons.

Situated only approximately 15 miles away from Lincoln, Market Rasen allows you explore the historic city and its surrounding areas with ease.

# WOODLAND WALK

A luxury housing development on the outskirts of Market Rasen, Woodland Walk offers the perfect balance of modern living and natural beauty.

Woodland Walk is a thriving and growing community. Some homeowners have already settled in, while others are securing their dream home as construction continues. Whether you're looking for a peaceful retreat, a family-friendly neighborhood, or a luxurious countryside escape, Woodland Walk offers it all.

Experience a lifestyle where elegance meets nature – your perfect home awaits.

1 Bedroom Homes	Plot Number	House Type
The Pipit	30a, 30b, 30c, 30d, 31a, 31b, 31c, 31d	Terraced House
2 Bedroom Homes		
The Chaffinch	24a, 24b, 28, 29	Semi-Detached House
3 Bedroom Homes		
The Rosefinch	22, 23	Semi-Detached House
The Wagtail	6, 7, 8, 9, 11, 12, 45, 46, 47, 48	Semi-Detached House
The Sparrow	32, 37, 39	Detached Bungalow
The Kingfisher	10, 13, 38, 40, 41	Detached Bungalow
4 Bedroom Homes		
The Fieldfare	1, 20	Detached House
The Goldfinch	3, 4, 15, 16, 33, 34	Detached House
The Pintail	5, 43	Detached House
The Woodlark	2, 18, 21, 25, 42	Detached House
The Skylark	14, 44	Detached House
The Merlin	17, 35, 36	Detached House
5 Bedroom Homes		
The Kestrel	19, 26, 27	Detached House





# The Pipit



A modern and minimalist one-bedroom home, perfect for creating a cosy, inviting space to live.

Plots: 30a, 30b, 30c, 30d



## Ground Floor

Lounge: 3.9m x 3.6m

Kitchen/Dining: 3.8m x 3.9m

Cloakroom: 1.5m x 1m

## First Floor

Bedroom 1: 3.9m x 3m

Bathroom: 2.7m x 1.7m

Cupboard: 1.1m x 2.1m

All dimensions are approximate. Plans, images and visuals are for illustrative purposes only. Refer to plot-specific specification for details on finishes.

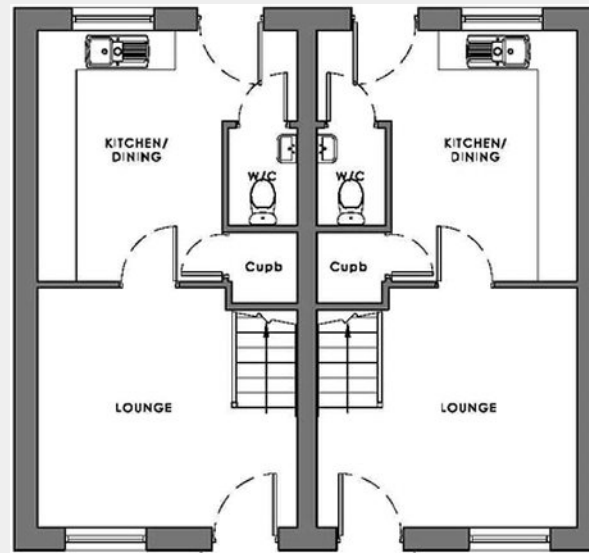


# The Pipit



A modern and minimalist one-bedroom home, perfect for creating a cosy, inviting space to live.

Plots: 31a, 31b, 31c, 31d

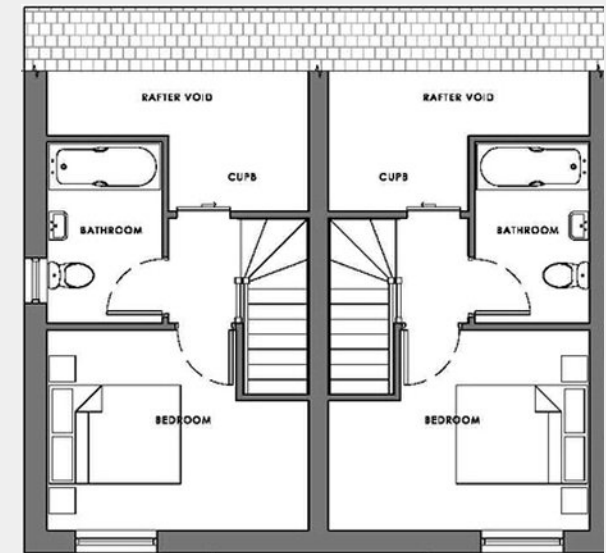


## Ground Floor

Lounge: 3.9m x 3.6m

Kitchen/Dining: 3.8m x 3.9m

Cloakroom: 1.5m x 1m



## First Floor

Bedroom 1: 3.9m x 3m

Bathroom: 2.7m x 1.7m

Cupboard: 1.1m x 2.1m

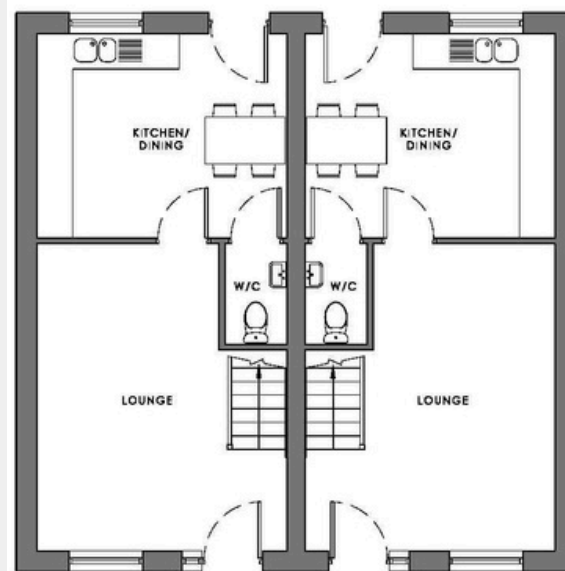
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# The Chaffinch



The perfect 2-bedroom home for both those starting up, or those settling down alike.

Plots: 24a, 24b, 28, 29

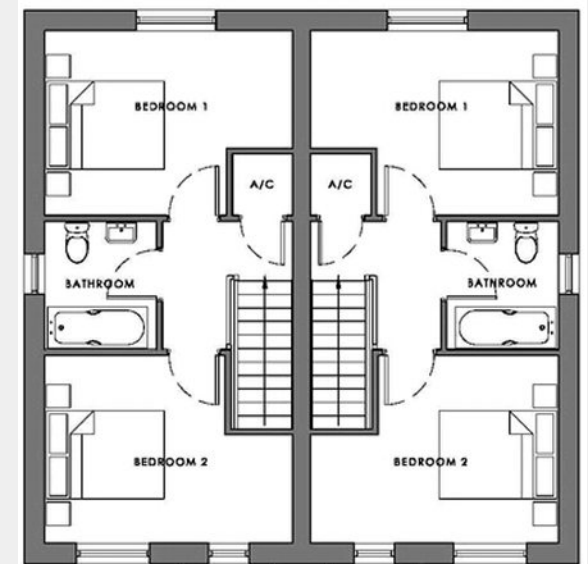


## Ground Floor

Lounge: 4.3m x 5.1m

Kitchen/Dining: 3.4m x 4.2m

Cloakroom: 1m x 1.7m



## First Floor

Bedroom 1: 4.2m x 3.1m

Bedroom 2: 4.2m x 3.2m

Bathroom: 2.1m x 1.7m

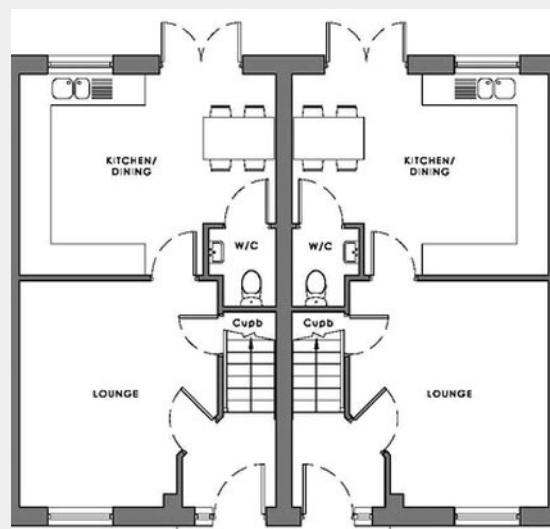
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# The Rosefinch



This 3-bedroom home is ideal for first-time buyers, or those looking to downsize without compromising on quality.

Plots: 22, 23



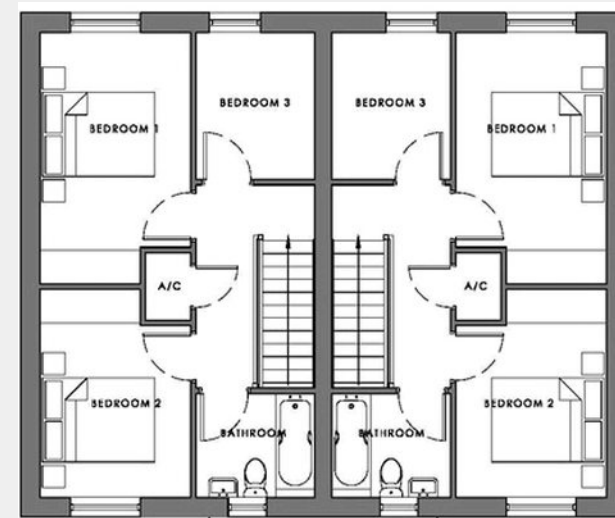
## Ground Floor

Entrance Hall: 1.7m x 1.8m

Lounge: 4.3m x 3.7m

Kitchen/Dining: 3.8m x 4.9m

Cloakroom: 1.2m x 1.4m



## First Floor

Bedroom 1: 4.4m x 2.6m

Bedroom 2: 3.7m x 2.6m

Bedroom 3: 2.1m x 2.6m

Bathroom: 1.7m x 2.1m

All dimensions are approximate. Plans, images and visuals are for illustrative purposes only. Refer to plot-specific specification for details on finishes.

# The Wagtail



A delightful 3-bedroom home combining space and style. A modern take on a traditional build.

Plots: 6, 7, 8, 9, 11, 12, 45, 46, 47, 48



## Ground Floor

Hallway: 2.2m x 5.2m

Lounge: 3.4m x 5.2m

Kitchen/Dining: 5.7m x 3.9m

Utility: 2m x 1.8m

Cloakroom: 1.2m x 2m



## First Floor

Bedroom 1: 4.3m x 2.9m

Bedroom 2: 2.9m x 3.5m

Bedroom 3: 2.6m x 3.1m

Bathroom: 2.6m x 2.2m

En Suite: 1.2m x 2.9m

All dimensions are approximate. Plans, images and visuals are for illustrative purposes only. Refer to plot-specific specification for details on finishes.

# The Sparrow



Ideal for those looking to downsize, this 3-bedroom bungalow is perfect if you want ease without compromising on quality.

Plots: 32, 37, 39



## Ground Floor

Entrance Hall: 4.7m x 1.6m

Lounge: 2.7m x 3.8m

Kitchen/Dining: 7m x 3.5m

Utility: 1.8m x 3.5m

Bathroom: 2.1m x 1.7m

Bedroom 1: 3.1m x 3.5m

En Suite: 1.4m x 3.5m

Bedroom 2: 3.5m x 2.8m

Bedroom 3: 3.5m x 3.3m



All dimensions are approximate. Plans, images and visuals are for illustrative purposes only. Refer to plot-specific specification for details on finishes.

# The Kingfisher



This 3-bedroom detached bungalow offers contemporary living with ease. The heart; a grand, open-plan kitchen/dining/living area that highlights all aspects of lifestyle within the home.  
Plots: 10, 13, 38, 40, 41



## Ground Floor

Entrance Hall: 1.6m x 4.7m

Lounge: 3.8m x 4.7m

Kitchen/Dining: 7m x 7.7m

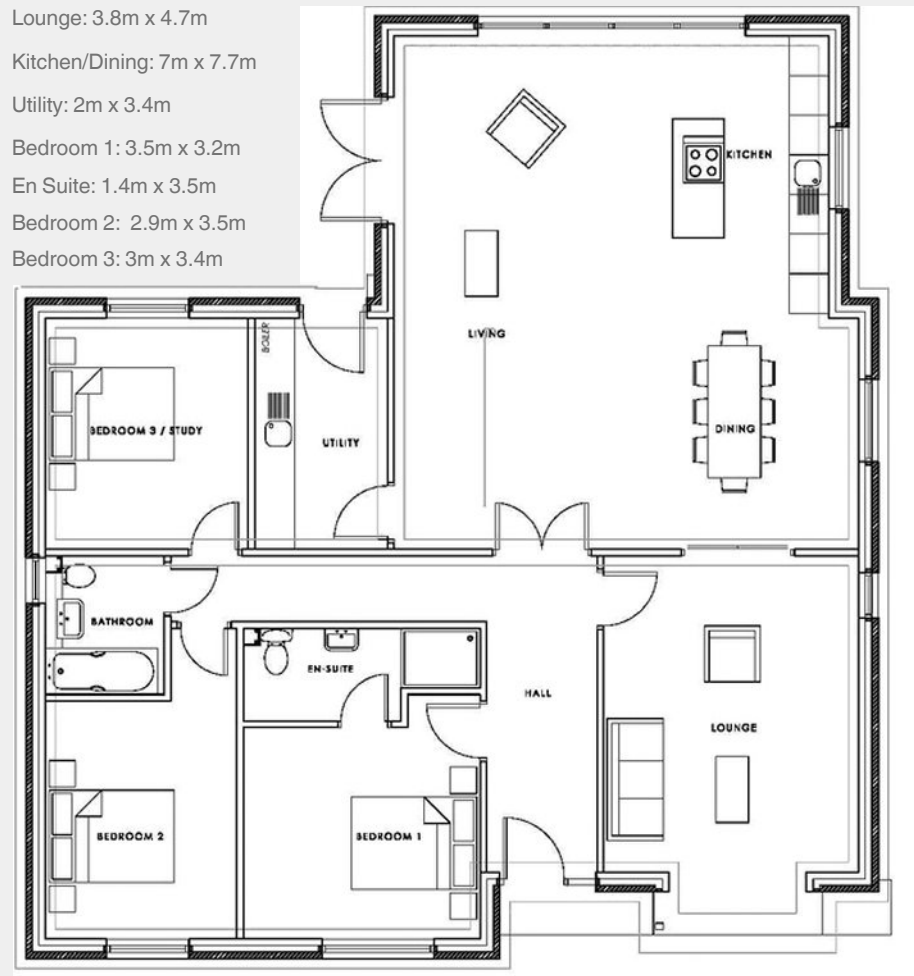
Utility: 2m x 3.4m

Bedroom 1: 3.5m x 3.2m

En Suite: 1.4m x 3.5m

Bedroom 2: 2.9m x 3.5m

Bedroom 3: 3m x 3.4m



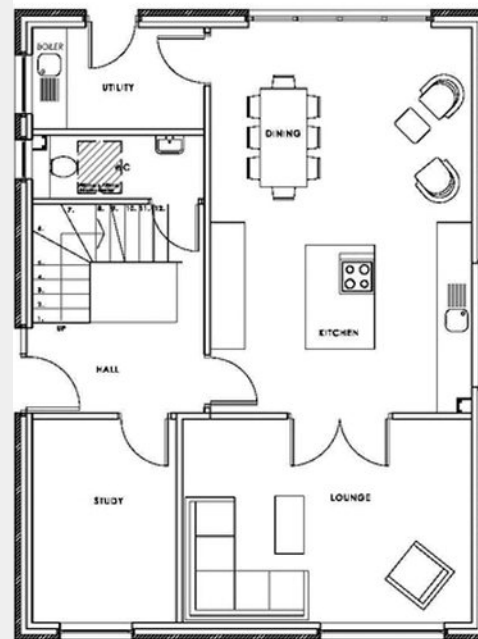
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# The Fieldfare



This 4-bedroom home boasts ample character and charming aesthetic. An open and bright space to make your own.

Plots: 1, 20



## Ground Floor

Entrance Hall: 3.6m x 2m

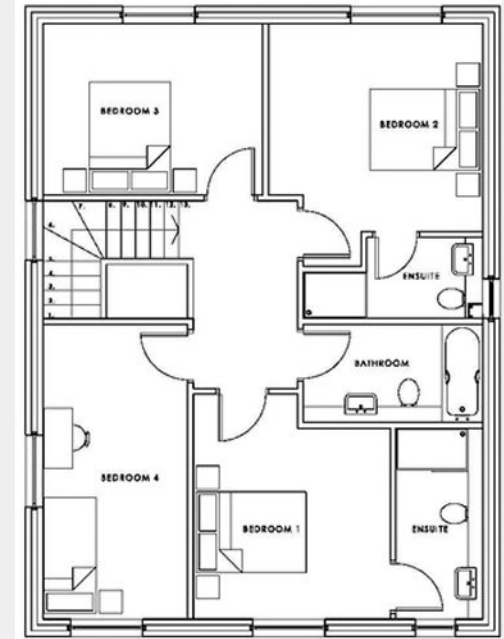
Lounge: 3.5m x 5m

Kitchen/Dining: 4.5m x 6.6m

Utility: 2.9m x 1.7m

Cloakroom: 2m x 1.1m

Study: 3.5m x 2.5m



## First Floor

Bedroom 1: 3.4m x 3.8m

En Suite: 3.3m x 1.5m

Bedroom 2: 3.7m x 3.6m

En Suite 2: 1.4m x 31.m

Bedroom 3: 3.8m x 2.9m

Bedroom 4: 5.1m x 2.5m

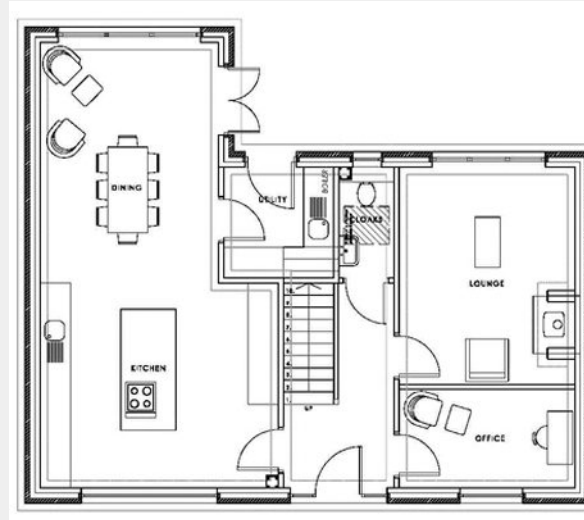
Bathroom: 1.7m x 3.1m

All dimensions are approximate. Plans, images and visuals are for illustrative purposes only. Refer to plot-specific specification for details on finishes.

# The Goldfinch

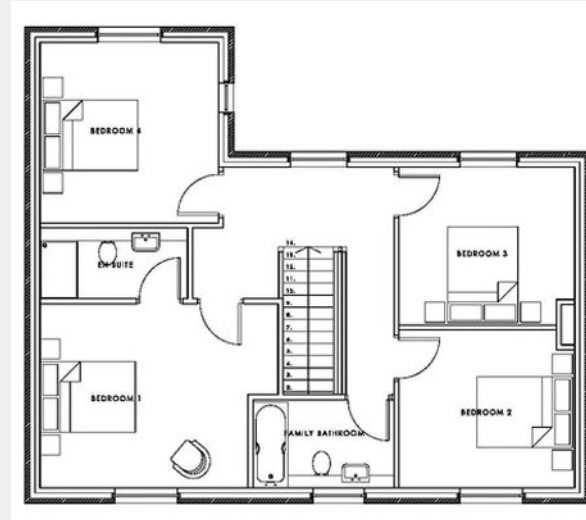


The perfect 4-bedroom family home. A cosy lounge hosts an authentic woodstove, whilst the kitchen/diner provides the perfect hosting setting.  
Plots: 3, 4, 15, 16, 33, 34



## Ground Floor

- Hallway: 2.2m x 4m
- Lounge: 4m x 3.5m
- Kitchen/Dining: 3.5m x 8.8m x 4.7m
- Utility: 2.1m x 2.2m
- Cloakroom: 1.1m x 2.2m
- Study: 3.5m x 1.9m



## First Floor

- Bedroom 1: 4.1m x 3.6m
- En Suite: 1.4m x 2.9m
- Bedroom 2: 3.1m x 3.5m
- Bedroom 3: 3.1m x 3.5m
- Bedroom 4: 3.5m x 3.5m
- Bathroom: 1.7m x 2.8m

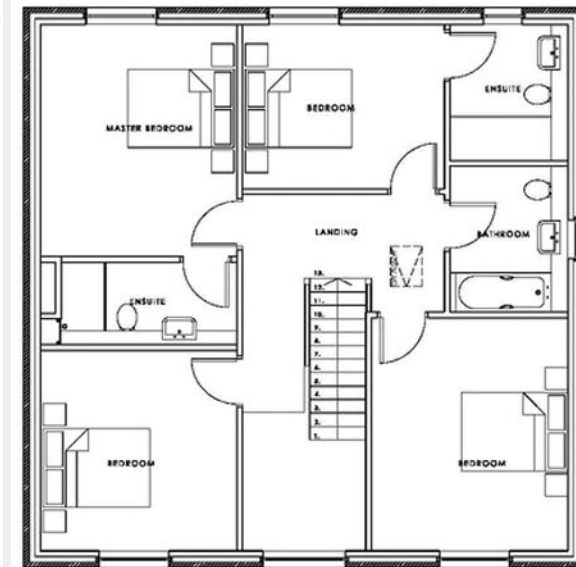
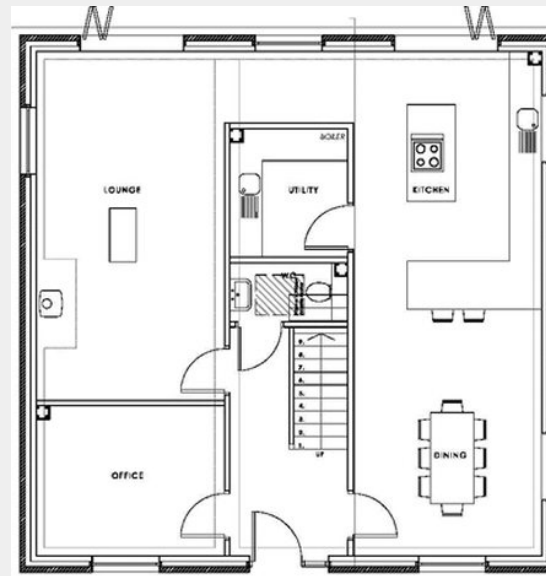
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# The Pintail



A truly unique 4-bedroom home that encompasses effortless flow throughout, integrating all aspects of your lifestyle.

Plots: 5, 43



## Ground Floor

Hallway: 2.2m x 4.2m

Lounge: 3.5m x 6.7m

Kitchen/Dining: 9.4m x 3.5m

Utility: 2.4m x 2.3m

Cloakroom: 1.1m x 2.3m

## First Floor

Bedroom 1: 4.1m x 3.5m

En Suite 1: 3.6m x 2.9m

Bedroom 2: 3.6m x 2.9m

En Suite 2: 2.1m x 2.4m

Bedroom 3: 4.1m x 3.5m

Bedroom 4: 3.5m x 3.5m

Bathroom: 2.1m x 2.6m

All dimensions are approximate. Plans, images and visuals are for illustrative purposes only. Refer to plot-specific specification for details on finishes.



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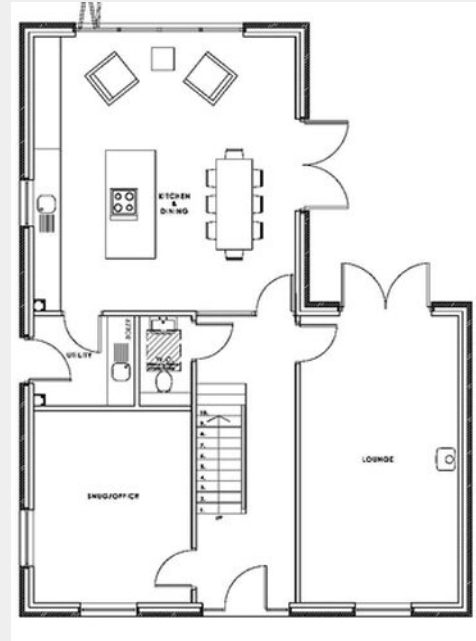
home...



# The Woodlark

A traditional 4-bedroom home mixed with distinct architectural appearance to produce a contemporary, classic build

Plots: 2, 18, 21, 25, 42



## Ground Floor

Entrance Hall: 6.3m x 2.2m

Lounge: 6.3m x 3.5m

Kitchen/Dining: 5.8m x 6m

Utility: 2.2m x 2m

Cloakroom: 1.1m x 2m

Study: 3.5m x 4.2m



## First Floor

Bedroom 1: 3.5m x 5.1m

En Suite 1: 2.2m x 2.9m

Dressing Room: 2.2m x 2.1m

Bedroom 2: 3.4m x 3.7m

Bedroom 3: 3.1m x 3.5m

Bedroom 4: 3.1m x 3.5m

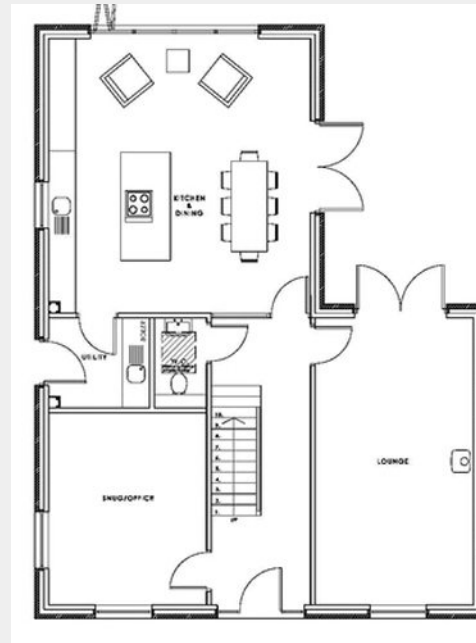
Bathroom: 2.3m x 3.4m

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# The Skylark

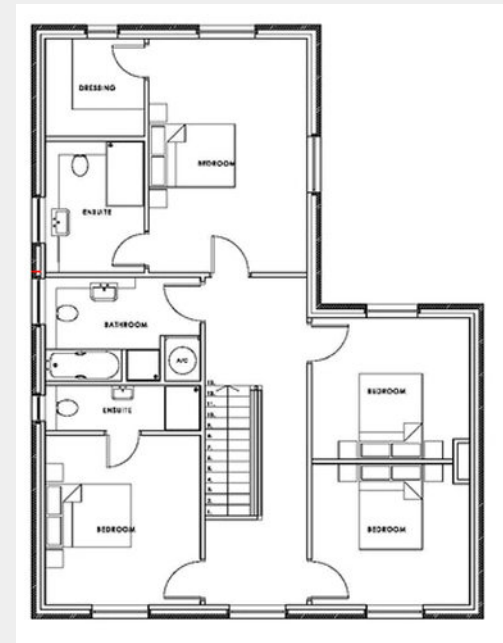


A traditional 4-bedroom home mixed with distinct architectural appearance to produce a contemporary, classic build with integral garage  
Plots: 14, 44



## Ground Floor

- Entrance Hall: 6.3m x 2.2m
- Lounge: 6.3m x 3.5m
- Kitchen/Dining: 5.8m x 6m
- Utility: 2.2m x 2m
- Cloakroom: 1.1m x 2m
- Study: 3.5m x 4.2m



## First Floor

- Bedroom 1: 3.5m x 5.1m
- En Suite 1: 2.2m x 2.9m
- Dressing Room: 2.2m x 2.1m
- Bedroom 2: 3.4m x 3.7m
- Bedroom 3: 3.1m x 3.5m
- Bedroom 4: 3.1m x 3.5m
- Bathroom: 2.3m x 3.4m

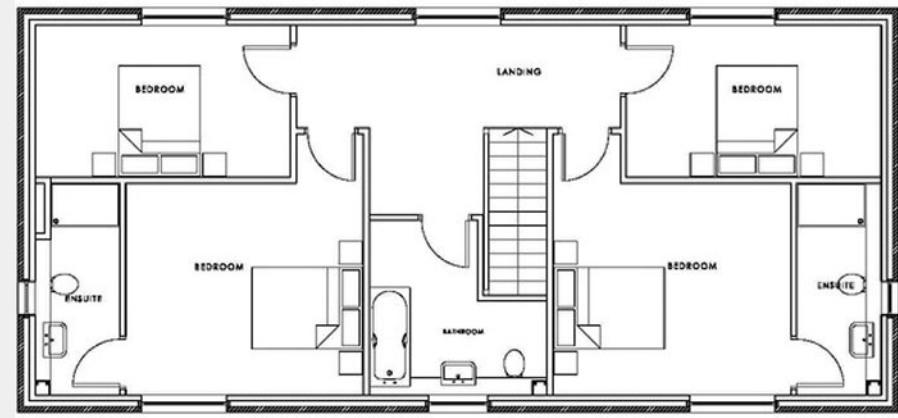
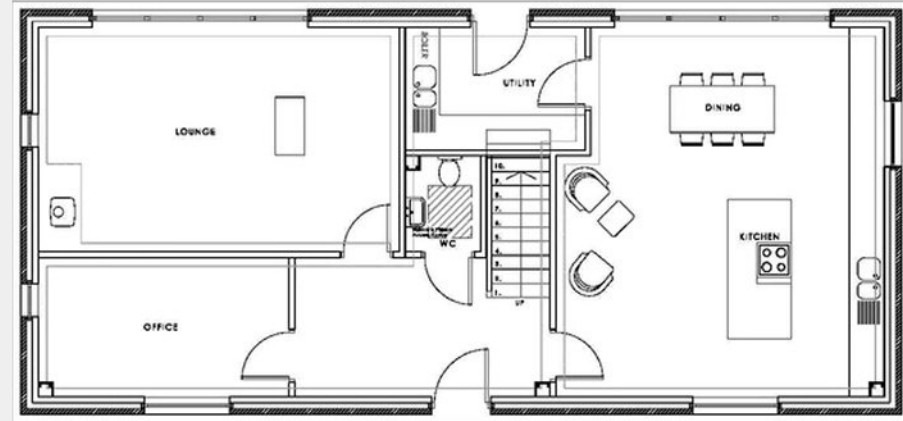
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# The Merlin



A 4-bedroom traditional build, thoughtfully designed to allow space for both entertainment and privacy.

Plots: 17, 35, 36



## Ground Floor

Entrance Hall: 4.4m x 2.4m

Lounge: 3.8m x 6.2m

Kitchen/Dining: 6.3m x 5.6m

Utility: 3.1m x 2.1m

Cloakroom: 1.3 x 1.6m

## First Floor

Bedroom 1: 4.1m x 3.6m    En Suite 1: 1.4m x 4.4m

Bedroom 2: 4.1m x 3.6m    En Suite 2: 1.4m x 3.6m

Bedroom 3: 4.3m x 2.6m

Bedroom 4: 4.3m x 2.6m

Bathroom: 3m x 3m

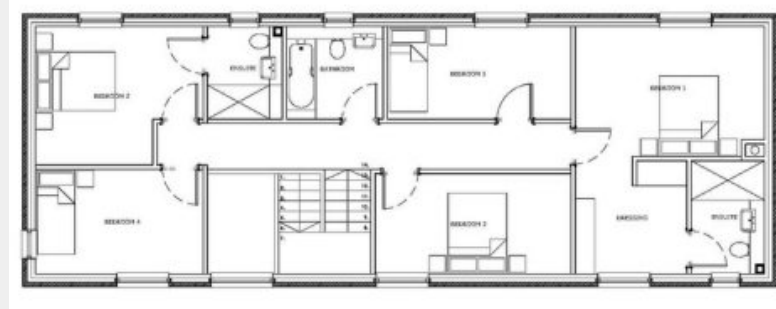
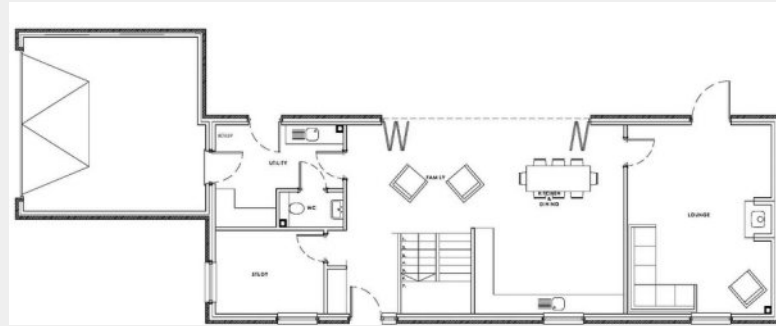
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# The Kestrel



A distinctive 5-bedroom home taking on a classic barn aesthetic whilst maintaining a sleek, modern finish.

Plots: 19, 26, 27



## Ground Floor

- Entrance Hall: 2.5m x 2m
- Lounge: 4.5m x 5.9m
- Kitchen/Dining: 3.3m x 8.6m x 5.9m
- Utility: 4m x 3.2m x 1.9m
- Cloakroom: 2m x 1.1m

## First Floor

- Bedroom 1: 4.5m x 2.7m
- En Suite 1: 1.7m x 2.7m
- Dressing Room: 2.6m x 2.7m
- Bedroom 2: 3.3m x 4.4m
- En Suite 2: 1.7m x 2.2m
- Bedroom 3: 2.4m x 4.6m
- Bedroom 4: 2.5m x 4m
- Bedroom 5: 4.3m x 2.2m
- Bathroom 5: 2.3m x 2.2m

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It's your



choice...



# CREATE YOUR SPACE

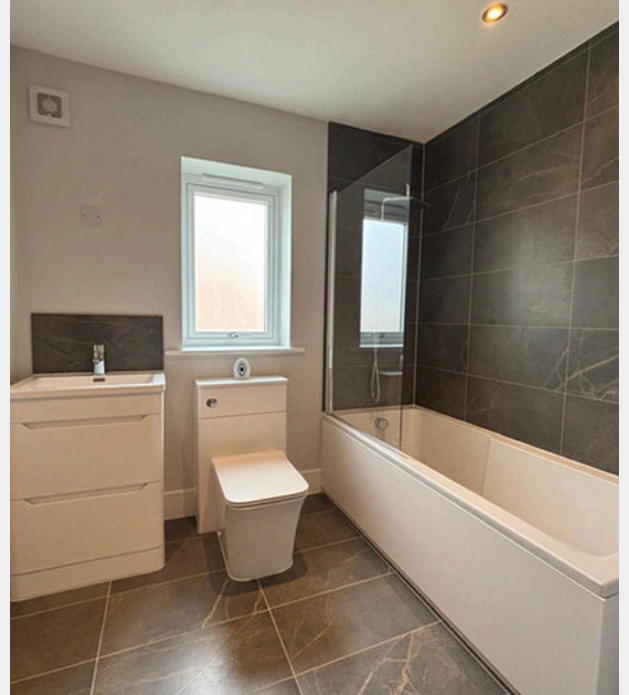


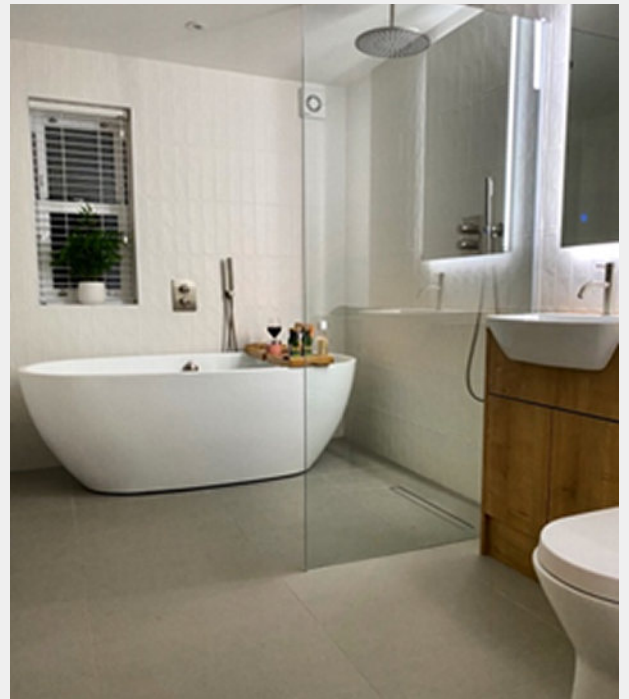
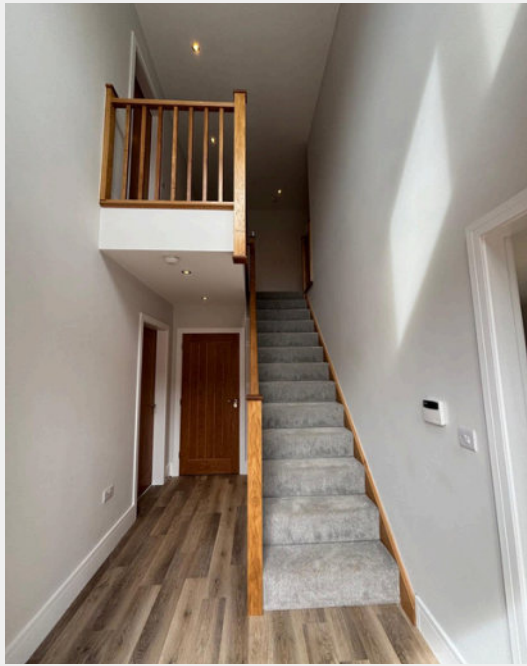
Skylark Homes provide a high-spec, quality finish to every home they build. We aim to work with you to create your own bespoke style, and produce a luxurious end-product that you can call your home. All you need to do is pick from our range of choices, and let us create your space.

Each home is finished paying careful attention to detail, with only the highest quality materials. Our extensive range includes *Karndean* LVT, Quartz worktops\*, ceramic wall tiles and floor tiles\*, kitchens, bathroom sanitary ware, internal oak doors, *Dulux Heritage* paint, and much more.

Our homes are focused on being energy efficient, including integrated solar panels\*, EV charger and underfloor heating\*.

\*Full details on what's included within each specification can be found in the plot specification brochure. Solar panels excluded from the Pintail. Underfloor heating excluded from the Pipit.







# HOW TO FIND US

Woodland Walk is located just off of Willingham Road, Market Rasen, opposite the Market Rasen Racecourse.

Set your postcode to LN8 3ZH, which will bring you straight to our development.

Our distinctive house designs will be easily recognisable once you approach- just look for our beautiful Woodland Walk walls upon entry!





# CONTACT US



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