

# COTTON MEADOWS

WILSTEAD, BEDFORDSHIRE

An exciting new development of 3, 4 & 5-bedroom homes

LaganHomes<sup>®</sup>





Computer generated image represents a typical street scene at the development. Elevational treatments, handing, garage position, fencing and landscaping may vary. Please ask the Sales Advisor for details of specific plots.







A family of four is walking through a grassy field at sunset. The father is on the left, wearing a white t-shirt and a brown jacket. The mother is on the right, wearing a yellow t-shirt and dark jeans. Two young girls are in the middle, holding hands. The scene is bathed in warm, golden light from the setting sun, creating a peaceful and idyllic atmosphere.

# A peaceful **village location** with exceptional travel connections

Cotton Meadows is an exclusive collection of beautifully designed 3, 4, and 5-bedroom homes located at the southern edge of Wilstead; a quaint village surrounded by beautiful countryside and with superb travel connections, all accessible from its idyllic setting.



# Welcome to Wilstead

Cotton Meadows is within walking distance to the excellent local amenities of Wilstead.

The village is surrounded by beautiful countryside, where you can explore the many public footpaths that weave their way through wood and field, whilst children can enjoy the Jubilee Playing Fields on the northside of the village.

There is a post office, convenience store, pharmacy, doctors' surgery and two popular takeaways at the centre of the village. The Woolpack pub on Bedford Road offers excellent bar snacks and Sunday lunch options.

Wilstead Village Hall, with its excellent modern facilities, offers a wide range of clubs and classes and is also available to hire for parties and events.

Herring Green Activity farm is located just outside of Wilstead, a fabulous, child-friendly farm attraction open 7 days a week.



COTTON  
MEADOWS

...a natural setting within  
a village community



# Bedford and beyond

Wilstead is located just 5 miles south of the vibrant county town of Bedford.

This diverse town offers an abundance of green spaces, fabulous transport links and excellent riverside amenities. With its range of museums and unique family attractions, there is plenty to do in this historic location. Take a stroll along the picturesque riverside and enjoy the plentiful amenities en route, including Riverside Bedford, which has a 7-screen cinema complex, 14 restaurants and a 100-bed hotel. The Harpur Centre, located in the heart of the town, is an award winning shopping venue with national and independent retailers.

For more serious shopping, just 18 miles west of Wilstead is the 'shopping paradise' of Milton Keynes. The centre:MK and Midsummer Place combined make up over 200+ stores. Midsummer Place is connected to centre:MK by a central atrium and is considered to be the premier shopping destination between London and Birmingham.



# Ideal for families

The Ofsted 'Good' rated Wilstead Primary School is within walking distance of Cotton Meadows. There is a selection of secondary schools in nearby Bedford, including the Ofsted 'Good' rated Daubeney Academy, which is just a short drive from the development. Wixams Academy which opened in 2017, is 1.8 miles away, or an 8 minute cycle ride.

For further education, the University of Bedfordshire offers a wide range of undergraduate and postgraduate courses. The campus in Pollhill Avenue provides a range of facilities including high-quality teaching spaces, two theatres, gym and dance studios, a four-storey campus library and a newly refurbished Students' Union social space. The University's renowned Physical Education and Sport Science Centre was used to train athletes in the 2012 Olympics.

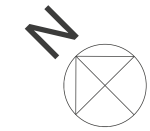


# Stay connected

Cotton Meadows has access to some excellent transport connections. Wilstead is located just 5 miles south of Bedford train station, where you can travel into London St Pancras Station in as little as 41 minutes. The development is minutes from the A6, whilst the A1 and M1 are both less than 10 miles away. London Luton Airport is a 30-minute drive away offering holiday flights to 70 unique destinations across Europe, the Middle East and North Africa.



# The Development



OPEN FIELDS



<b>3-Bedrooms</b>		<b>4-Bedrooms</b>		<b>5-Bedrooms</b>			
	Ennis Plot 27		Keel special Plots 4, 9, 10		Newtown Plots 3, 8		Custom Build
	Enfield Plots 6, 11		Knightstown Plots 12, 28		Kilkenny Plot 5		Affordable Housing Rented
	Ardmore Plot 25		Hilltown Plots 2, 7, 29, 30		Portadown Plots 1, 14, 15, 26		Affordable Housing Shared Ownership
	Affordable Plots 16 – 24				Portrush Plot 13		Visitor Parking
							Bin Collection Point
							Sheds

The development plan is for illustrative purposes only and is not intended to be scaled or used to indicate specific boundaries. Lagan Homes reserves the right to change this layout subject to changes in planning.





# The Ennis

3-bedroom home



LaganHomes®

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# The Ennis

## Plot 27

A delightful 3-bedroom home with an open plan kitchen and dining area with French doors opening on to the garden.

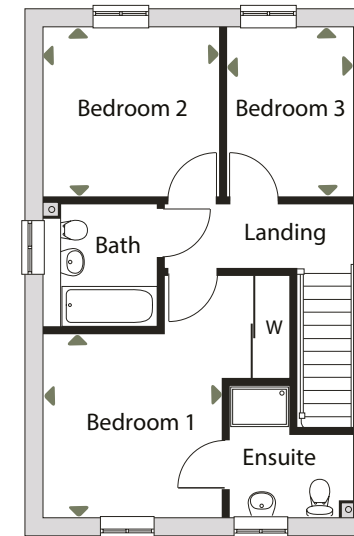
## First Floor

Bedroom 1	3,138mm x 3,211mm	10' 4" x 10' 6"
Ensuite		
Bedroom 2	3,094mm x 2,993mm	10' 2" x 9' 10"
Bedroom 3	2,993mm x 2,233mm	9' 10" x 7' 4"
Bathroom		

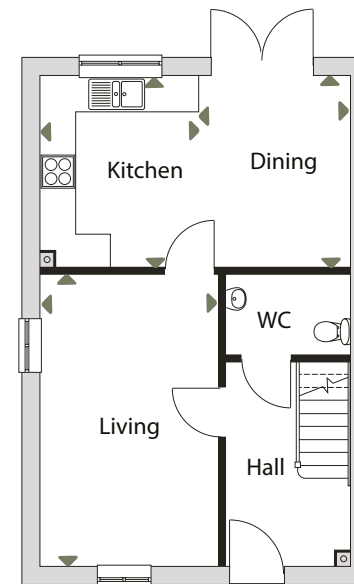
## Ground Floor

Living	5,122mm x 3,128mm	16' 10" x 10' 3"
Dining	3,356mm x 2,650mm	11' 0" x 8' 8"
Kitchen	3,356mm x 2,765mm	11' 0" x 9' 1"
WC		

## First Floor



## Ground Floor







# The Enfield

3-bedroom home



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# The Enfield

Plots 6, 11

An attractive 3-bedroom home with an open plan kitchen and dining area and dual aspect living.

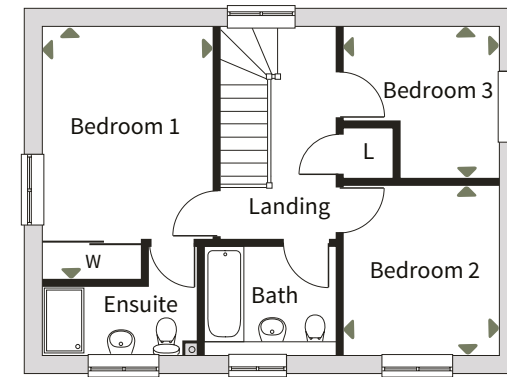
## First Floor

Bedroom 1	4,473mm x 2,994mm (max)	14' 8" x 9' 10" (max)
Ensuite		
Bedroom 2	2,973mm x 2,743mm	9' 9" x 9' 0"
Bedroom 3	2,743mm x 2,693mm (max)	9' 0" x 8' 10" (max)
Bathroom		

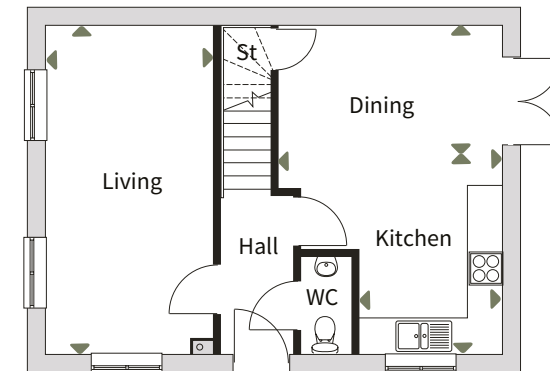
## Ground Floor

Living	5,753mm x 2,932mm	18' 10" x 9' 7"
Dining	3,928mm x 2,223mm	12' 11" x 7' 4"
Kitchen	3,530mm x 2,522mm	11' 7" x 8' 3"
WC		

First Floor



Ground Floor







# The Ardmore

3-bedroom home



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# The Ardmore

## Plot 25

A wheelchair adaptable 3-bedroom home with spacious bathroom or shower room and open plan kitchen and dining area.

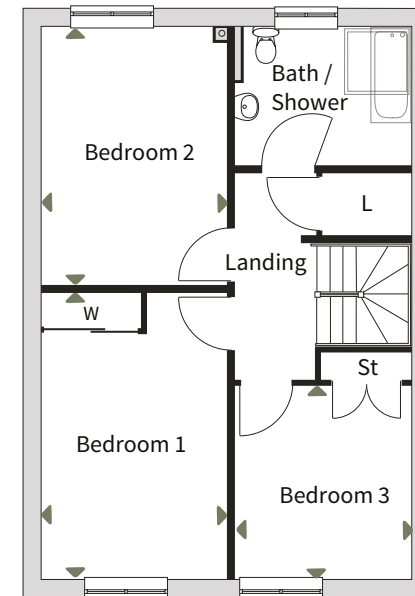
## First Floor

Bedroom 1	5,024mm (max) x 3,302mm	16' 6" (max) x 10' 10"
Bedroom 2	4,549mm x 3,302mm	14' 11" x 10' 10"
Bedroom 3	3,406mm x 3,150mm	11' 2" x 10' 4"
Bathroom		

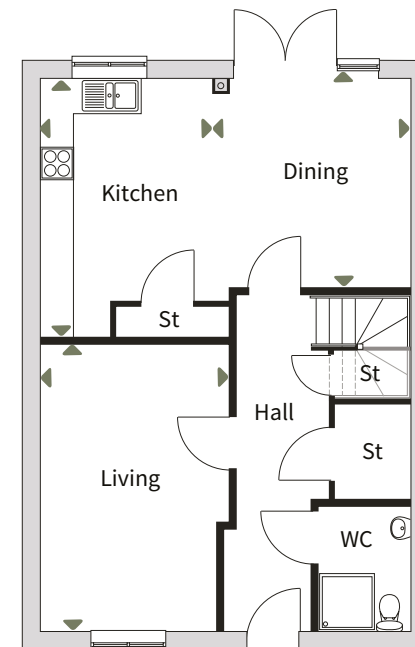
## Ground Floor

Living	5,020mm x 3,346mm (max)	16' 6" x 11' 0" (max)
Dining	3,661mm (max) x 3,510mm	12' 0" (max) x 11' 6"
Kitchen	4,520mm x 3,030mm	14' 10" x 9' 11"
WC		

## First Floor



## Ground Floor







# The Keel special

4-bedroom home



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# The Keel special

Plots 4, 9 & 10

A stunning 4-bedroom home with a spacious kitchen and dining area and a garage.

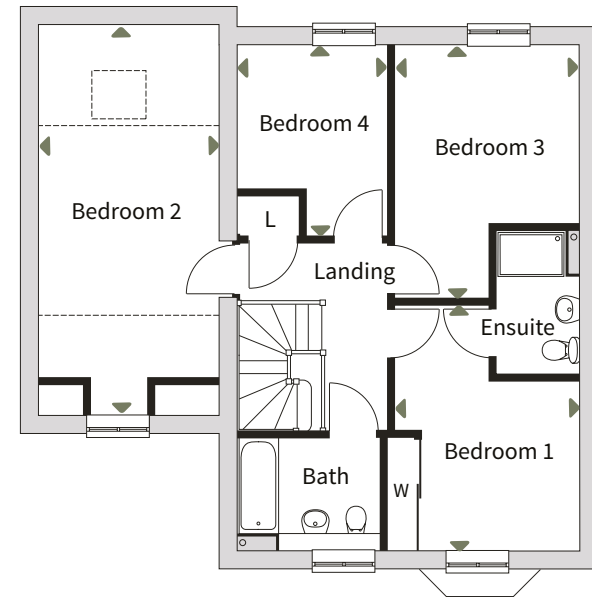
## First Floor

Bedroom 1	4,312mm (max) x 3,272mm	14' 2" (max) x 10' 9"
Ensuite 1		
Bedroom 2	6,207mm (max) x 3,165mm	20' 4" (max) x 10' 5"
Ensuite 2		
Bedroom 3	4,473mm (max) x 3,272mm	14' 8" (max) x 10' 9"
Bedroom 4	3,379mm (max) x 2,618mm	11' 1" (max) x 8' 7"
Bathroom		

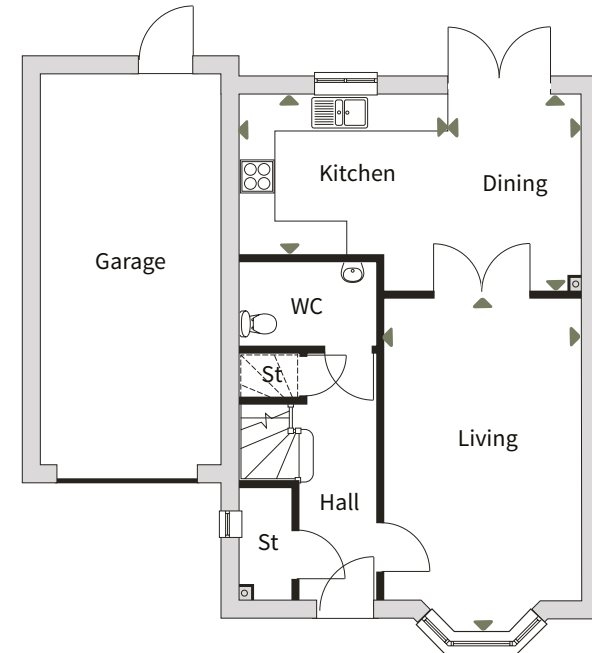
## Ground Floor

Living	5,862mm (max) x 3,472mm	19' 3" (max) x 11' 5"
Dining	3,447mm x 2,378mm	11' 4" x 7' 10"
Kitchen	3,600mm x 2,826mm	11' 10" x 9' 3"
WC		

First Floor



Ground Floor







# The Knightstown

4-bedroom home



LaganHomes

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# The Knightstown

Plot 28

A stunning 4-bedroom family home with open plan kitchen and dining area, utility and study.

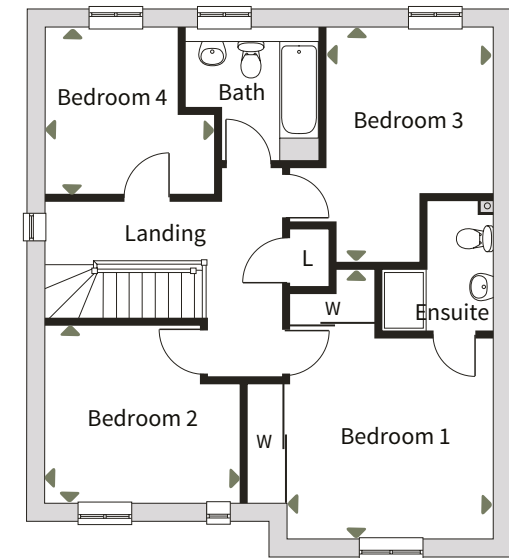
## First Floor

Bedroom 1	4,732mm (max) x 3,615mm	15' 6" (max) x 11' 10"
Ensuite		
Bedroom 2	3,474mm x 3,067mm	11' 5" x 10' 1"
Bedroom 3	4,165mm (max) x 2,963mm	13' 8" (max) x 9' 9"
Bedroom 4	3,026mm (max) x 2,978mm	9' 11" (max) x 9' 9"
Bathroom		

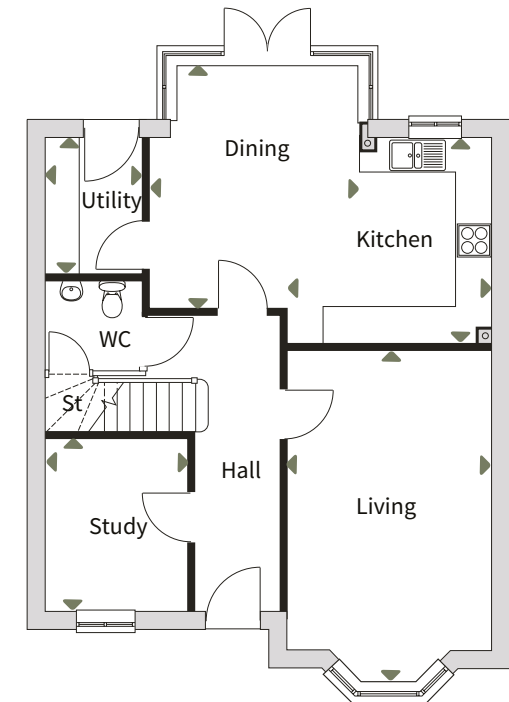
## Ground Floor

Living	5,815mm (max) x 3,615mm	19' 1" (max) x 11' 10"
Dining	4,238mm (max) x 3,703mm (max)	13' 11" (max) x 12' 2" (max)
Kitchen	3,615mm (max) x 3,600mm	11' 10" (max) x 11' 10"
Utility	2,400mm x 1,737mm	7' 10" x 5' 8"
Study	3,067mm x 2,532mm	10' 1" x 8' 4"
WC		

First Floor



Ground Floor







# The Hilltown

4-bedroom home



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# The Hilltown

Plots 2, 7, 29, 30

A gorgeous 4-bedroom home with a spacious open plan kitchen dining area and a dual aspect living room.

## First Floor

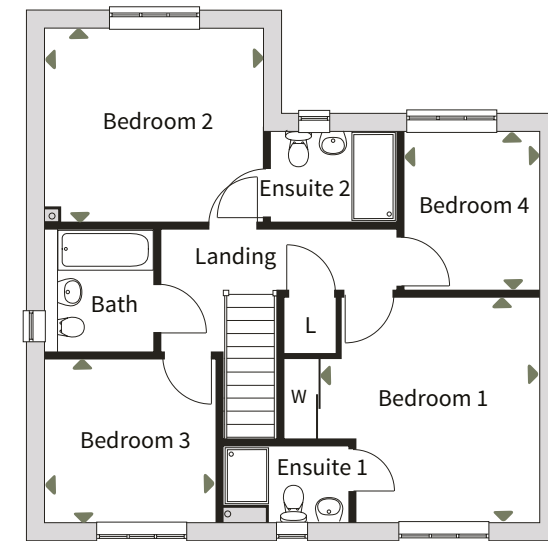
Bedroom 1	3,958mm x 3,810mm (max)	13' 0" x 12' 6" (max)
Ensuite 1		
Bedroom 2	3,840mm x 3,424mm	12' 7" x 11' 3"
Ensuite 2		
Bedroom 3	3,028mm x 2,872mm	9' 11" x 9' 5"
Bedroom 4	2,833mm x 2,363mm	9' 4" x 7' 9"
Bathroom		

## Ground Floor

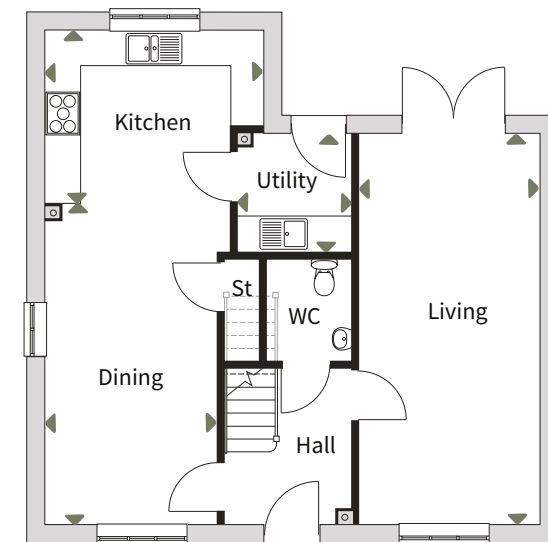
Living	6,878mm x 3,150mm	22' 7" x 10' 4"
Dining	5,653mm x 2,995mm	18' 7" x 9' 10"
Kitchen	3,840mm (max) x 3,025mm	12' 7" (max) x 9' 11"
Utility	2,050mm x 1,988mm	6' 9" x 6' 6"
WC		

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First Floor



Ground Floor



Plans are not to scale. All dimensions are approximate and should not be used for carpets, appliance spaces or furniture. Maximum dimensions are shown by arrows on plan. Lagan Homes has a policy of continuous improvement and individual features may vary from time to time. L = Linen, W = Wardrobe, St = Storage cupboard.





# The Newtown

5-bedroom home



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# The Newtown

Plots 3, 8

A generous 5-bedroom family home with open plan kitchen and dining and study.

## First Floor

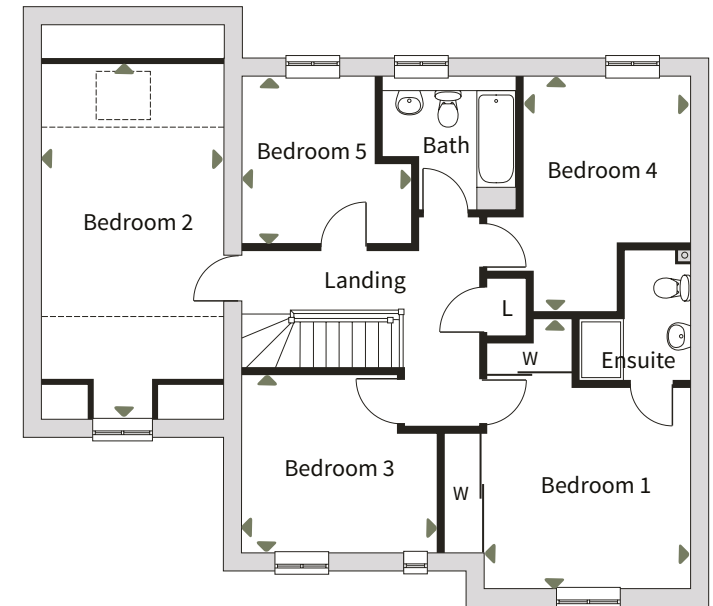
Bedroom 1	4,732mm (max) x 3,615mm	15' 6" (max) x 11' 10"
Ensuite		
Bedroom 2	6,207mm (max) x 3,165mm	20' 4" (max) x 10' 5"
Bedroom 3	3,474mm x 3,067mm	11' 5" x 10' 1"
Bedroom 4	4,165mm (max) x 2,963mm	13' 8" (max) x 9' 9"
Bedroom 5	3,026mm (max) x 2,978mm	9' 11" (max) x 9' 9"
Bathroom		

## Ground Floor

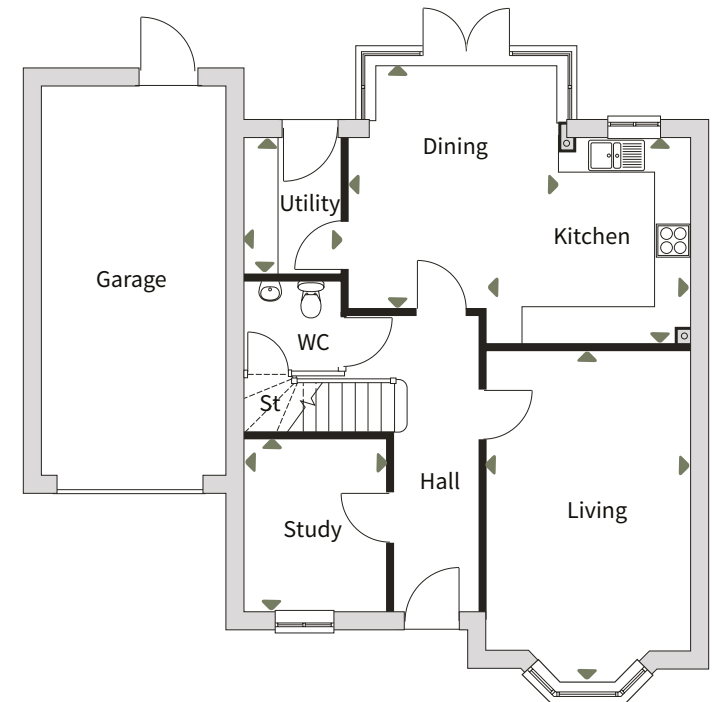
Living	5,815mm (max) x 3,615mm	19' 1" (max) x 11' 10"
Dining	4,238mm (max) x 3,703mm (max)	13' 11" (max) x 12' 2" (max)
Kitchen	3,615mm (max) x 3,600mm	11' 10" (max) x 11' 10"
Utility	2,400mm x 1,737mm	7' 10" x 5' 8"
Study	3,067mm x 2,532mm	10' 1" x 8' 4"
WC		

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First Floor



Ground Floor



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# The Kilkenny

5-bedroom home



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# The Kilkenny

## Plot 5

A spacious 2.5 storey, 5-bedroom home with open plan living.

## Second Floor

Bedroom 3	4,138mm x 3,489mm	13' 7" x 11' 5"
Bedroom 4	4,138mm x 2,651mm	13' 7" x 8' 8"
Bathroom		

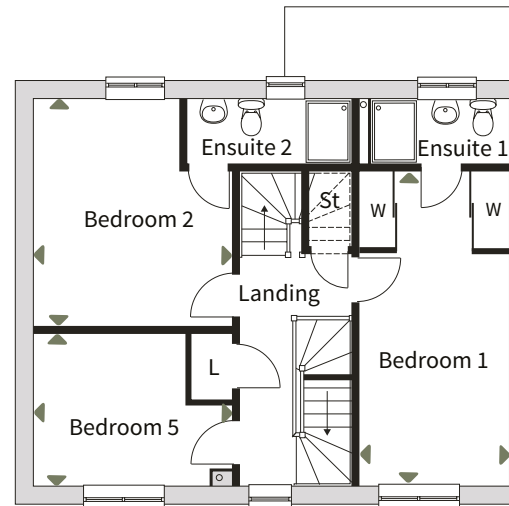
## First Floor

Bedroom 1	5,541mm x 2,651mm	18' 2" x 8' 8"
Ensuite 1		
Bedroom 2	3,990mm x 3,489mm (max)	13' 1" x 11' 5" (max)
Ensuite 2		
Bedroom 5	3,489mm x 2,688mm (max)	11' 5" x 8' 10" (max)

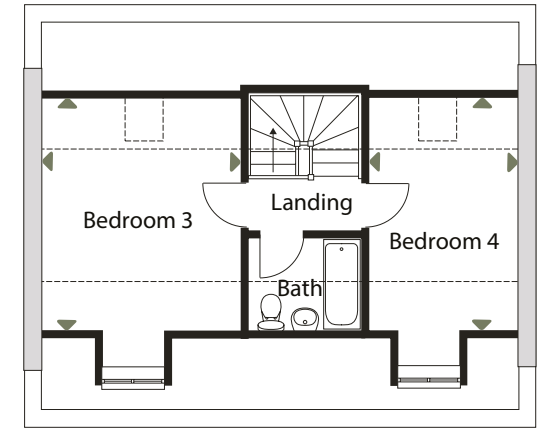
## Ground Floor

Living	6,765mm x 3,315mm	22' 2" x 10' 11"
Dining	3,737mm x 3,590mm	12' 3" x 11' 9"
Kitchen	4,525mm x 2,651mm	14' 10" x 8' 8"
WC		

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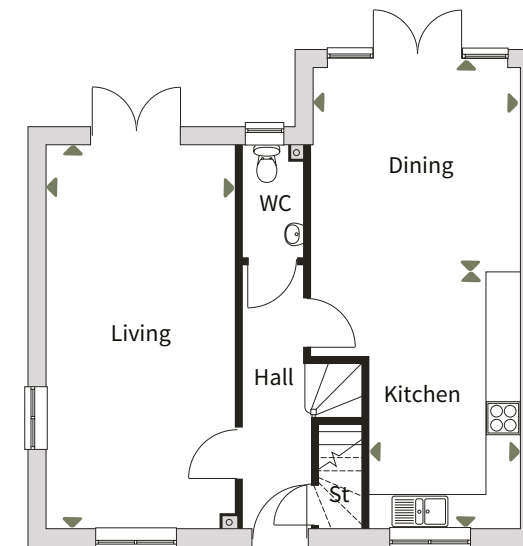


First Floor



Second Floor

Ground Floor



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# The Portadown

5-bedroom home



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# The Portadown

Plots 1, 26

An impressive 5-bedroom family home with spacious open plan kitchen and dining area, utility and study.

## First Floor

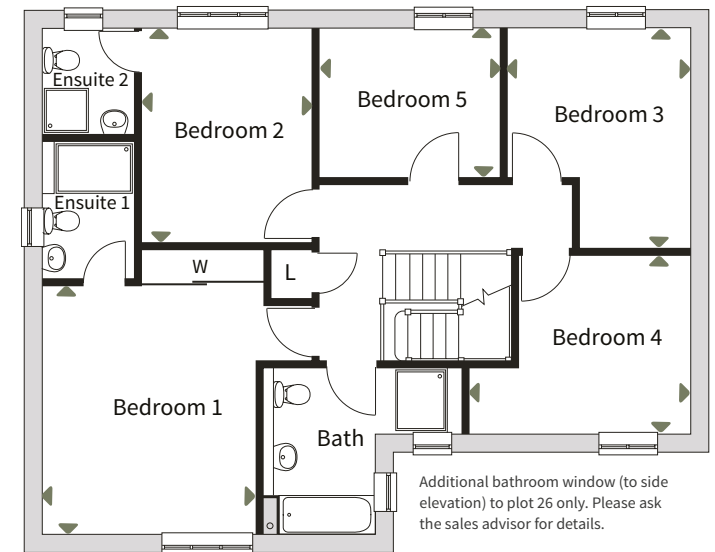
Bedroom 1	4,358mm x 3,759mm	14'4" x 12'4"
Ensuite 1		
Bedroom 2	3,774mm x 3,016mm	12'5" x 9'11"
Ensuite 2		
Bedroom 3	3,924mm (max) x 3,213mm	12'10" (max) x 10'6"
Bedroom 4	3,903mm (max) x 3,091mm	12'10" (max) x 10'2"
Bedroom 5	3,222mm x 2,698mm	10'7" x 8'10"
Bathroom		

## Ground Floor

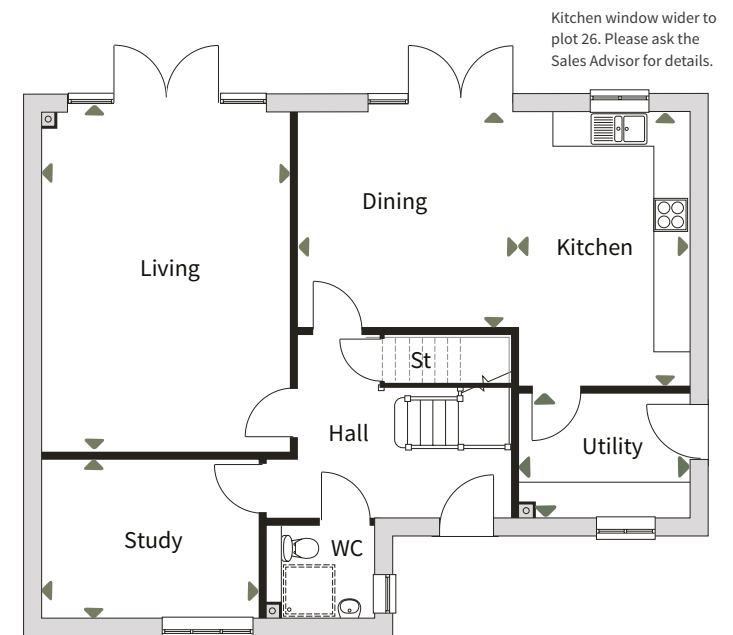
Living	5,947mm x 4,390mm	19'6" x 14'5"
Kitchen	4,810mm x 2,978mm	15'9" x 9'9"
Dining	3,860mm x 3,800mm	12'8" x 12'6"
Study	3,859mm x 2,806mm	12'8" x 9'2"
Utility	2,978mm x 2,143mm	9'9" x 7'0"
WC		

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## First Floor



## Ground Floor



Plans are not to scale. All dimensions are approximate and should not be used for carpets, appliance spaces or furniture. Maximum dimensions are shown by arrows on plan. Plot 1 dimensions vary to plot 26, please ask your Sales Advisor for further details. Lagan Homes has a policy of continuous improvement and individual features may vary from time to time. L = Linen, W = Wardrobe, St = Storage cupboard.



# Why choose Lagan Homes

Lagan Homes is a family company with over 40 years' experience of building well designed quality homes to the highest standards. We are committed to creating sustainable communities and environments for generations to enjoy.

## Customer Care

Our passion for customer care ensures we deliver a prompt and friendly customer experience, which includes our emergency call service.

## Environmental

Our new homes are built with the latest energy efficient technology and environmental considerations.

## Safety and Security

Double glazing, window locks\*, multi-point locking system to main doors, smoke / heat / carbon monoxide detector to current electrical requirements, to provide peace of mind.

(\*window locks to ground floor).

## New Home Warranty

All homes at Cotton Meadows come with a 10 Year NHBC warranty, with the first 2 years provided by Lagan Homes' customer care team.

## Two Year Warranty

Every new Lagan home comes with a two year customer care warranty subject to NHBC guidelines.

## Your New Home

Home owners have the satisfaction of knowing that Cotton Meadows represents a team effort involving the dedication, commitment and expertise of our finest architects and craftsmen. Please see our detailed specification.

## 5 Star Home Builder

Awarded the prestigious 5 star rating for customer satisfaction by Home Building Federation.



Privately family owned housebuilder



Experienced team



Eco-friendly design and construction methods



6000+ homes built since 1983



9 live sites





# Sustainable Environment

As an established residential developer, sustainability is the greatest challenge facing our industry today and at Lagan Homes we recognise that everything we do has an impact on both people and the environment.

We take pride in fulfilling our duty to operate as a responsible business and aim to continuously reduce our environmental impact, which is reflected in the way we design and build our homes leading to a reduction in our carbon footprint every year.

Increasingly, we employ green construction methods by reducing, recycling and re-using waste, to optimise resources and minimise disruption. Our building materials are responsibly sourced and we aim to ensure that our homes and communities are built in a way that is respectful of the plants and wildlife in the surrounding area.

Our new homes are designed with energy efficiency as a key consideration, using the latest technologies, methods and materials to help cut down carbon emissions. Such as;



**Good levels of insulation**



**Quality construction on-site**



**High-efficiency heating systems**



**Energy efficient appliances**



**Low energy lighting**



**Save £3,100 on energy bills\***

In turn these measures help to improve the quality of life for our customers by significantly reducing the cost it takes to run a new home in one of our newly created communities.

Every effort is made to combine the character of our exteriors with that of their locations. When buying a new-build home with Lagan Homes you can be certain that alongside the thoughtful design and high-quality specification, your home has been created to maximise energy efficiency. 100% of all our homes built in 2022 were rated EPC B or above, and by buying a new build home this will help reduce carbon emissions by more than 2.2 tonnes a year.

On average this could mean as a new home owner you could save £3,100 on energy bills a year compared to an older house, keeping you warm in winter and saving you money for the more enjoyable things in life.

Disclaimer: Energy saving figures quoted are provided by the Home Builders Federation (HBF) Energy Report "Watt a Save" Updated February 2023.

Photographs show typical show home interiors from previous developments.





# Optional Extras

We recognise that each of our purchasers may have unique requirements, so in addition to our generous standard specification, we offer a range of optional extras to enhance your new home.

Tailor your home to your unique requirements with our range of options and extras available subject to the build stage. These can then be included during the construction process to ensure that your home is just the way you want it on the day you move in.

Optional extras will depend upon the stage of build but can include:

- **Kitchen unit, worktop and lighting upgrades**
- **Bathroom upgrades and extra tiling**
- **Fitted carpets, floor tiling and Karndean flooring**
- **Extra electrical, lighting and BT points**
- **Hard landscaping**







...well designed  
quality homes to the  
highest standards





# Specifications

Ennis	Enfield	Ardmore	Keel Special	Knightstown	Hilltown	Newtown	Kilkenny	Portadown	Portrush
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HEATING										
Gas fired central heating with combination boiler	■	■	■							
Gas fired central heating with boiler and cylinder				■	■	■	■	■	■	■
Dual zone heating	■	■	■	■	■	■	■	■	■	■
EXTERNAL FEATURES										
UPVC windows with double glazing. Colour white outside / white inside	■	■	■	■	■	■	■	■	■	■
UPVC French doors to patio area. Colour white outside / white inside	■	■	■	■	■	■	■	■	■	■
UPVC main entrance front door with letter plate, door viewer and chain. Colour black outside / white inside	■	■	■	■	■	■	■	■	■	■
Main entrance outside light with PIR sensor and mains wired doorbell - any other external lighting locations shown on dwgs are wiring only	■	■	■	■	■	■	■	■	■	■
KITCHEN / UTILITY										
Fitted kitchen with choice of colour of unit doors with laminate worktop in kitchen - development specific choice. Standard range with uplift options	■	■	■	■	■	■	■	■	■	■
Fitted base unit in utility with choice of colour of unit doors with laminate worktop - development specific choice. Standard range with uplift options					■	■	■	■	■	■
Zanussi induction 60cm hob	■	■	■	■						
AEG induction 80cm hob					■	■	■	■	■	■
Integrated Zanussi double oven	■	■	■	■						
Integrated AEG double oven					■	■	■	■	■	■
Glass splash back to hob where design permits	■	■	■	■	■	■	■	■	■	■
Space only for freestanding fridge and freezer	■	■	■							
Integrated fridge freezer				■	■	■	■	■	■	■
Zanussi 60cm extractor fan to hob	■	■	■	■						
AEG 90cm extractor fan to hob					■	■	■	■	■	■
Fitted kitchen base unit (potential location for future dishwasher)	■	■	■	■						
Integrated AEG dishwasher					■	■	■	■	■	■
Space for washing machine in kitchen	■	■	■	■			■			
Space for washing machine in utility					■	■	■	■	■	■
Composite one and a half bowl sink with mixer tap in kitchen	■	■	■	■	■	■	■	■	■	■
Inset stainless steel single bowl sink with mixer tap in utility					■	■	■	■	■	■

Lagan Homes reserves the right to replace products with equivalent products affected by supply chain issues. Choices are dependent on stage of construction, please ask the Sales Advisor for details. This specification is for guidance only. We recommend that you inspect the full specification prior to reservation and confirm all details with the Sales Advisor at point of purchase. We reserve the right to change or substitute alternative items of similar quality. Specification is correct at the time of printing. Please note TV and telephone points only are provided, purchaser to arrange own connections, including extensions.





# Location

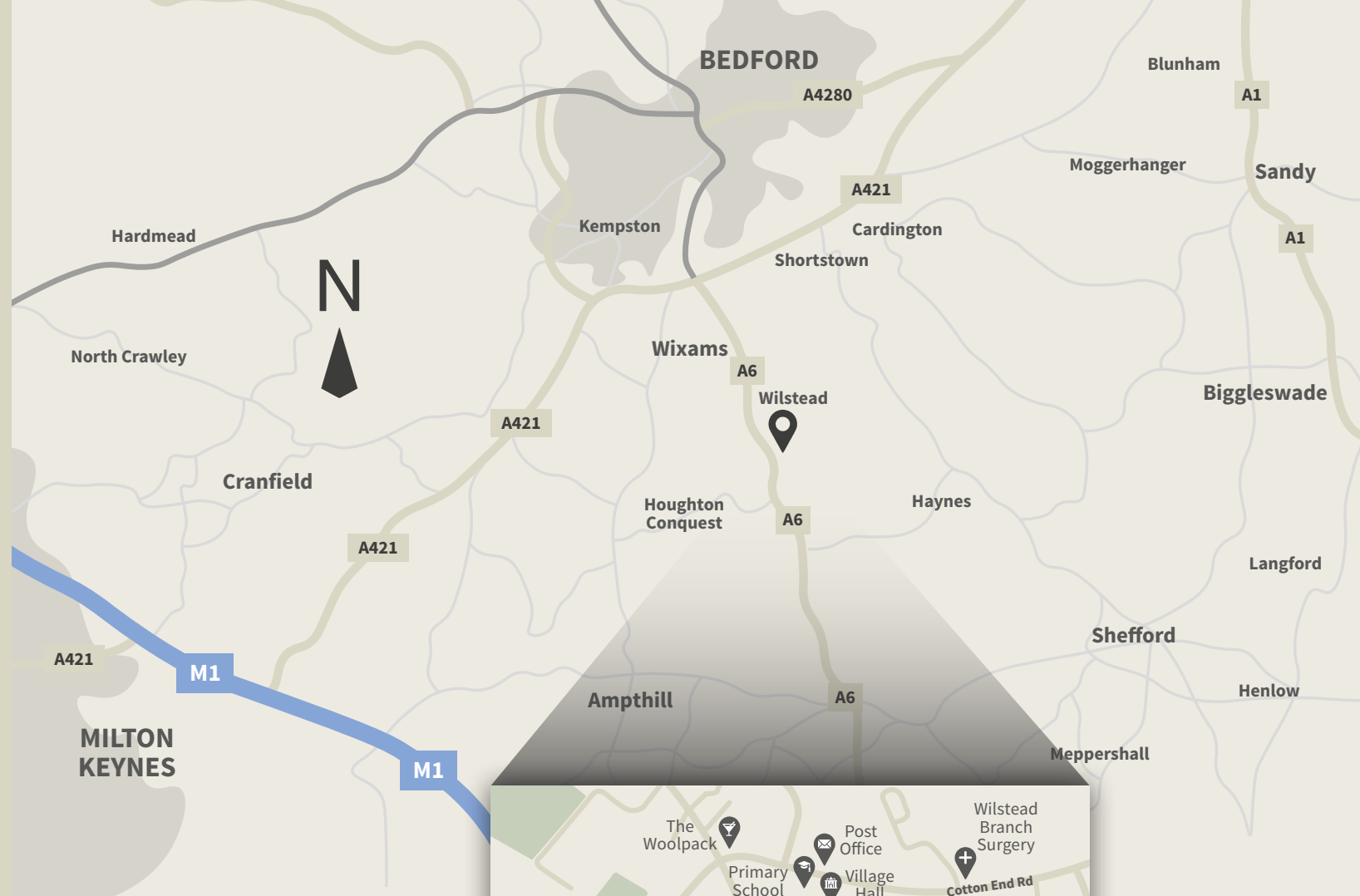
Cotton Meadows, Wilstead is conveniently located just off the A6, near Wixams.

This delightful village is perfectly placed for easy road access to nearby Bedford, and also to the larger centres of Milton Keynes, Luton and Cambridge.

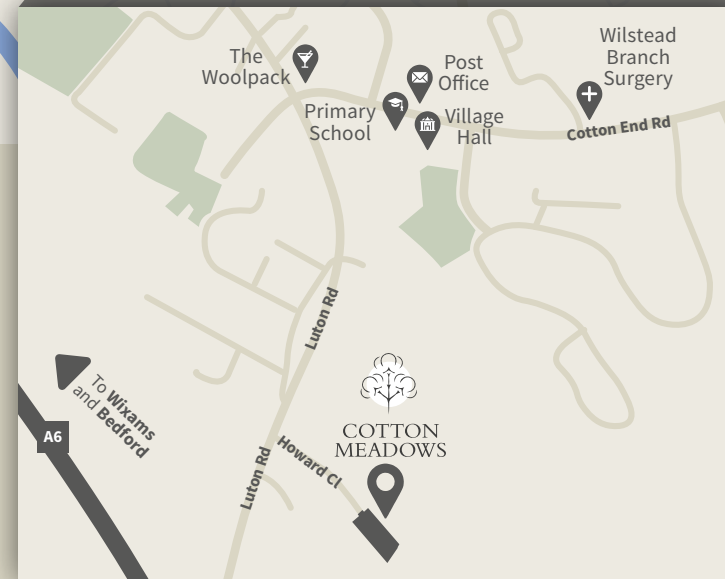
Howard Close  
Wilstead  
Bedford  
MK45 3JW

wilstead.sales@laganhomes.com  
01234 860 173

[www.lagan-homes.com](http://www.lagan-homes.com)



Maps not to scale







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Wilstead  
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