



**CREST
NICHOLSON**

CYGNET VIEW

SWANLAND • YORKSHIRE

Situated on the edge of the Yorkshire Wolds in the idyllic village of Swanland, Cygnet View is well-positioned to enjoy nature and for ease of commuting. The Humber Estuary is just a few miles away with the opportunity to do some adventures.

2, 3, 4 & 5 BEDROOM HOMES





COUNTRYSIDE, COMMUNITY AND CONVENIENCE COME TOGETHER

Introducing an exciting collection of homes in stunning East Riding. With 2, 3, 4, and 5 bedrooms to choose from, this sought-after location in Yorkshire is perfect for all types of buyers.

On your doorstep

Experience village living at its best in Swanland, nestled in a picturesque setting and a stone's throw away from the breathtaking Humber Estuary. Unleash a world of possibilities for living your life to the fullest in this desirable community.

Education

There is a great choice of Ofsted-rated Outstanding and Good primary and secondary schools in the local area. There are also independent primary and secondary schools, as well as higher education providers like the University of Hull and East Riding College.

Travel

Journey wherever the mood takes you across East Riding of Yorkshire and beyond. If you're driving, the M62 is your gateway to all four corners of the country, but there are great public transport options, too. Local buses and trains let you travel at your leisure through the area's best-loved towns and villages, while other services will take you further afield to places like Leeds, Doncaster and London.

- 1 Oliver's Coffee Shop
- 2 The Swan & Cygnet (pub)
- 3 Swanland Village Hall
- 4 Morrisons Daily (convenience store)
- 5 Swanland Lawn Tennis Club
- 6 Samantha Hillerby (hairdresser)
- 7 St Barnabas' Church
- 8 Percy's Park Dog Field
- 9 Boutique Milla (clothing shop)
- 10 Waitrose

- 11 Swanland Primary
- 12 North Ferriby CE Primary School
- 13 Kirk Ella St Andrew's Community Primary School
- 14 South Hunsley School and Sixth Form College
- 15 Tranby Independent School
- 16 The Hessle Academy (aged 3-19 years)
- 17 University of Hull
- 18 East Riding College (further education)



Leeds – 55 minutes
 Doncaster – 50 minutes
 London Kings Cross – 2 hours 42 minutes
 Hull – 14 minutes



Ferriby train station – 6 minutes
 Hull – 23 minutes
 Leeds – 1 hour 9 minutes
 York – 58 minutes
 Scunthorpe – 35 minutes





CYGNET VIEW

Sykes Close, Swanland,
East Riding of Yorkshire HU14 3GD

For all enquiries please call

01482 243 290
crestnicholson.com/cygnetview

CONNECTED AND CONVENIENT COUNTRYSIDE LIVING

Cygnet View is a collection of 2, 3, 4 & 5 bedroom houses set in a picturesque village of Swanland

The pretty village of Swanland in East Riding has so much to offer. Located on the edge of the Yorkshire Wolds it was once home to farmsteads, windmills and traditional trades. Now, its lakeside setting and excellent amenities and transport links have made it one of the most sought-after places to live in Yorkshire.

Several visitor attractions in Swanland showcase its rich history and heritage. Christ Church has for a long time been an important part of the community and is affectionately known as 'The Church by the Pond'. Swanland's village pond dominates the centre of the village and is a great meeting point for locals and visitors alike.

Another popular attraction is the Swanland Heritage Museum, which showcases artifacts, photographs, and documents that tell the story of the village's past.

The museum aims to preserve and celebrate Swanland's local history and is run by volunteers.

Swanland is a thriving community with a strong sense of togetherness. There are many local events and activities organised throughout the year, including a fantastic bi-annual summer festival. These events help to bring the community together and foster a sense of belonging.

Various local businesses in Swanland cater to the needs of its residents, including a cafe, grocery shop, hairdressers, clothes shop and an assortment of activity and sporting clubs.

In addition to its historical sites, Swanland also has beautiful natural surroundings. The village is located near the River Humber and offers stunning views of the

surrounding countryside. There are plenty of parks and green spaces including Percy's Park and the popular Humber Bridge Country Park. Rest assured there's no shortage of woodland walks to enjoy, wildlife to spot and classic pub lunches to savour.

For more serious shopping and entertaining, the vibrant port city of Hull is just 9 miles away. Here you will find all the big name shops, restaurants and bars you could ever need.

Swanland is a picturesque village with a rich history and a strong community spirit. Its natural and cultural attractions make it an ideal place to live, offering a peaceful and charming escape from the hustle and bustle of nearby towns and cities.





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SWANLAND • YORKSHIRE

CYGNET VIEW

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2, 3, 4 & 5 BEDROOM HOMES



2 BEDROOM HOMES

- The Barden
- ✱ Affordable Rent
- Shared Ownership

3 BEDROOM HOMES

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

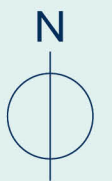
4 BEDROOM HOMES

- The Romsey
- The Whitby
- The Dorking
- The Salcombe

5 BEDROOM HOMES

- The Roydon
- The Windsor
- The Derby
- The Stratford
- The Hambleton

- SS Sub Station
- PS Pumping Station





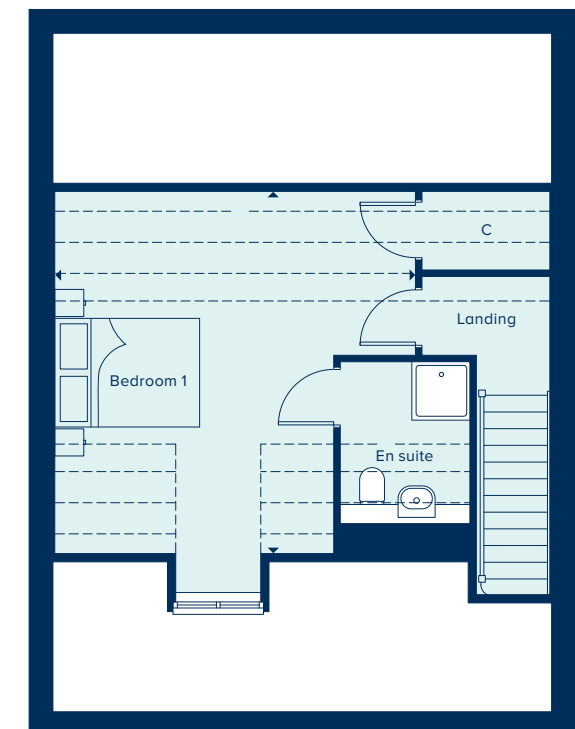
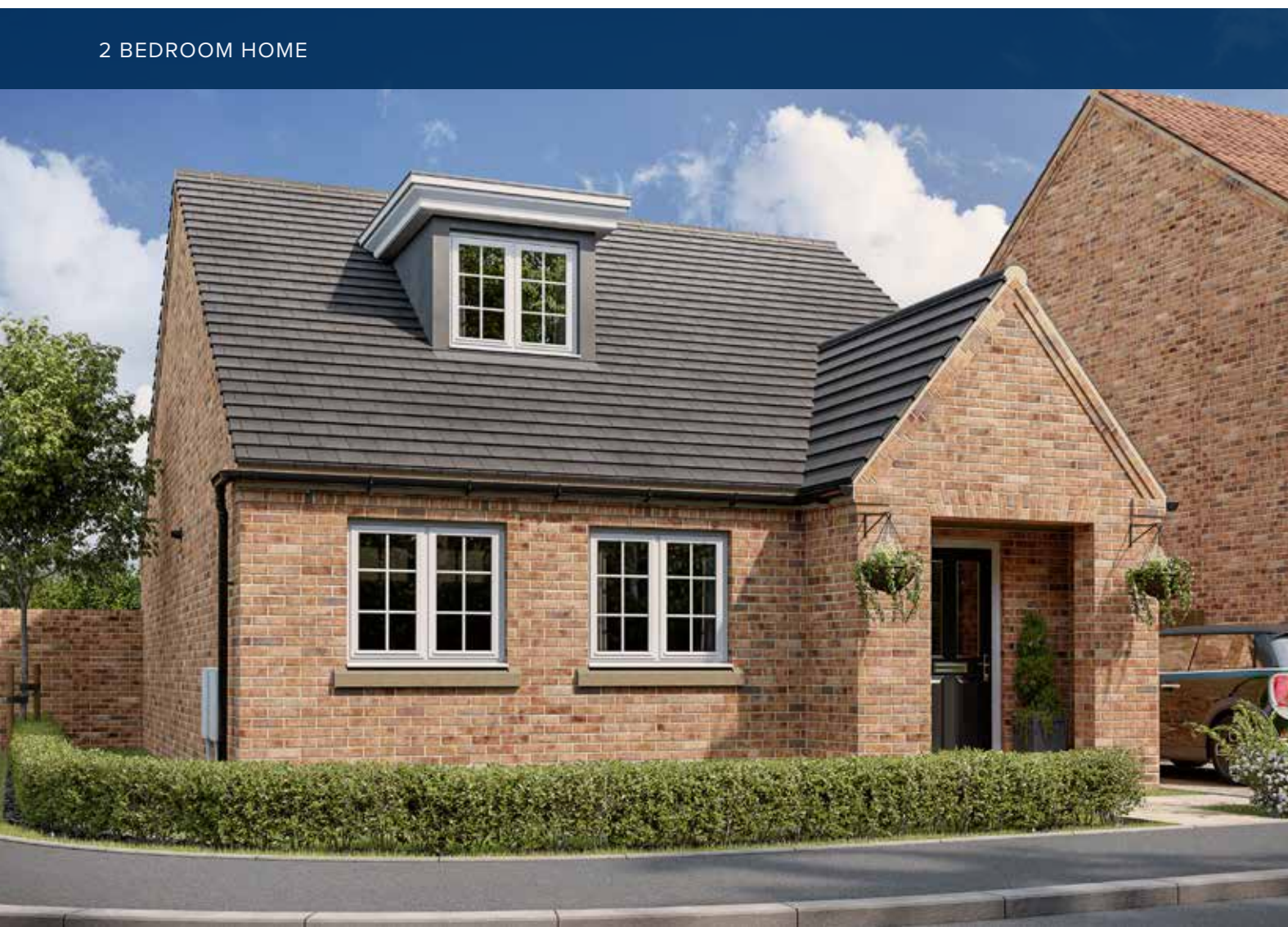
THE BARDEN
2 Bedroom Home

crestnicholson.com

THE BARDEN

Experience the joy of waking up in the incredible Barden – a two bedroom haven filled with endless possibilities. Your guests will be impressed by the elegant kitchen diner, providing ample space for a dining table and chairs. And the living room? It's the perfect spot to unwind, relax and maybe amble into the back garden through the French doors. Also downstairs is bedroom two, a spacious double ideal for those who appreciate single-floor living – you're also treated to your own bathroom alongside. Upstairs is another double bedroom, a tranquil space to unwind with the luxury of having its own ensuite.

2 BEDROOM HOME



GROUND FLOOR

KITCHEN / DINING AREA

6.82m x 4.61m 22'4" x 15'1"

BEDROOM 2

4.91m x 3.83m 16'1" x 12'6"

FIRST FLOOR

BEDROOM 1

4.99m x 4.97m 16'4" x 16'3"

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

crestnicholson.com

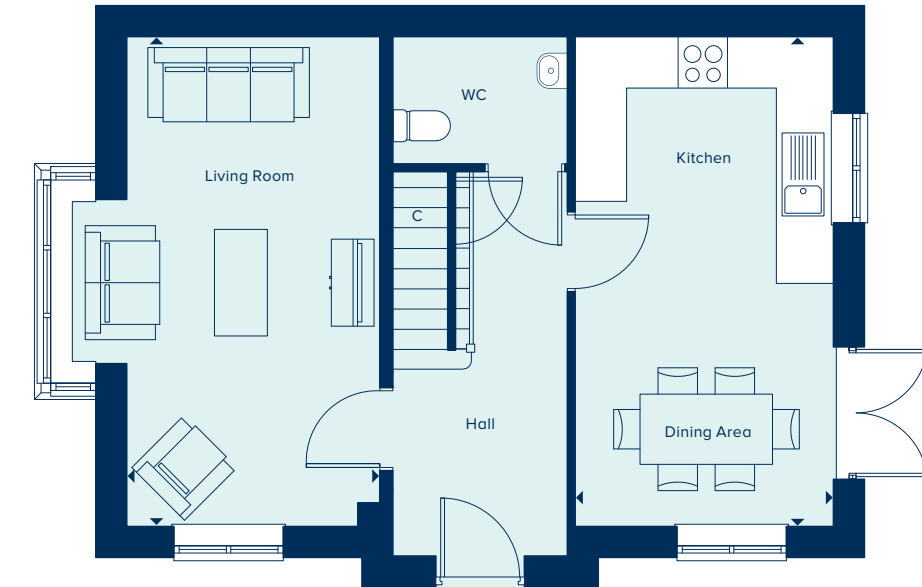
GROUND FLOOR

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

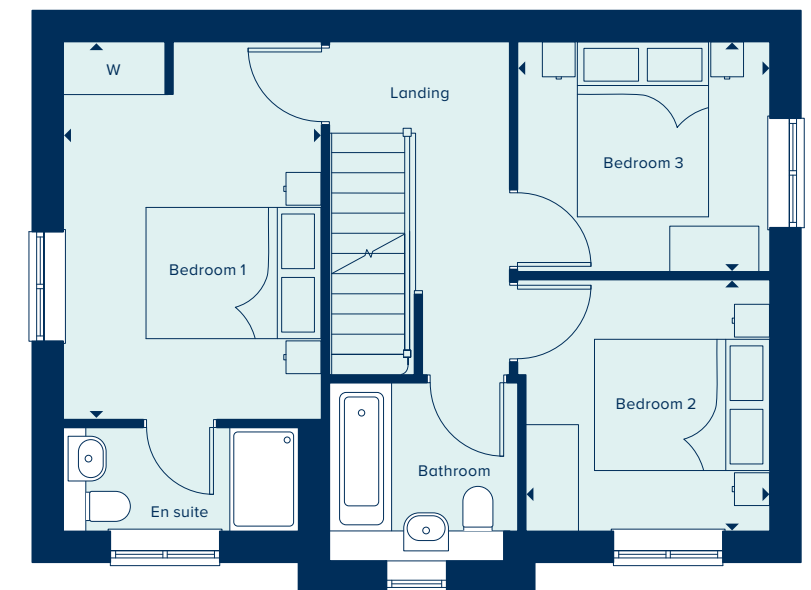
4.31m x 2.95m 14'1" x 9'8"

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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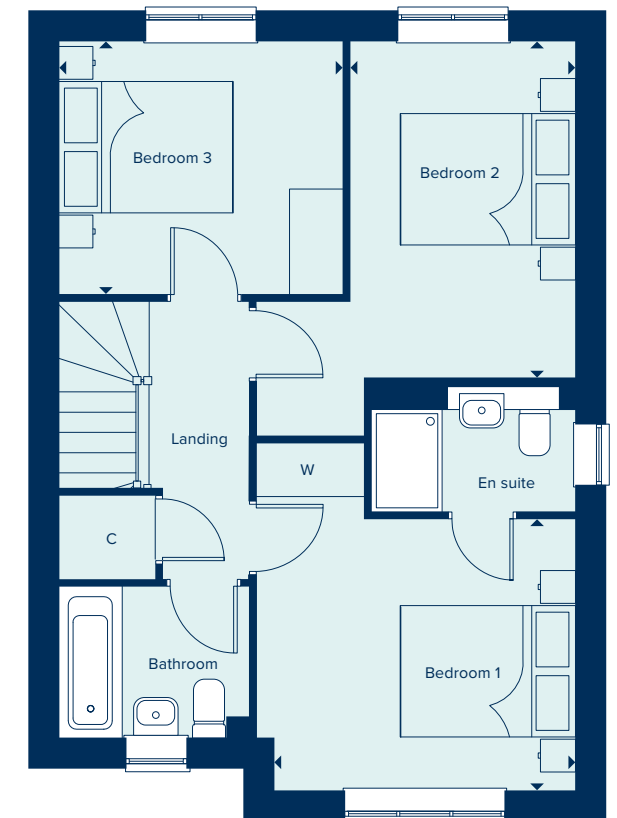
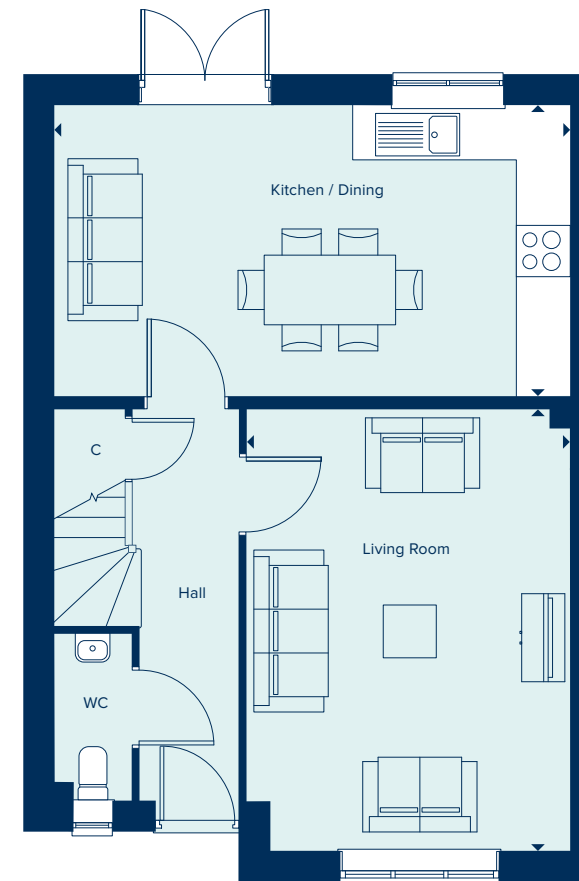
THE SEATON
3 Bedroom Home

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 DORKING
4 Bedroom Home

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THE DORKING

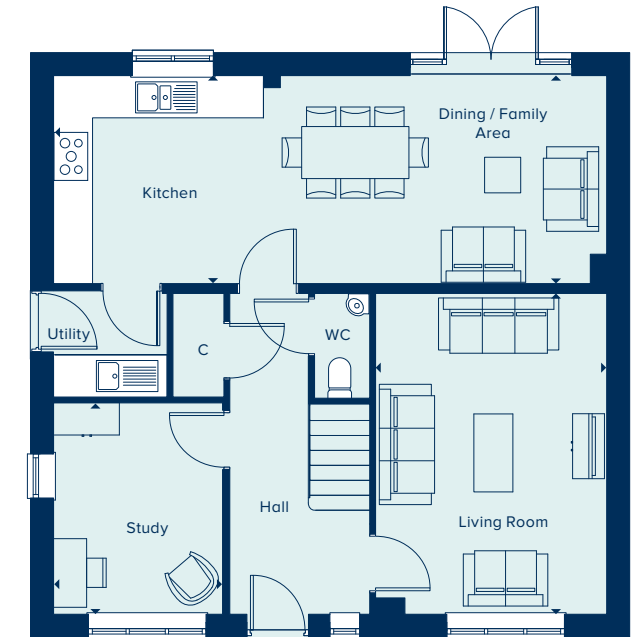
The Dorking is a spacious and flexible four bedroom family home of high quality throughout. Spread over two-storeys, it offers ample living and entertaining spaces including a generous kitchen-dining area and a separate living room, both of which benefit from an abundance of natural light. A study allows for the option of providing a home-working space, or alternatively can be used as a snug or playroom. Upstairs, both the large main bedroom and guest bedroom have en suite bathrooms and two further bedrooms share a bathroom.

4 BEDROOM HOME



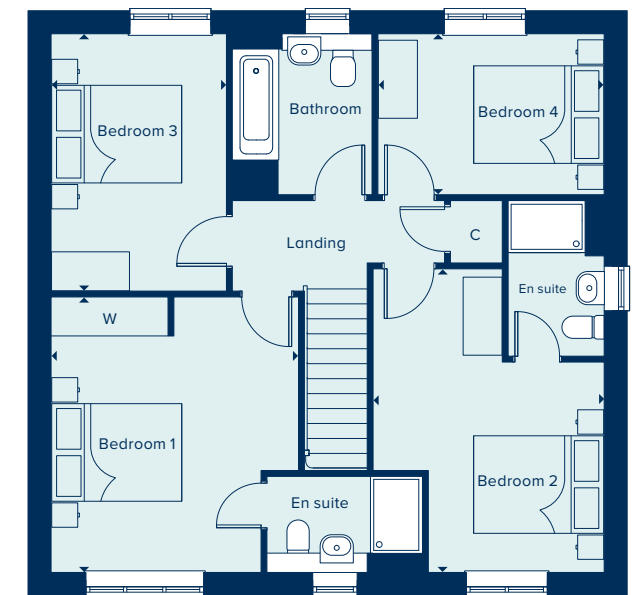
GROUND FLOOR

KITCHEN / DINING / FAMILY AREA		
8.51m x 3.20m	27'9" x 10'5"	
LIVING ROOM		
4.93m x 3.55m	16'2" x 11'8"	
STUDY		
3.25m x 2.60m	10'8" x 8'6"	



FIRST FLOOR

BEDROOM 1		
4.23m x 3.75m	13'11" x 12'6"	
BEDROOM 2		
4.65m x 3.55m	15'7" x 11'7"	
BEDROOM 3		
3.95m x 2.69m	13'0" x 8'10"	
BEDROOM 4		
3.48m x 2.47m	11'5" x 8'1"	



C Cupboard W Wardrobe ● Specification

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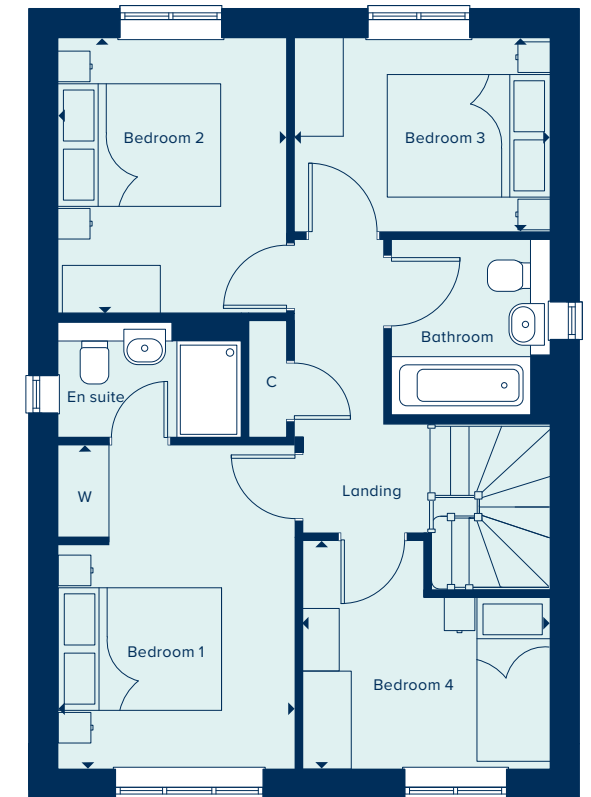
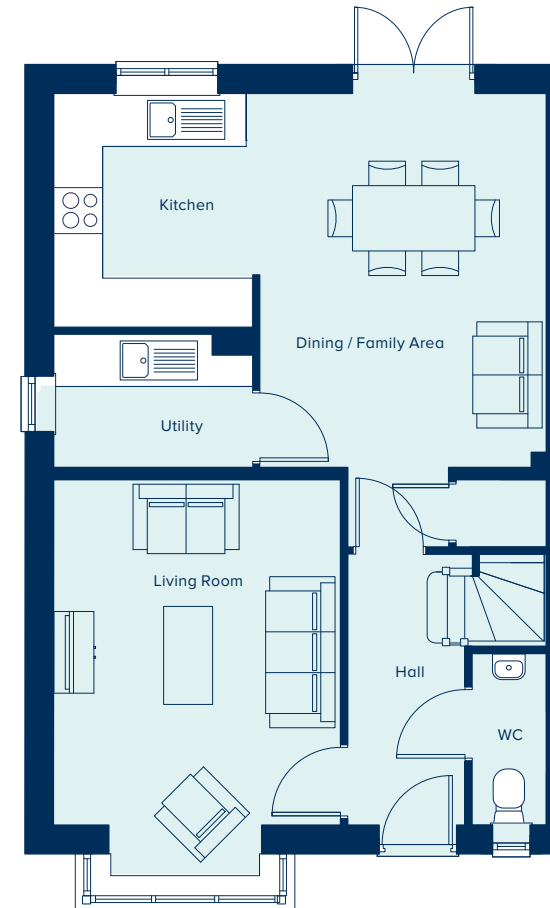
THE ROMSEY
4 Bedroom Home

crestnicholson.com

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



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 SALCOMBE
4 Bedroom Home

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THE SALCOMBE

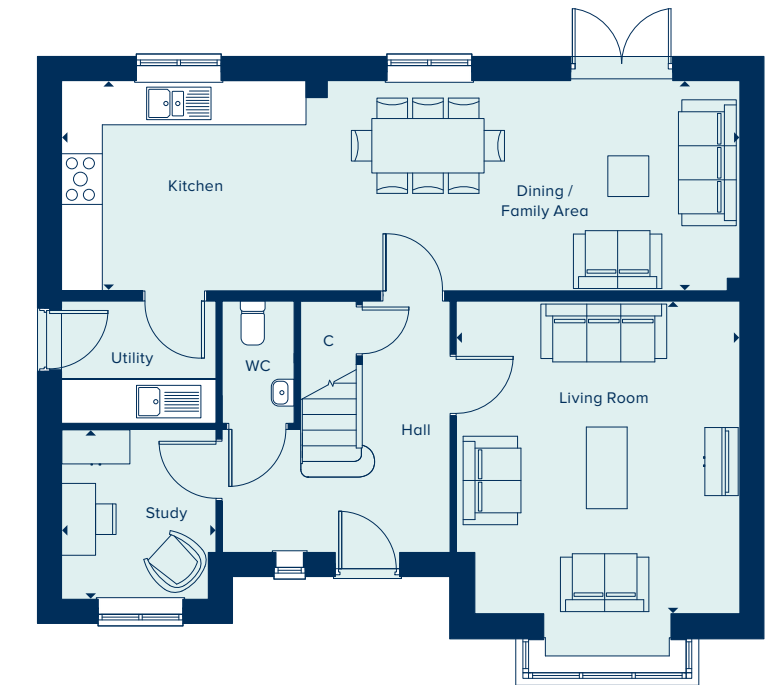
With an impressive entry hallway at its heart, The Salcombe is immediately welcoming. This is a spacious family home which offers considerable flexibility. With four double bedrooms (two of them featuring an en suite), there's potential for a home office or games room. The Salcombe also includes a garage.

4 BEDROOM HOME



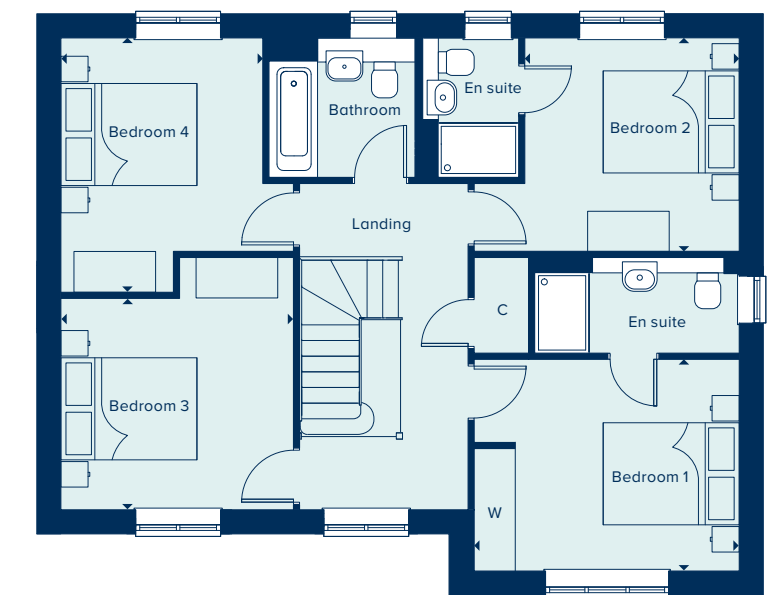
GROUND FLOOR

KITCHEN / DINING / FAMILY AREA	
9.97m x 3.09m	32'7" x 10'2"
LIVING ROOM	
4.59m x 4.17m	15'1" x 13'8"
STUDY	
2.49m x 2.27m	8'2" x 7'5"



FIRST FLOOR

BEDROOM 1	
3.89m x 3.11m	12'9" x 10'2"
BEDROOM 2	
3.15m x 3.13m	10'4" x 10'3"
BEDROOM 3	
3.42m x 3.10m	11'3" x 10'2"
BEDROOM 4	
3.73m x 2.96m	12'3" x 9'9"



C Cupboard W Wardrobe • Specification

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THE WHITBY
4 Bedroom Home

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THE WHITBY

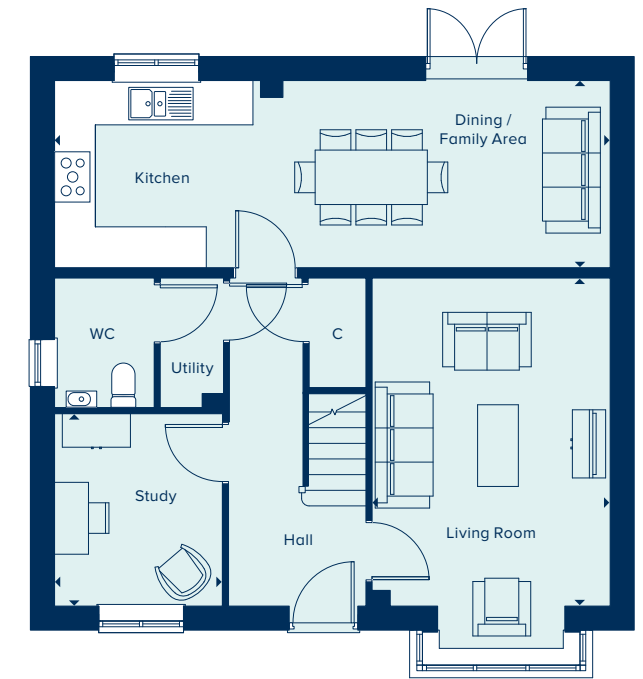
Arranged over two-storeys, The Whitby is an enviable family home. Its ample space perfectly accommodates entertaining, family life and homeworking. The downstairs features a flexible open-plan kitchen-dining area, in addition to a generously-sized living room and a separate home office. Upstairs, each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

4 BEDROOM HOME



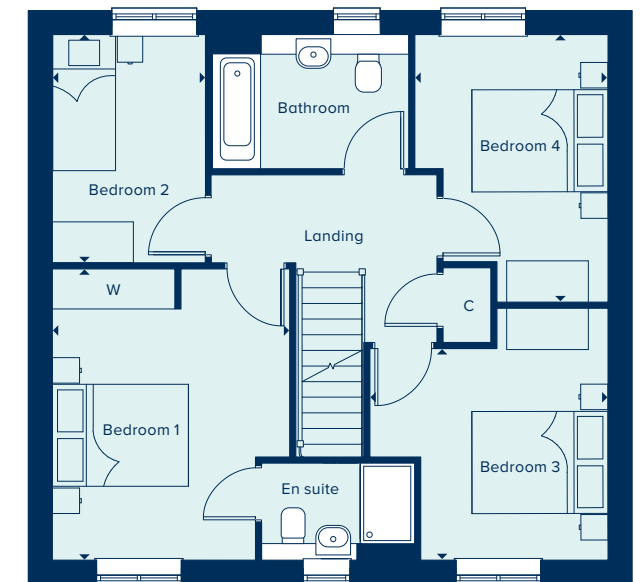
GROUND FLOOR

KITCHEN / DINING / FAMILY AREA		
8.16m x 2.75m	26'9" x 9'0"	
LIVING ROOM		
4.82m x 3.50m	15'10" x 11'6"	
STUDY		
2.84m x 2.46m	9'8" x 8'1"	



FIRST FLOOR

BEDROOM 1		
4.27m x 3.48m	14'0" x 11'5"	
BEDROOM 2		
3.35m x 2.26m	11'0" x 7'5"	
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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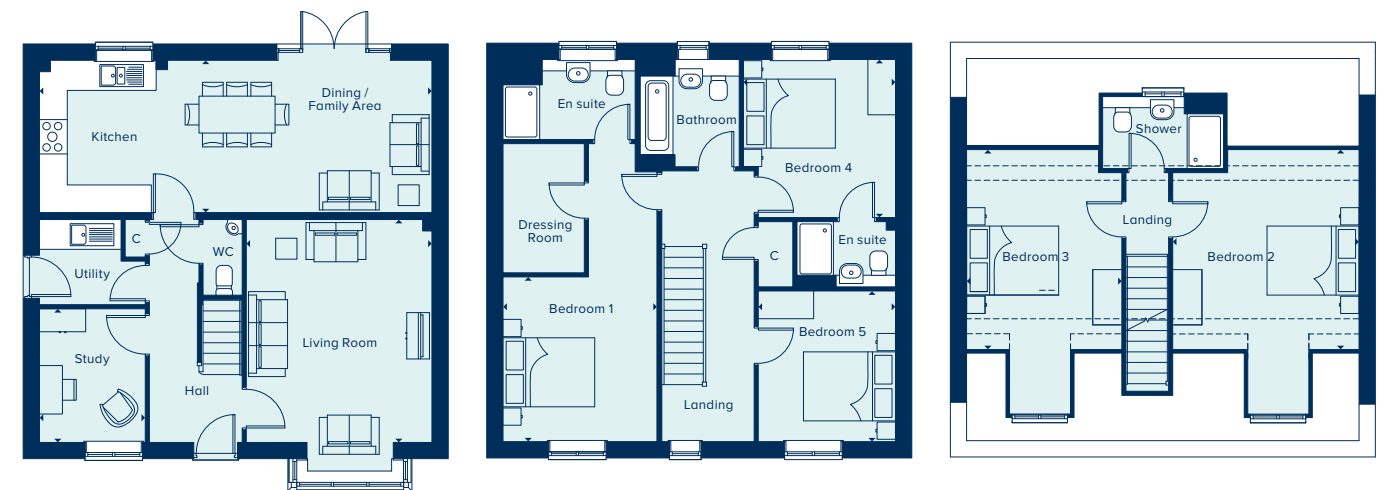
THE DERBY
5 Bedroom Home

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 fabulous 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 en suite 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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THE HAMBLETON

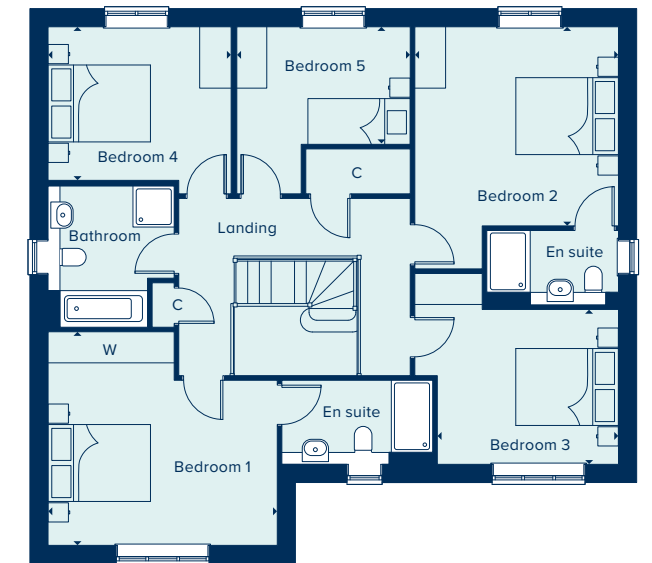
5 Bedroom Home

crestnicholson.com

THE HAMBLETON

Introducing The Hambleton: a five bedroom property with incredible kerb appeal. Step through the front door into a welcoming and spacious central hall, with a cozy living room on one side and a snug/study room on the other. The expansive kitchen dining/family room overlooks the rear garden and features a charming set of French doors. This is the perfect room for entertaining family and friends – a truly amazing open space for all to enjoy. Upstairs, you'll find four generous double bedrooms and one single bedroom. Bedroom one and two both have their own ensuite and there is also a family bathroom. A particularly spacious and attractive landing area caps off this stunning executive home.

5 BEDROOM HOME



GROUND FLOOR

KITCHEN / DINING / FAMILY ROOM

11.10m x 4.38m 36'5" x 14'4"

LIVING ROOM

4.63m x 3.79m 15'2" x 12'5"

SNUG / STUDY

3.71m x 3.26m 12'2" x 10'8"

FIRST FLOOR

BEDROOM 1

4.46m x 4.15m 14'7" x 13'7"

BEDROOM 2

3.98m x 3.87m 13'0" x 12'8"

BEDROOM 3

3.53m x 3.01m 11'7" x 9'10"

BEDROOM 4

3.56m x 2.99m 11'8" x 9'9"

BEDROOM 5

3.37m x 2.29m 11'1" x 7'6"

C Cupboard W Wardrobe

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THE ROYDON

With five bedrooms, a home office, games room or home cinema could be accommodated in the spacious Roydon. Each bedroom is generously sized and the house is light and airy. Spread over two storeys and with three bathrooms and a utility room, this home is well suited to family life.

5 BEDROOM HOME



THE ROYDON
5 Bedroom Home

crestnicholson.com

GROUND FLOOR

FAMILY AREA	3.63m x 3.45m	11'11" x 11'4"
KITCHEN / DINING AREA	6.18m x 3.38m	20'3" x 11'1"
LIVING ROOM	6.03m x 3.90m	19'9" x 12'10"



FIRST FLOOR

BEDROOM 1	3.96m x 3.23m	13'0" x 10'7"
BEDROOM 2	3.29m x 2.60m	10'10" x 8'6"
BEDROOM 3	3.96m x 2.70m	13'0" x 8'10"
BEDROOM 4	3.51m x 2.88m	11'6" x 9'5"
BEDROOM 5	3.29m x 2.71m	10'10" x 8'11"



AC Airing Cupboard C Cupboard W Wardrobe

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THE STRATFORD
5 Bedroom Home

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THE STRATFORD

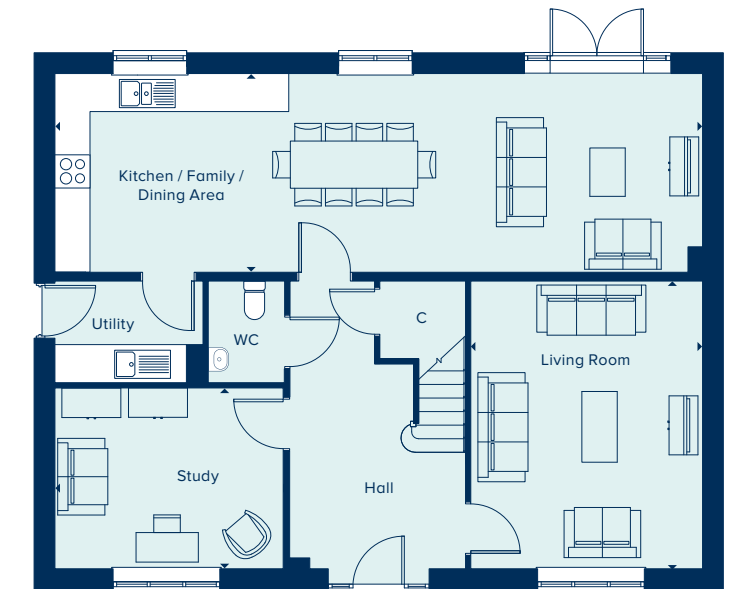
An ultimately flexible home, the Stratford can accommodate a large or extended family. It features generous downstairs living spaces and five bedrooms, two of which have en suite bathrooms. There's ample potential for a home office, a games room or a home cinema, and the Stratford also has the benefit of a double garage, in addition to two parking spaces. The property also benefits from a utility room and extensive storage capacity.

5 BEDROOM HOME



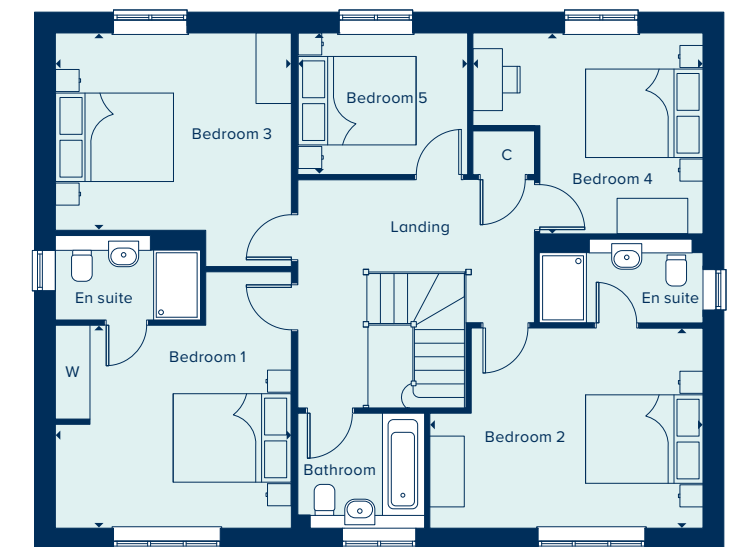
GROUND FLOOR

KITCHEN / FAMILY / DINING AREA		
10.98m x 3.36m	36'0" x 11'0"	
LIVING ROOM		
4.87m x 3.93m	16'0" x 12'11"	
STUDY		
3.88m x 3.06m	12'9" x 10'0"	



FIRST FLOOR

BEDROOM 1		
4.00m x 3.44m	13'1" x 11'3"	
BEDROOM 2		
4.63m x 3.40m	15'2" x 11'2"	
BEDROOM 3		
4.00m x 3.35m	13'1" x 10'11"	
BEDROOM 4		
3.90m x 3.40m	12'9" x 11'2"	
BEDROOM 5		
2.88m x 2.39m	9'5" x 7'8"	



C Cupboard W Wardrobe

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THE WINDSOR

The Windsor 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 built-in wardrobes.

5 BEDROOM HOME

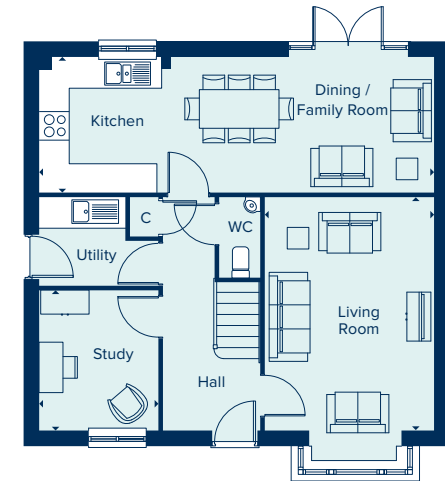


THE WINDSOR
5 Bedroom Home

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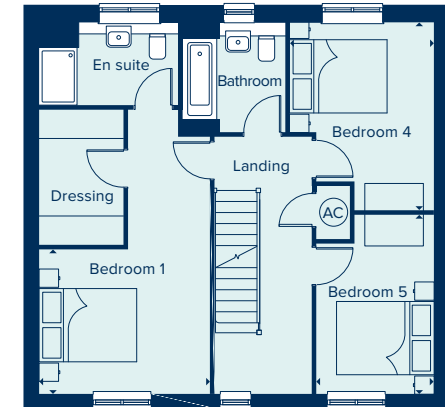
GROUND FLOOR

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		
2.90m x 2.47m	9'6" x 8'1"	



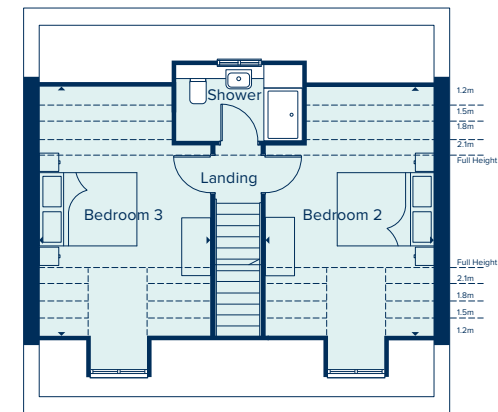
FIRST FLOOR

BEDROOM 1		
3.54m x 3.01m	11'7" x 9'10"	
BEDROOM 4		
3.93m x 2.96m	12'10" x 9'8"	
BEDROOM 5		
3.70m x 2.43m	12'1" x 7'11"	



SECOND FLOOR

BEDROOM 2		
5.23m x 3.50m	17'1" x 11'5"	
BEDROOM 3		
5.23m x 3.53m	17'1" x 11'6"	



AC Airing Cupboard C Cupboard W Wardrobe --- Ceiling Heights

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SPECIFICATION

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

	1 Bedroom Home	2 & 3 Bedroom Home	4 Bedroom Home	4 Bedroom Home	5 Bedroom Home
KITCHEN			•	•	
Choice of soft close fitted kitchen complete with laminate work surface 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 sink and drainer in stainless steel	•	•	•		
1.5 bowl sink and drainer in stainless steel				•	•
Single lever chrome mixer tap	•	•	•	•	•
BATHROOM, EN SUITE AND CLOAKROOM					
Contemporary white sanitaryware	•	•	•	•	•
Chrome mixer taps and shower fittings	•	•	•	•	•
Soft close toilet seats	•	•	•	•	•
Full height tiling around bath with shower and folding bath screen where there is no separate shower facility in the home	•	•			
Half height tiling around bath where a separate shower facility is provided in the home	•	•	•	•	•
Full height tiling to enclosed shower area where applicable	•	•	•	•	•
Half height tiling to walls where other sanitaryware is fitted in bathroom and en suite	•	•	•	•	•
Heated white towel rail to bathrooms and en suites	•	•	•	•	•
Tiled splashback to basin in cloakroom	•	•	•	•	•
Energy efficient downlights in cloakroom	•	•	•	•	•

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



	1 Bedroom Home	2 & 3 Bedroom Home	4 Bedroom Home	4 Bedroom Home	5 Bedroom Home
UTILITY ROOM			•	•	
Sink to utility rooms ***	•	•	•	•	•
External door to utility rooms ****	•	•	•	•	•
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 & TV point to main bedroom	•	•	•	•	•
Telecommunications to the home including fibre for broadband capabilities	•	•	•	•	•
DECORATION					
White emulsion to all rooms and ceilings	•	•	•	•	•
White gloss to window boards, internal doors, skirting and architraves	•	•	•	•	•
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 main bedroom with soft close sliding mirror fronted doors	•	•	•	•	•
HEATING					
Gas-fired boiler with wet radiator heating system and domestic hot water provided at mains pressure	•	•	•	•	•
EXTERNAL FINISHES					
Front gardens to be landscaped	•	•	•	•	•
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 NHBC ten year warranty	•	•	•	•	•

Where a utility room is fitted *Where a sink is shown on the floor plans

Crest Nicholson follows NHBC 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.

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**CREST
NICHOLSON**

CYGNET VIEW

Sykes Close, Swanland,
East Riding of Yorkshire HU14 3GD

For all enquiries please call

01482 243 290

crestnicholson.com/cygnetview



House Type Illustration

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Development Map/Site Plan

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