



PRESENTS

WOODLAND WALK



3, 4 & 5 BEDROOM LUXURY HOMES IN MARKET RASEN



Let Skylark Homes Ltd introduce you to your new home



Woodland Walk is a stunning development comprising 48 high quality luxury homes. Each one is designed with careful consideration so we can build you the perfect home.

We create homes for nature as well as people, with green spaces throughout the scheme and considered landscaping. We have designed a low density development which links to the extensive network of paths through Willingham Woods via a wide landscaped walkway. The swales and pond area are not only tranquil green spaces but also contribute to our sustainable drainage strategy.

Woodland Walk is ideally situated in the beautiful Lincolnshire countryside on the edge of the attractive market town of Market Rasen, giving you the perfect combination of country life with the town just a stone's throw away.





CREATING YOUR SPACE

Our attention to detail means you get many high spec finishes as standard. From natural roof coverings, underfloor heating and smart heating controls to solar panels* and EV charge points, you get to enjoy a truly luxurious home.

*subject to plot

EXPLORE

Market Rasen is a picturesque bustling market town with rich heritage, standing on the western edge of the Lincolnshire Wolds.

The High Street boasts over fifty independent, traditional and family run shops and businesses. Our team have many connections to the town and we are passionate about supporting and promoting our local community. We have had lots of time to test out the local produce and we know that you will love them, so your gorgeous welcome hamper will be filled with beautiful locally sourced items from the town and surrounding areas giving you a taste of what amazing produce the local area can produce.

Whether you want to connect with nature, keep fit or dine out, there is much to keep you busy in the town. From the many high-quality and award winning places to eat, the race course or the newly built leisure centre.



LOCATION




LOUTH
15 MILES

SCUNTHORPE
25 MILES

LINCOLN
21 MILES

NEWARK TRAIN STATION
34 MILES

HUMBERSIDE AIRPORT
16 MILES



Situated on the A46 and with access to the surrounding cities and beyond by train or bus, Market Rasen makes travel easy.

NURSERIES

Market Rasen Pre-School
Kilnwell Road, Market Rasen LN8 3BJ
Telephone: 01673 844 484
www.marketrasenpreschool.co.uk

Town & Country Kiddies Market Rasen
23 Kilnwell Road, Market Rasen LN8 3BJ
Telephone: 01673 844014

Middle Rasen Nursery
Middle Rasen School Site, North Street, Middle
Rasen LN8 3TS
Telephone: 01673 844111

PRIMARY SCHOOLS

Market Rasen C of E Primary School
Mill Road, Market Rasen
Telephone: 01673 842395
www.marketrasen.lincs.sch.uk

Middle Rasen Primary School
North Street, Middle Rasen LN8 3TS
Telephone: 01673 843250
www.middle-rasen.lincs.sch.uk

Osgodby Primary School
Main Street, Osgodby, Market Rasen LN8 3TA
Telephone: 01673 828323
www.osgodbyschool.co.uk

SECONDARY SCHOOLS

De Aston School
Willingham Rd, Market Rasen LN8 3RF
Telephone: 01673 843415
www.de-aston.lincs.sch.uk

Caistor Grammar School (7.1 miles)
Church Street, Caistor, Lincolnshire, LN7 6QJ
Telephone: 01472 851250
www.caistorgrammar.com

William Farr C of E Comprehensive School (8.8 miles)
Lincoln Rd, Welton, Lincoln LN2 3JB
Telephone: 01673 866900
www.williamfarr.lincs.sch.uk

FURTHER EDUCATION

Lincoln College (16 miles)
Monks Rd, Lincoln LN2 5HQ
Telephone: 01522 876000
www.lincolncollege.ac.uk

Bishop Grosseteste University (15 miles)
Longdales Road, Lincoln LN1 3DY
Telephone: 01522 527347
www.bishopg.ac.uk

University of Lincoln (19 miles)
Brayford Pool, Lincoln LN6 7TS
Telephone: 01522 882 000
www.lincn.ac.uk

EDUCATION





WHICH ONE IS YOUR PERFECT HOME?

3 Bedroom Homes

THE KINGFISHER

Plots: 10(H), 13(H), 38, 40 & 41

THE SPARROW

Plots: 31, 32, 37 & 39

THE WAGTAIL

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

4 Bedroom Homes

THE FIELDFARE

Plots: 1(H), 20 & 28

THE WOODLARK

Plots: 2(H), 18, 21, 25(H) & 42(H)

THE SKYLARK

Plots: 14 & 44(H)

THE PINTAIL

Plots: 5 & 43

THE GOLDFINCH

Plots: 3, 4(H), 15, 16(H), 33(H) & 34

THE MERLIN

Plots: 17, 35 & 36(H)

5 Bedroom Homes

THE KESTREL Plots: 19, 26(V) & 27(H)



TAKE A LOOK

T5



THE KINGFISHER

WOODLAND WALK
MARKET RASEN

3 Bedroom Detached Bungalow

Phase 1

Plots: 10(H) & 13(H)

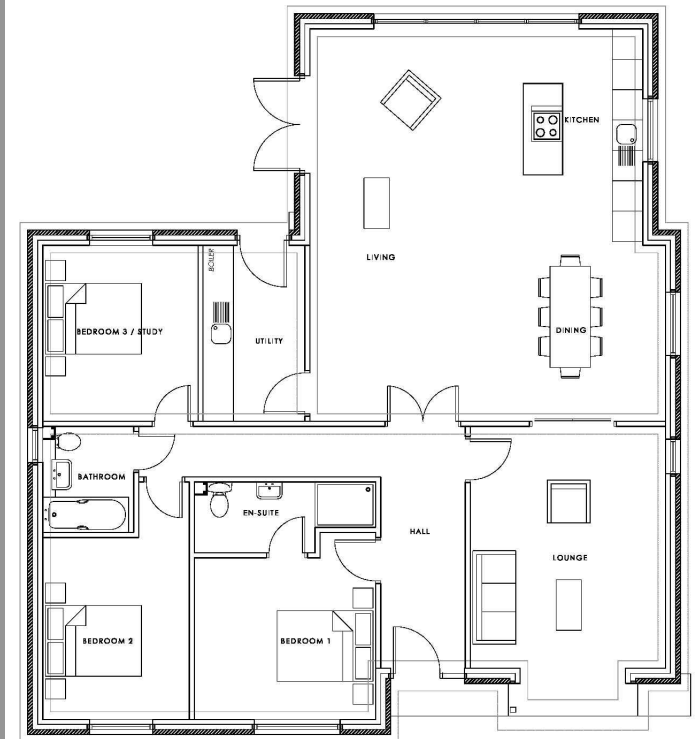
Phase 2

Plots: 38, 40 & 41

GROUND FLOOR

Kitchen/Dining: 7.7m x 6.6m
Lounge: 4.8m x 3.9m
Bedroom 1: 3.6m x 3.2m
Bedroom 2: 3.2m x 2.9m
Bedroom 3: 3.5m x 3.1m

GROSS INTERNAL AREA: 140m²



Ground Floor



PRICES FROM £485,000

T6



THE SPARROW

WOODLAND WALK
MARKET RASEN

3 Bedroom Detached Bungalow

Phase 1

Plots: None

Phase 2

Plots: 31, 32, 37 & 39

GROUND FLOOR

Kitchen/Dining: 6.9m x 3.5m

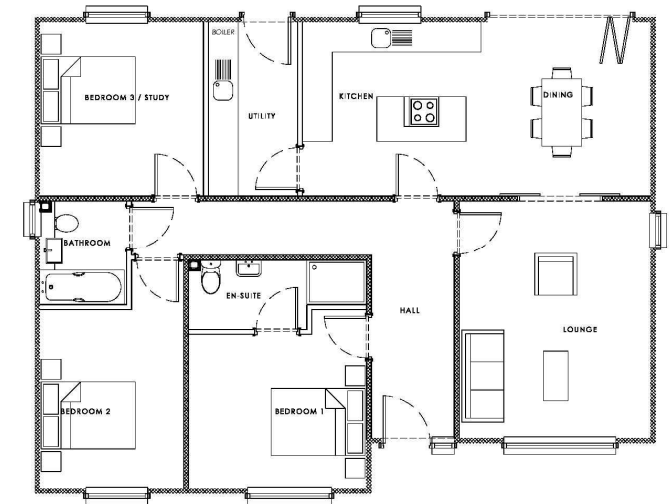
Lounge: 4.8m x 3.9m

Bedroom 1: 3.6m x 3.1m

Bedroom 2: 3.2m x 2.9m

Bedroom 3: 3.5m x 3.1m

GROSS INTERNAL AREA: 110.1m²



Ground Floor



PRICES FROM £375,000

T7

WOODLAND WALK
MARKET RASEN

3 Bedroom Semi-Detached
House

Phase 1

Plots: 6, 7, 8, 9, 11 & 12

Phase 2

Plots: 45, 46, 47 & 48

GROUND FLOOR

Kitchen/Dining: 5.7m x 3.9m

Lounge: 5.3m x 3.4m

FIRST FLOOR

Bedroom 1: 4.3m x 3.0m

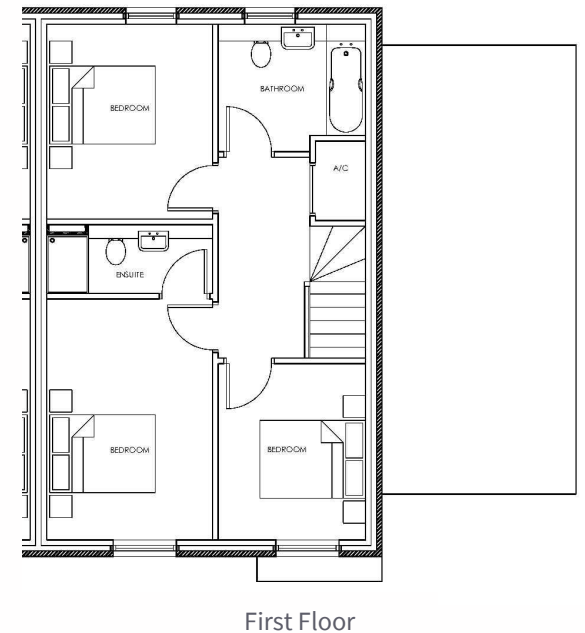
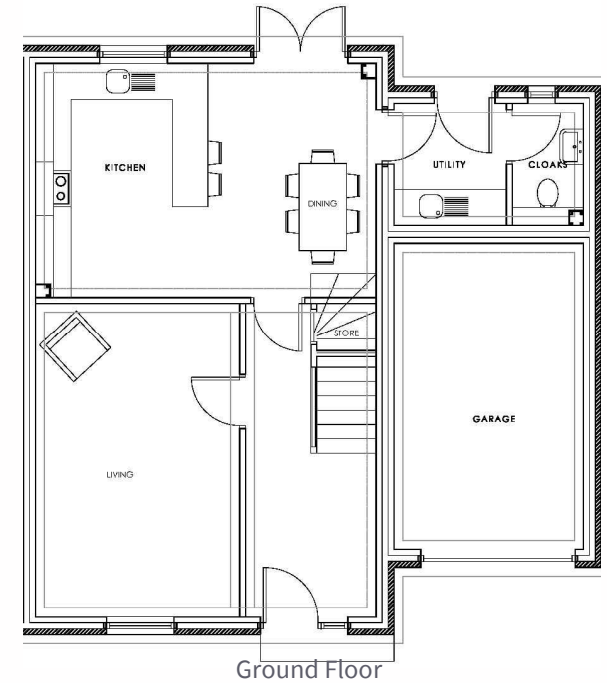
Bedroom 2: 3.5m x 3.0m

Bedroom 3: 3.2m x 2.7m

GROSS INTERNAL AREA: 113.7m²



THE WAGTAIL



PRICES FROM £290,000

WOODLAND WALK MARKET RASEN

4 Bedroom Detached House

Phase 1

Plots: 1(H) & 20

Phase 2

Plots: 28

GROUND FLOOR

Kitchen/Dining: 6.7m x 4.5m

Lounge: 5m x 3.4m

Study: 3.5m x 2.5m

FIRST FLOOR

Bedroom 1: 3.4m x 3.3m

Bedroom 2: 3.7 x 3.6m

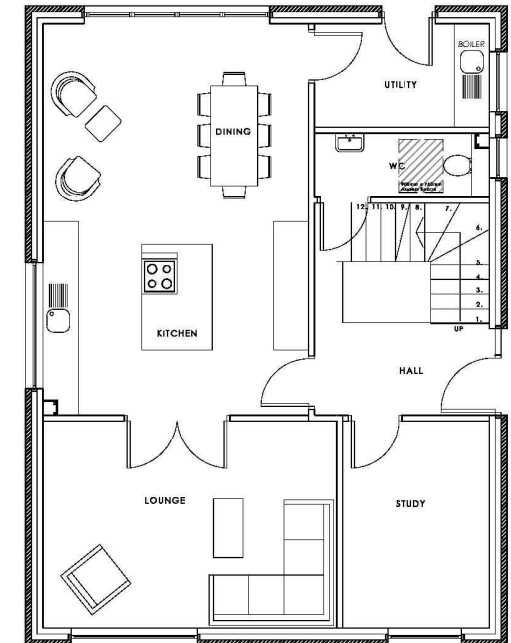
Bedroom 3: 2.9m x 3.8m

Bedroom 4: 5.1m x 2.5m

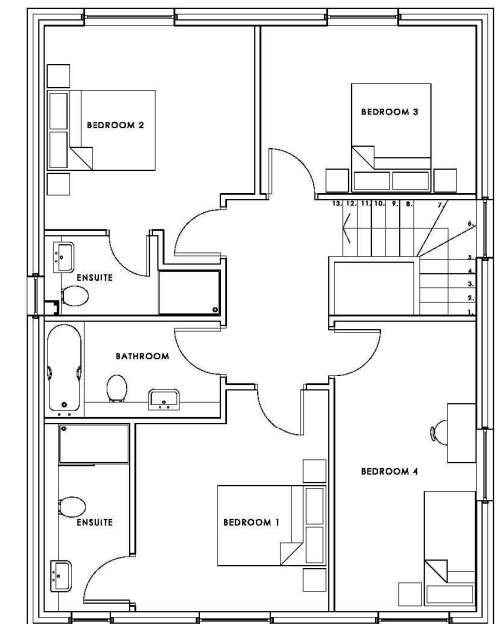
GROSS INTERNAL AREA: 156.6m²



THE FIELDFARE



Ground Floor



First Floor



T2

WOODLAND WALK
MARKET RASEN

4 Bedroom Detached House

Phase 1

Plots: 2(H), 18 & 21

Phase 2

Plots: 25(H) & 42(H)

GROUND FLOOR

Kitchen/Dining: 6.1m x 5.8m

Lounge: 6.4m x 3.5m

Office: 4.3m x 3.5m

FIRST FLOOR

Bedroom 1: 5.2m x 3.5m

Bedroom 2: 3.8m x 3.4m

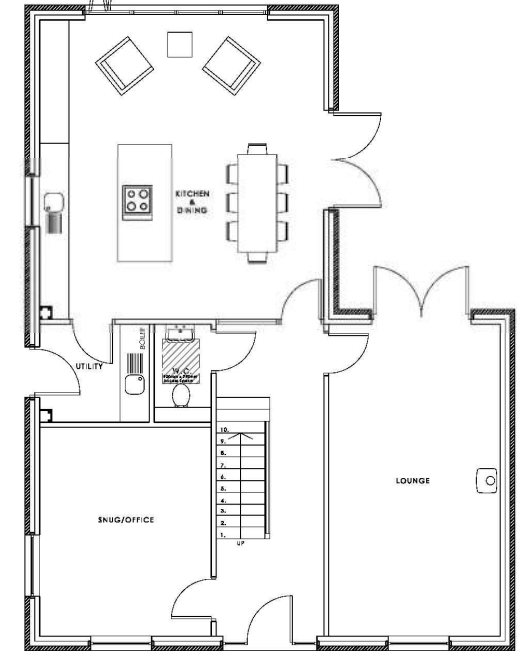
Bedroom 3: 3.5m x 3.1m

Bedroom 4: 3.5m x 3.1m

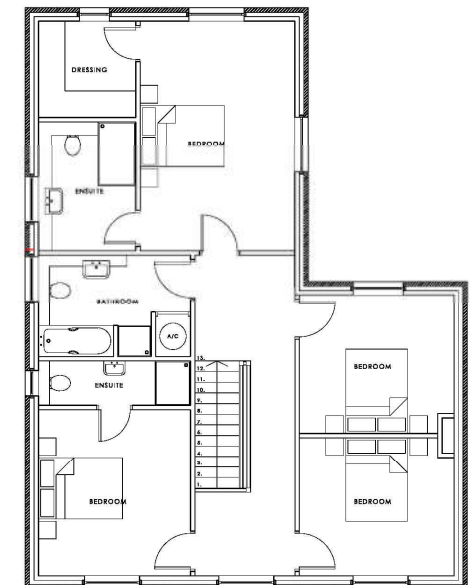
GROSS INTERNAL AREA: 191.4m²



THE WOODLARK



Ground Floor



First Floor



PRICES FROM £525,000

T3

WOODLAND WALK MARKET RASEN

4 Bedroom Detached House

Phase 1

Plots: 14

Phase 2

Plots: 44(H)

GROUND FLOOR

Kitchen/Dining: 6.1m x 5.8m

Lounge: 6.4m x 3.5m

Office: 4.3m x 3.5m

FIRST FLOOR

Bedroom 1: 5.2m x 3.5m

Bedroom 2: 3.8m x 3.4m

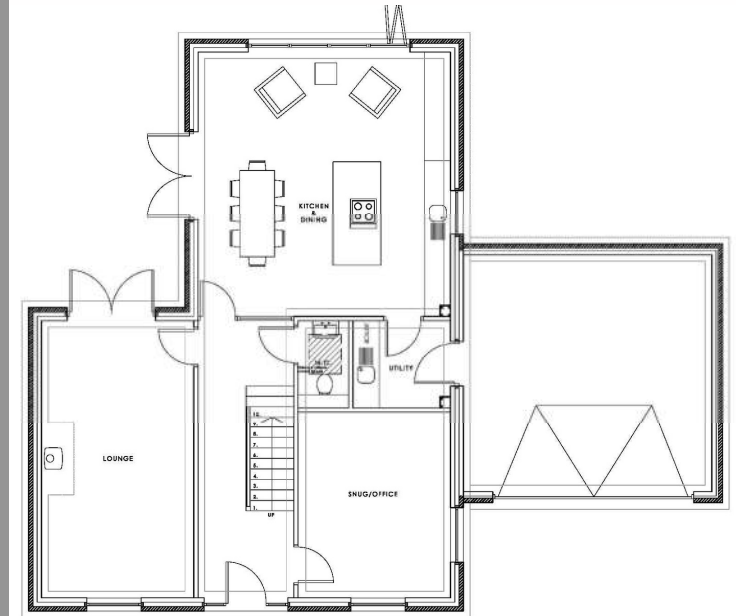
Bedroom 3: 3.5m x 3.1m

Bedroom 4: 3.5m x 3.1m

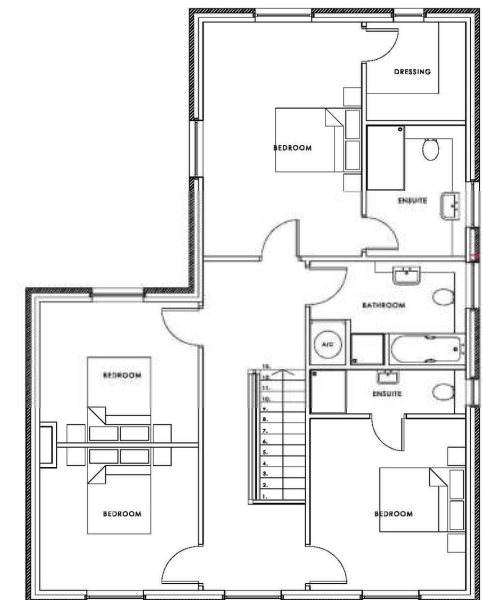
GROSS INTERNAL AREA: 191.4m²



THE SKYLARK



Ground Floor



First Floor



PRICES FROM £580,000



WOODLAND WALK MARKET RASEN

4 Bedroom Detached House

Phase 1

Plots: 5

Phase 2

Plots: 43

GROUND FLOOR

Kitchen/Dining: 9.4m x 3.5m

Lounge: 6.5m x 3.5m

Office/Snug: 3.5m x 2.8m

FIRST FLOOR

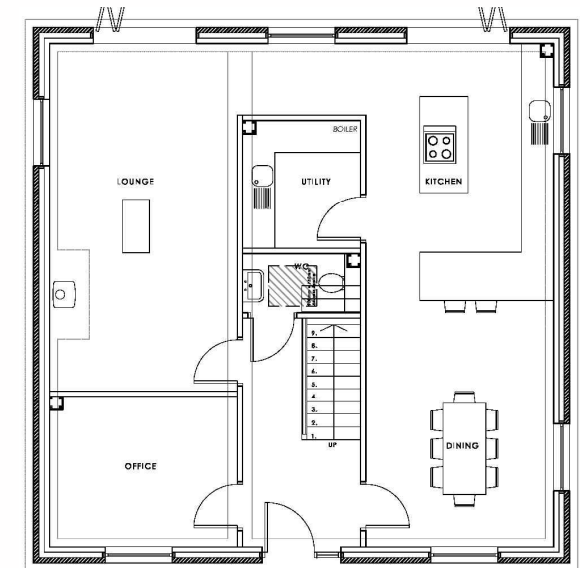
Bedroom 1: 4.1m x 3.5m

Bedroom 2: 4.2m x 3.5m

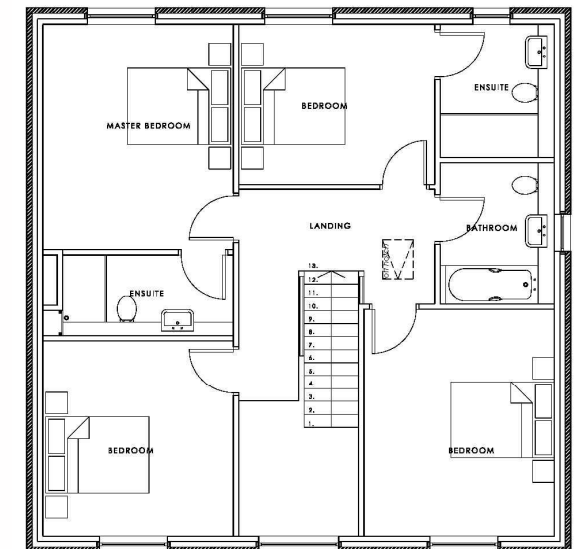
Bedroom 3: 3.6m x 3.5m

Bedroom 4: 3.6m x 2.9m

GROSS INTERNAL AREA: 176.8m²



Ground Floor



First Floor



T8

WOODLAND WALK MARKET RASEN

4 Bedroom Detached House

Phase 1

Plots: 3, 4(H), 15 & 16(H)

Phase 2

Plots: 33(H) & 34

GROUND FLOOR

Kitchen/Dining: 8.8m x 4.7m

Lounge: 4.3m x 3.5m

Office/Snug: 3.5m x 2.0m

FIRST FLOOR

Bedroom 1: 4.1m x 3.7m

Bedroom 2: 3.5m x 3.1m

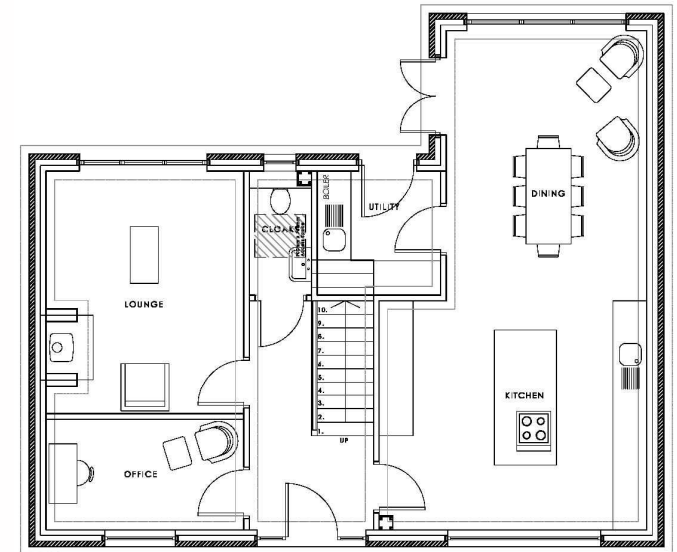
Bedroom 3: 3.5m x 3.1m

Bedroom 4: 3.6m x 3.5m

GROSS INTERNAL AREA: 153m²



THE GOLDFINCH



Ground Floor



First Floor



PRICES FROM £440,000

T9



THE MERLIN

WOODLAND WALK
MARKET RASEN

4 Bedroom Detached House

Phase 1

Plots: 17

Phase 2

Plots: 35 & 36(H)

GROUND FLOOR

Kitchen/Dining: 6.4m x 5.7m

Lounge: 6.2m x 3.9m

Office/Snug: 4.3m x 2.4m

FIRST FLOOR

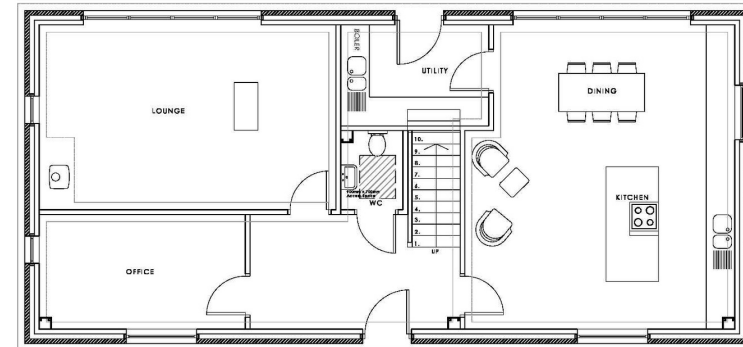
Bedroom 1: 4.1m x 3.7m

Bedroom 2: 14.1m x 3.7m

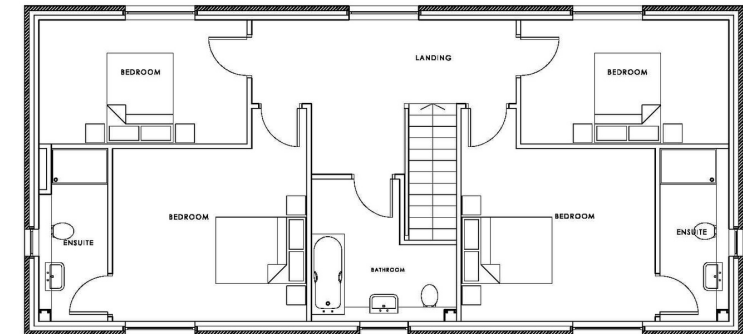
Bedroom 3: 4.4m x 2.6m

Bedroom 4: 4.4m x 2.6m

GROSS INTERNAL AREA: 185.6m²



Ground Floor



First Floor



PRICES FROM £545,000

T10

WOODLAND WALK
MARKET RASEN

5 Bedroom Detached House

Phase 1

Plots: 19

Phase 2

Plots: 26(V) & 27(H)

GROUND FLOOR

Kitchen/Dining: See Floor Plans

Lounge: 5.9m x 4.5m

Office/Snug: 3.6m x 2.6m

FIRST FLOOR

Bedroom 1: 5.9m x 4.0m

Bedroom 2: 4.0m x 3.3m

Bedroom 3: 4.7m x 2.4m

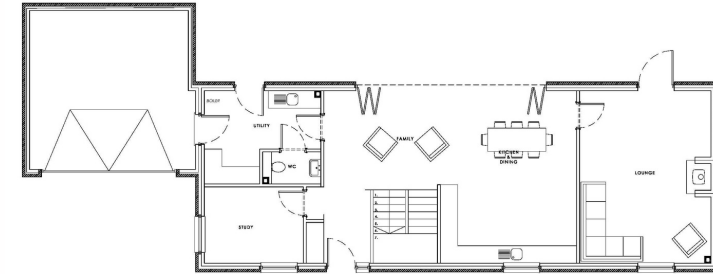
Bedroom 4: 4.0m x 2.5m

Bedroom 5: 4.3m x 2.2m

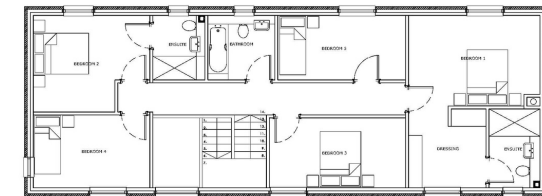
GROSS INTERNAL AREA: 205.8m²



THE KESTREL



Ground Floor



First Floor



PRICES FROM £595,000

CONTACT US



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Dunholme
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www.skylarkhomes.co.uk



House prices are guide prices only. Please contact us for more details.

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