



**Right where
you belong**

at **Poppy Fields**

gleeson

Homes designed to complement modern day living

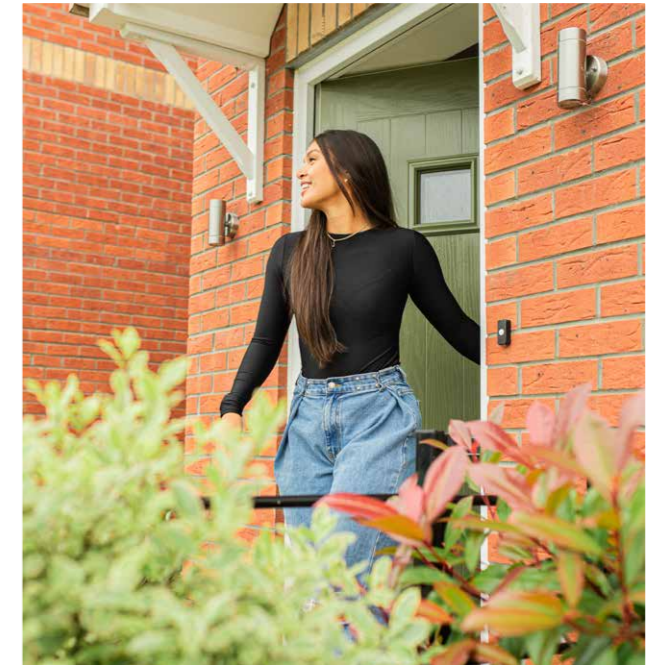


With over 120 years' experience in placemaking, we're perfectly suited to help you navigate your home buying journey

Gleeson builds developments across the North of England, Midlands and into Lincolnshire, meaning we have plenty of choice to help you find your dream home.

Buying a home is a significant life event and whether you're looking to get onto the property ladder for the first time or searching for a home that better suits your needs, we want to help you.

Plus, with an affordable collection of energy efficient, high-quality homes available, we're proud to be making homeownership achievable for everyone.



Living in Horncastle

Welcome to Poppy Fields, a stunning 160-home development featuring a fantastic collection of 2, 3 and 4 bedroom semi-detached and detached homes. Located in the very heart of Lincolnshire, this development offers a beautiful rural location, with practical amenities only a short drive away. Explore our site plan and the various house styles available.



Cork 2 bedroom	Mayfield 2 bedroom	Tyrone 3 bedroom
Wicklow 3 bedroom	Wexford 3 bedroom	Renmore 3 bedroom
Brandon 3 bedroom	Calry 3 bedroom	Keady 3 bedroom
Longford 4 bedroom	Carlow 4 bedroom	Cavan 4 bedroom
Dublin 4 bedroom	Affordable Rent (conditions apply)	First Homes (conditions apply)

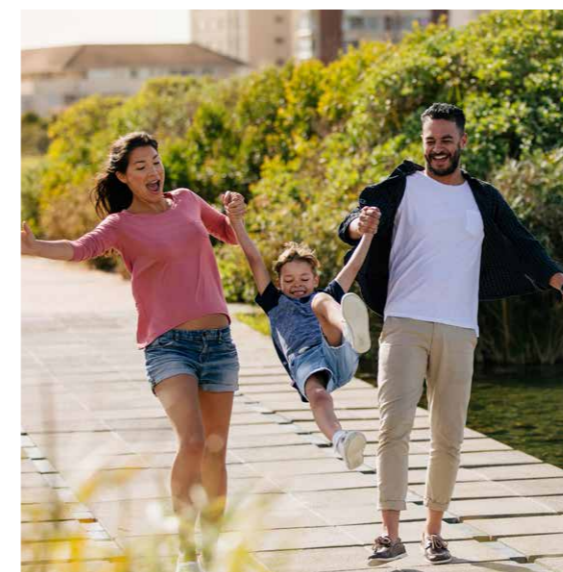
This site layout is intended for illustrative purposes only and may be subject to change, for example in response to technical or planning requirements, ground conditions or market demand. It is not drawn to scale and does not show legal boundaries, easements, wayleaves, land contours or gradients, local authority street lighting or landscaping proposals. For specific property details, plot layouts or elevations, please speak to one of our Sales Executives.

Living in Horncastle

Renowned for its selection of shops, galleries, popular restaurants and traditional pubs, Horncastle offers a selection of amenities for all to enjoy, in a stunning rural location. The cathedral city of Lincoln is only a 35-minute drive via the A158, which is just a short distance from our Poppy Fields development. Market Rasen and the Lincolnshire Showground are also located a mere half an hour away, providing easy access to a variety of thriving all-year-round events! Poppy Fields is also conveniently located near RAF Coningsby, RAF Waddington and RAF Cranwell; all within a 24-mile radius.



Enjoy the picturesque Lincolnshire Wolds and its surrounding towns and villages.

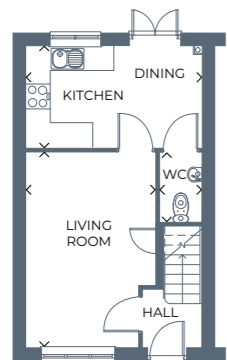




Cork

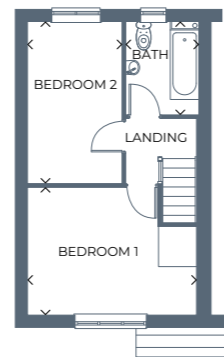
2 bedroom, semi-detached home

A beautiful semi-detached home boasting a spacious living area, kitchen-diner with French doors out to the garden and two generous sized bedrooms.



Ground floor

Room	Metres	Feet & Inches
Kitchen / Dining	4.15 x 2.42	13'7" x 7'11"
Living Room	4.64 x 3.07	15'3" x 10'1"
WC	1.68 x 0.99	5'6" x 3'3"



First floor

Room	Metres	Feet & Inches
Bedroom 1	4.15 x 3.10	13'7" x 10'2"
Bedroom 2	3.95 x 2.29	13'0" x 7'6"
Bathroom	2.26 x 1.77	7'5" x 5'10"

Gross internal area 635.9ft² / 59.08m²

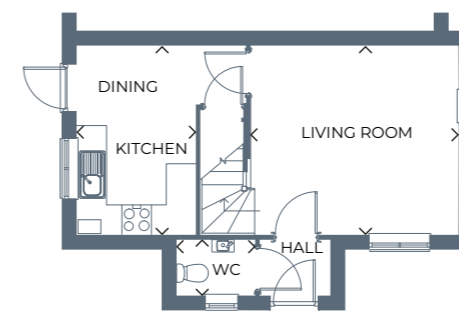
Images, dimensions, and layouts are indicative only and not plot specific. Some images may also show optional upgrades at additional cost. Plot specific elevations and finishes may vary; these should be checked with your Sales Executive. Garages are provided to selected plots; your Sales Executive will be able to confirm whether your chosen plot includes a garage. EV charging points may or may not be fitted to your chosen home; please speak to your Sales Executive to confirm.



Mayfield

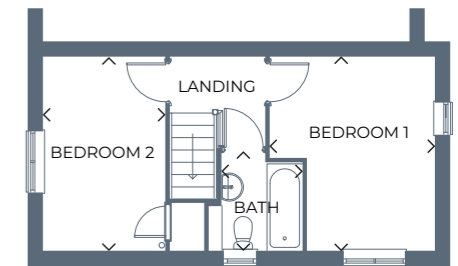
2 bedroom, semi-detached home

A bright, airy semi-detached home, with a spacious kitchen-diner, living room, two excellent bedrooms and a family bathroom.



Ground floor

Room	Metres	Feet & Inches
Kitchen / Dining	3.77 x 3.39	12'4" x 11'2"
Living Room	4.17 x 3.77	13'8" x 12'4"
WC	1.56 x 1.08	5'2" x 3'6"



First floor

Room	Metres	Feet & Inches
Bedroom 1	3.76 x 3.22	12'4" x 10'7"
Bedroom 2	3.76 x 2.38	12'4" x 7'10"
Bathroom	1.89 x 1.84	6'3" x 6'1"

Gross internal area 657.1ft² / 61.05m²

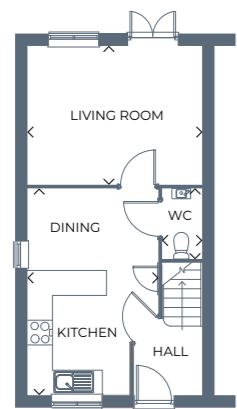
Images, dimensions, and layouts are indicative only and not plot specific. Some images may also show optional upgrades at additional cost. Plot specific elevations and finishes may vary; these should be checked with your Sales Executive. Garages are provided to selected plots; your Sales Executive will be able to confirm whether your chosen plot includes a garage. EV charging points may or may not be fitted to your chosen home; please speak to your Sales Executive to confirm.



Tyrone

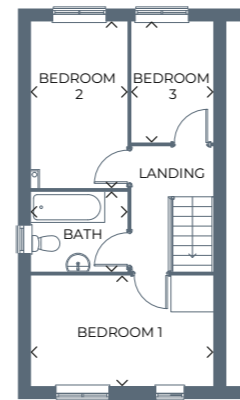
3 bedroom, semi-detached home

A beautiful 3 bedroom semi-detached home ideal for entertaining, featuring an open-plan kitchen-diner, spacious living room and great-sized bedrooms.



Ground floor

Room	Metres	Feet & Inches
Kitchen / Dining	4.95 x 3.13	16'3" x 10'3"
Living Room	4.15 x 3.31	13'7" x 10'10"
WC	1.70 x 0.94	5'7" x 3'1"



First floor

Room	Metres	Feet & Inches
Bedroom 1	4.15 x 2.52	13'7" x 8'3"
Bedroom 2	3.81 x 2.20	12'6" x 7'2"
Bedroom 3	2.76 x 1.86	9'1" x 6'1"
Bathroom	2.20 x 1.84	7'2" x 6'0"

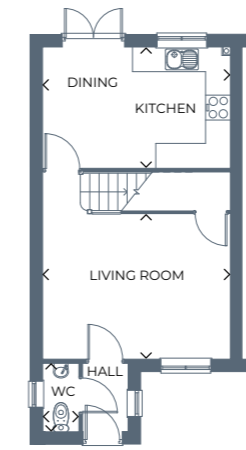
Gross internal area 742.7ft² / 69m²

Images, dimensions, and layouts are indicative only and not plot specific. Some images may also show optional upgrades at additional cost. Plot specific elevations and finishes may vary; these should be checked with your Sales Executive. Garages are provided to selected plots; your Sales Executive will be able to confirm whether your chosen plot includes a garage. EV charging points may or may not be fitted to your chosen home; please speak to your Sales Executive to confirm.

Wicklow

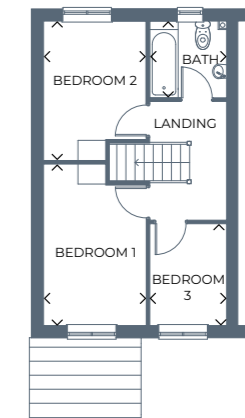
3 bedroom, semi-detached home

This semi-detached home boasts a bright, airy living room, a contemporary kitchen-diner and three great-sized bedrooms, plus a family bathroom.



Ground floor

Room	Metres	Feet & Inches
Kitchen / Dining	4.48 x 2.90	14'8" x 9'6"
Living Room	4.48 x 3.63	14'8" x 11'11"
WC	1.60 x 0.88	5'3" x 2'10"



First floor

Room	Metres	Feet & Inches
Bedroom 1	3.96 x 2.51	13'0" x 8'3"
Bedroom 2	2.42 x 2.51	11'2" x 8'3"
Bedroom 3	2.49 x 1.87	8'2" x 6'2"
Bathroom	1.87 x 1.87	6'2" x 6'2"

Gross internal area 754.8ft² / 70.12m²

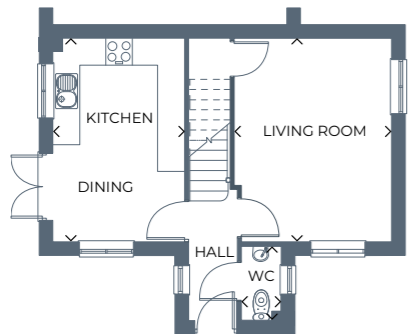
Images, dimensions, and layouts are indicative only and not plot specific. Some images may also show optional upgrades at additional cost. Plot specific elevations and finishes may vary; these should be checked with your Sales Executive. Garages are provided to selected plots; your Sales Executive will be able to confirm whether your chosen plot includes a garage. EV charging points may or may not be fitted to your chosen home; please speak to your Sales Executive to confirm.



Wexford

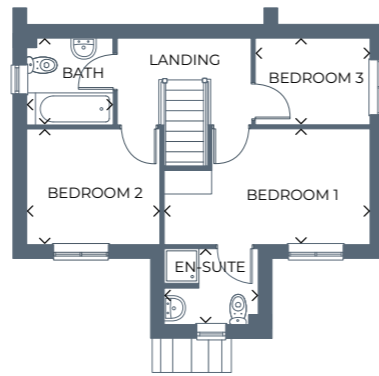
3 bedroom, semi-detached home

A modern semi-detached home with a combined kitchen-diner and French doors out to the garden, plus a separate living room and three bedrooms.



Ground floor

Room	Metres	Feet & Inches
Kitchen / Dining	4.47 x 2.92	14'8" x 9'7"
Living Room	4.47 x 3.45	14'8" x 11'4"
WC	1.66 x 0.88	5'5" x 2'11"



First floor

Room	Metres	Feet & Inches
Bedroom 1	4.46 x 2.51	14'8" x 8'3"
En-suite	2.01 x 1.66	6'11" x 5'5"
Bedroom 2	2.93 x 2.50	6'7" x 8'3"
Bedroom 3	2.49 x 1.87	8'2" x 6'2"
Bathroom	1.88 x 1.87	6'2" x 6'2"

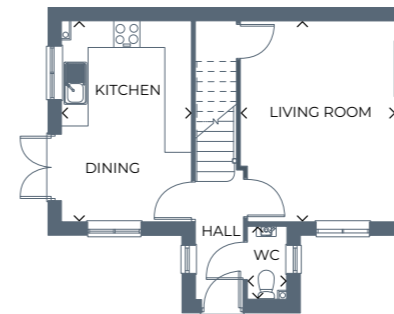
Gross internal area 792.5ft² / 73.63m²

Images, dimensions, and layouts are indicative only and not plot specific. Some images may also show optional upgrades at additional cost. Plot specific elevations and finishes may vary; these should be checked with your Sales Executive. Garages are provided to selected plots; your Sales Executive will be able to confirm whether your chosen plot includes a garage. EV charging points may or may not be fitted to your chosen home; please speak to your Sales Executive to confirm.

Renmore

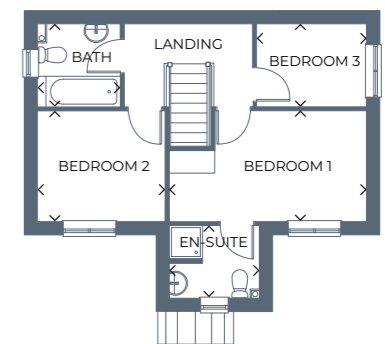
3 bedroom, detached home

A beautiful 3 bedroom detached home offering the perfect space for modern living, boasting a spacious kitchen-diner, family living room, bathroom and master en-suite.



Ground floor

Room	Metres	Feet & Inches
Kitchen / Dining	4.47 x 2.92	14'8" x 9'7"
Living Room	4.47 x 3.45	14'8" x 11'4"
WC	1.66 x 0.88	5'5" x 2'11"



First floor

Room	Metres	Feet & Inches
Bedroom 1	4.46 x 2.51	14'8" x 8'3"
En-suite	2.10 x 1.66	6'11" x 5'5"
Bedroom 2	2.93 x 2.50	6'7" x 8'3"
Bedroom 3	2.49 x 1.87	8'2" x 6'2"
Bathroom	1.88 x 1.87	6'2" x 6'2"

Gross internal area 792.9ft² / 73.66m²

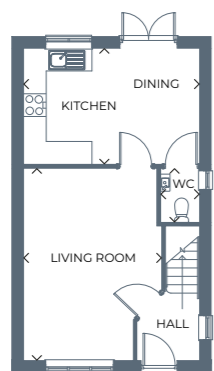
Images, dimensions, and layouts are indicative only and not plot specific. Some images may also show optional upgrades at additional cost. Plot specific elevations and finishes may vary; these should be checked with your Sales Executive. Garages are provided to selected plots; your Sales Executive will be able to confirm whether your chosen plot includes a garage. EV charging points may or may not be fitted to your chosen home; please speak to your Sales Executive to confirm.



Brandon

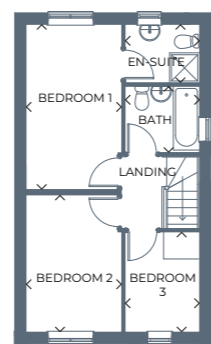
3 bedroom, detached home

A great 3 bedroom detached home perfectly designed for modern living, featuring a large living area, kitchen-diner, and great-sized bedrooms.



Ground floor

Room	Metres	Feet & Inches
Kitchen / Dining	4.58 x 3.00	15'0" x 9'10"
Living Room	5.00 x 3.61	16'5" x 11'10"
WC	1.41 x 1.00	4'8" x 3'3"



First floor

Room	Metres	Feet & Inches
Bedroom 1	4.41 x 2.53	14'6" x 8'3"
En-suite	1.96 x 1.54	6'5" x 5'0"
Bedroom 2	3.66 x 2.52	12'0" x 8'3"
Bedroom 3	2.64 x 1.96	8'8" x 6'5"
Bathroom	1.96 x 1.77	6'5" x 5'10"

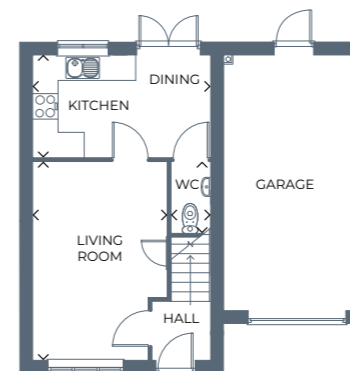
Gross internal area 799.8ft² / 74.3m²

Images, dimensions, and layouts are indicative only and not plot specific. Some images may also show optional upgrades at additional cost. Plot specific elevations and finishes may vary; these should be checked with your Sales Executive. Garages are provided to selected plots; your Sales Executive will be able to confirm whether your chosen plot includes a garage. EV charging points may or may not be fitted to your chosen home; please speak to your Sales Executive to confirm.

Calry

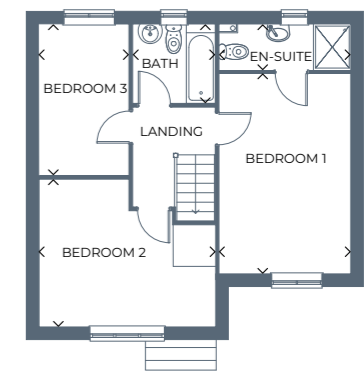
3 bedroom, detached home

A detached home with an integral garage boasting three bedrooms, with an en-suite to the master bedroom, a large kitchen-diner, spacious living room and a family bathroom.



Ground floor

Room	Metres	Feet & Inches
Kitchen / Dining	4.15 x 2.40	13'7" x 7'11"
Living Room	4.66 x 3.07	15'4" x 10'11"
WC	1.69 x 0.99	5'7" x 3'3"



First floor

Room	Metres	Feet & Inches
Bedroom 1	4.77 x 3.20	15'8" x 10'6"
En-suite	3.20 x 1.09	10'6" x 3'7"
Bedroom 2	4.15 x 3.48	13'7" x 11'5"
Bedroom 3	3.58 x 2.11	11'9" x 6'11"
Bathroom	1.86 x 1.96	6'1" x 6'5"

Gross internal area 106.2ft² / 98.68m²

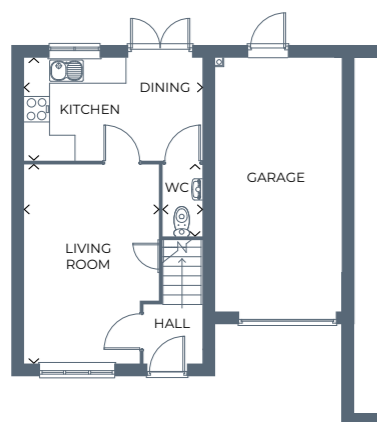
Images, dimensions, and layouts are indicative only and not plot specific. Some images may also show optional upgrades at additional cost. Plot specific elevations and finishes may vary; these should be checked with your Sales Executive. Garages are provided to selected plots; your Sales Executive will be able to confirm whether your chosen plot includes a garage. EV charging points may or may not be fitted to your chosen home; please speak to your Sales Executive to confirm. Gross internal area includes integral garage.



Keady

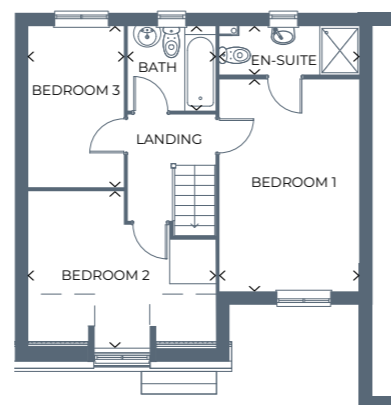
3 bedroom, semi-detached home

A stunning semi-detached home with a modern kitchen-diner, living room, three bedrooms, family bathroom and master en-suite.



Ground floor

Room	Metres	Feet & Inches
Kitchen / Dining	4.15 x 2.40	13'7" x 7'11"
Living Room	4.66 x 3.07	15'4" x 10'1"
WC	1.69 x 0.99	5'7" x 3'3"



First floor

Room	Metres	Feet & Inches
Bedroom 1	4.77 x 3.20	15'8" x 10'6"
En-suite	3.20 x 1.09	10'6" x 3'7"
Bedroom 2	4.16 x 3.66	13'8" x 12'0"
Bedroom 3	3.58 x 2.11	11'9" x 6'11"
Bathroom	1.96 x 1.86	6'5" x 6'1"

Gross internal area 1062.1ft² / 98.67m²

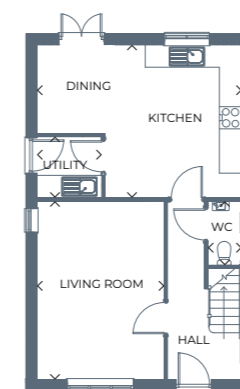
Images, dimensions, and layouts are indicative only and not plot specific. Some images may also show optional upgrades at additional cost. Plot specific elevations and finishes may vary; these should be checked with your Sales Executive. Garages are provided to selected plots; your Sales Executive will be able to confirm whether your chosen plot includes a garage. EV charging points may or may not be fitted to your chosen home; please speak to your Sales Executive to confirm. Gross internal area includes integral garage.



Longford

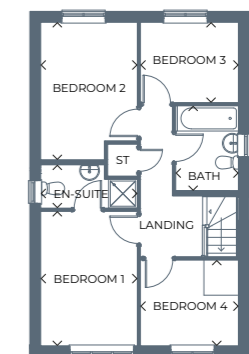
4 bedroom, detached home

A stunning 4 bedroom detached home with a large living area, kitchen-diner, great-sized bedrooms, en-suite and a family bathroom.



Ground floor

Room	Metres	Feet & Inches
Kitchen / Dining	5.45 x 4.08	17'11" x 13'5"
Living Room	4.77 x 3.39	15'8" x 11'2"
Utility	1.71 x 1.64	5'7" x 5'4"
WC	1.70 x 0.90	5'7" x 2'11"



First floor

Room	Metres	Feet & Inches
Bedroom 1	3.72 x 2.66	12'2" x 8'9"
En-suite	2.66 x 1.20	8'9" x 3'11"
Bedroom 2	3.80 x 2.66	12'6" x 8'9"
Bedroom 3	2.70 x 2.21	8'10" x 7'3"
Bedroom 4	2.70 x 2.36	8'10" x 7'9"
Bathroom	2.36 x 1.72	7'9" x 5'8"

Gross internal area 1046.9ft² / 97.26m²

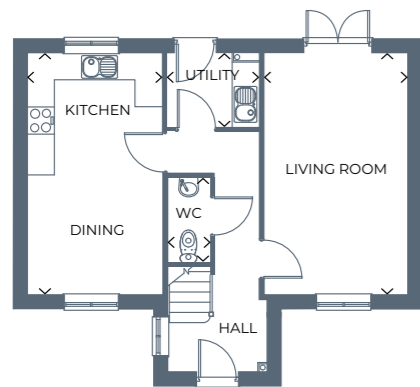
Images, dimensions, and layouts are indicative only and not plot specific. Some images may also show optional upgrades at additional cost. Plot specific elevations and finishes may vary; these should be checked with your Sales Executive. Garages are provided to selected plots; your Sales Executive will be able to confirm whether your chosen plot includes a garage. EV charging points may or may not be fitted to your chosen home; please speak to your Sales Executive to confirm.



Carlow

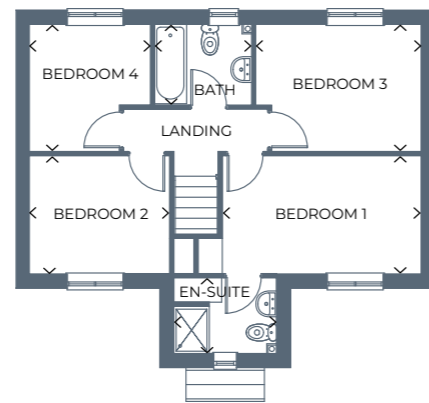
4 bedroom, detached home

A modern 4 bedroom detached home with a spacious kitchen and dining area plus utility room, French doors to the garden, living room, family bathroom and master en-suite.



Ground floor

Room	Metres	Feet & Inches
Kitchen / Dining	5.30 x 2.95	17'5" x 9'8"
Living Room	5.30 x 3.13	17'5" x 10'3"
Utility	1.98 x 1.56	6'6" x 5'1"
WC	1.72 x 0.91	5'8" x 3'0"



First floor

Room	Metres	Feet & Inches
Bedroom 1	4.24 x 2.51	13'11" x 8'3"
En-suite	2.15 x 1.62	7'1" x 5'4"
Bedroom 2	2.99 x 2.51	9'10" x 8'3"
Bedroom 3	2.70 x 3.52	8'10" x 11'7"
Bedroom 4	2.70 x 2.58	8'10" x 8'6"
Bathroom	2.08 x 1.71	6'10" x 5'7"

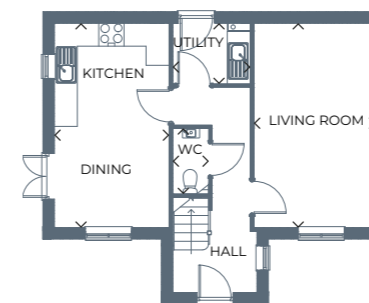
Gross internal area 1028ft² / 95.5m²

Images, dimensions, and layouts are indicative only and not plot specific. Some images may also show optional upgrades at additional cost. Plot specific elevations and finishes may vary; these should be checked with your Sales Executive. Garages are provided to selected plots; your Sales Executive will be able to confirm whether your chosen plot includes a garage. EV charging points may or may not be fitted to your chosen home; please speak to your Sales Executive to confirm.

Cavan

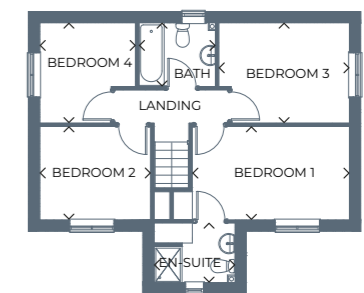
4 bedroom, detached home

A beautiful 4 bedroom detached family home featuring an open-plan kitchen-diner, separate living room, versatile bedrooms, master en-suite and family bathroom.



Ground floor

Room	Metres	Feet & Inches
Kitchen / Dining	5.30 x 2.95	17'5" x 9'8"
Living Room	5.30 x 3.13	17'5" x 10'3"
Utility	1.98 x 1.56	6'6" x 5'2"
WC	1.72 x 0.91	5'8" x 3'0"

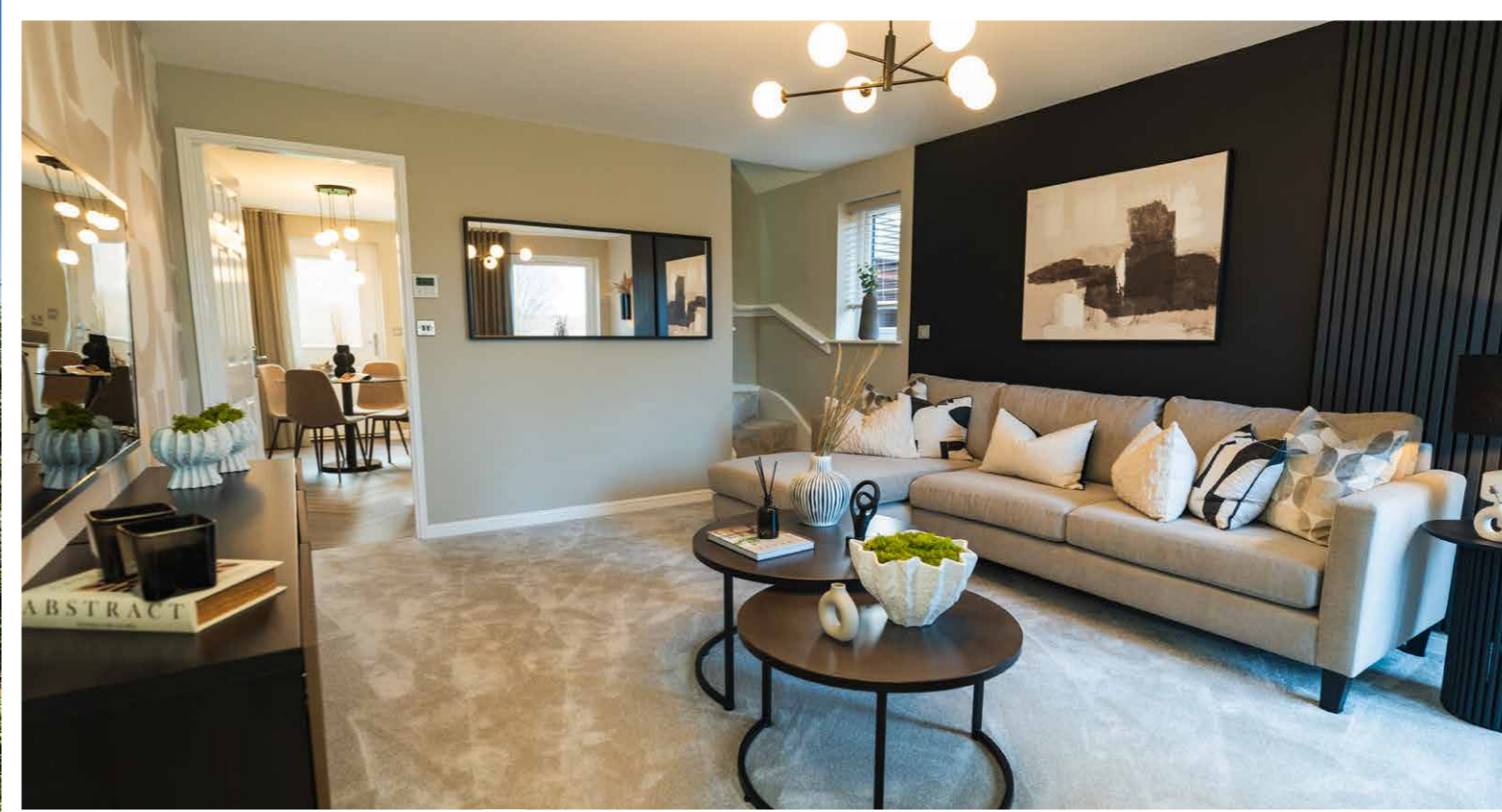


First floor

Room	Metres	Feet & Inches
Bedroom 1	4.24 x 2.51	13'11" x 8'3"
En-suite	2.15 x 1.60	7'1" x 5'3"
Bedroom 2	2.51 x 2.99	8'3" x 9'10"
Bedroom 3	3.52 x 2.70	11'7" x 8'10"
Bedroom 4	2.58 x 2.70	8'6" x 8'10"
Bathroom	2.08 x 1.71	6'10" x 5'7"

Gross internal area 1028ft² / 95.5m²

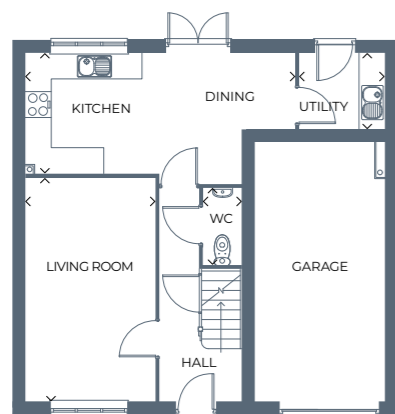
Images, dimensions, and layouts are indicative only and not plot specific. Some images may also show optional upgrades at additional cost. Plot specific elevations and finishes may vary; these should be checked with your Sales Executive. Garages are provided to selected plots; your Sales Executive will be able to confirm whether your chosen plot includes a garage. EV charging points may or may not be fitted to your chosen home; please speak to your Sales Executive to confirm.



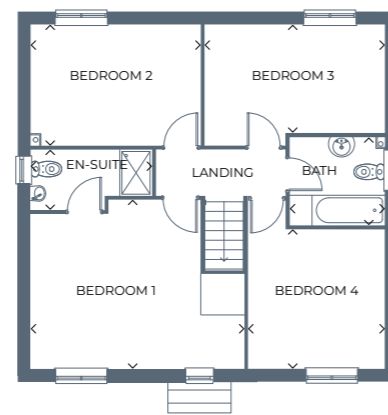
Dublin

4 bedroom, detached home

A stunning detached home with an open-plan kitchen-diner, French doors out to the garden, four versatile bedrooms, a private master en-suite and a family bathroom.



Ground floor



First floor

Room	Metres	Feet & Inches
Kitchen / Dining	6.24 x 2.75	20'6" x 9'0"
Living Room	5.13 x 2.99	16'10" x 9'10"
Utility	1.94 x 1.73	6'4" x 5'8"
WC	1.79 x 0.88	5'11" x 2'11"

Room	Metres	Feet & Inches
Bedroom 1	4.98 x 3.93	16'4" x 12'11"
En-suite	2.83 x 1.42	9'3" x 4'8"
Bedroom 2	3.96 x 2.81	13'0" x 9'3"
Bedroom 3	4.21 x 2.52	13'10" x 8'3"
Bedroom 4	3.25 x 3.20	10'8" x 10'6"
Bathroom	2.23 x 2.08	7'4" x 6'10"

Gross internal area 1426.5ft² / 132.53m²

Images, dimensions, and layouts are indicative only and not plot specific. Some images may also show optional upgrades at additional cost. Plot specific elevations and finishes may vary; these should be checked with your Sales Executive. Garages are provided to selected plots; your Sales Executive will be able to confirm whether your chosen plot includes a garage. EV charging points may or may not be fitted to your chosen home; please speak to your Sales Executive to confirm. Gross internal area includes integral garage.



Personalise your home

There are so many ways you can personalise your new home from the moment it starts being built thanks to our wide range of optional upgrades and extras.

Upgrades and extras are subject to build stage and availability

[Read more](#)

Our standard specification

We work with well known brands to deliver a high level of specification, all at an affordable price.

- ✓ Standard features
- ★ Upgrades available, subject to build stage

Kitchens

- Kitchen units, doors and handles from **Symphony Kitchens** ✓★
- Choice of worktops with matching upstands supplied from **Symphony Kitchens** ✓★
- Stainless steel splashback supplied from **Symphony Kitchens** ✓★
- Oven, hob and integrated cooker hood by **Beko** ✓★

Bathroom

- Taps from **Methven** ✓
- Standard splashback tiling from **Porcelanosa** ✓★
- Standard height tiles to bathroom and en-suites from **Porcelanosa** ✓★
- White sanitaryware by **Twyford** ✓

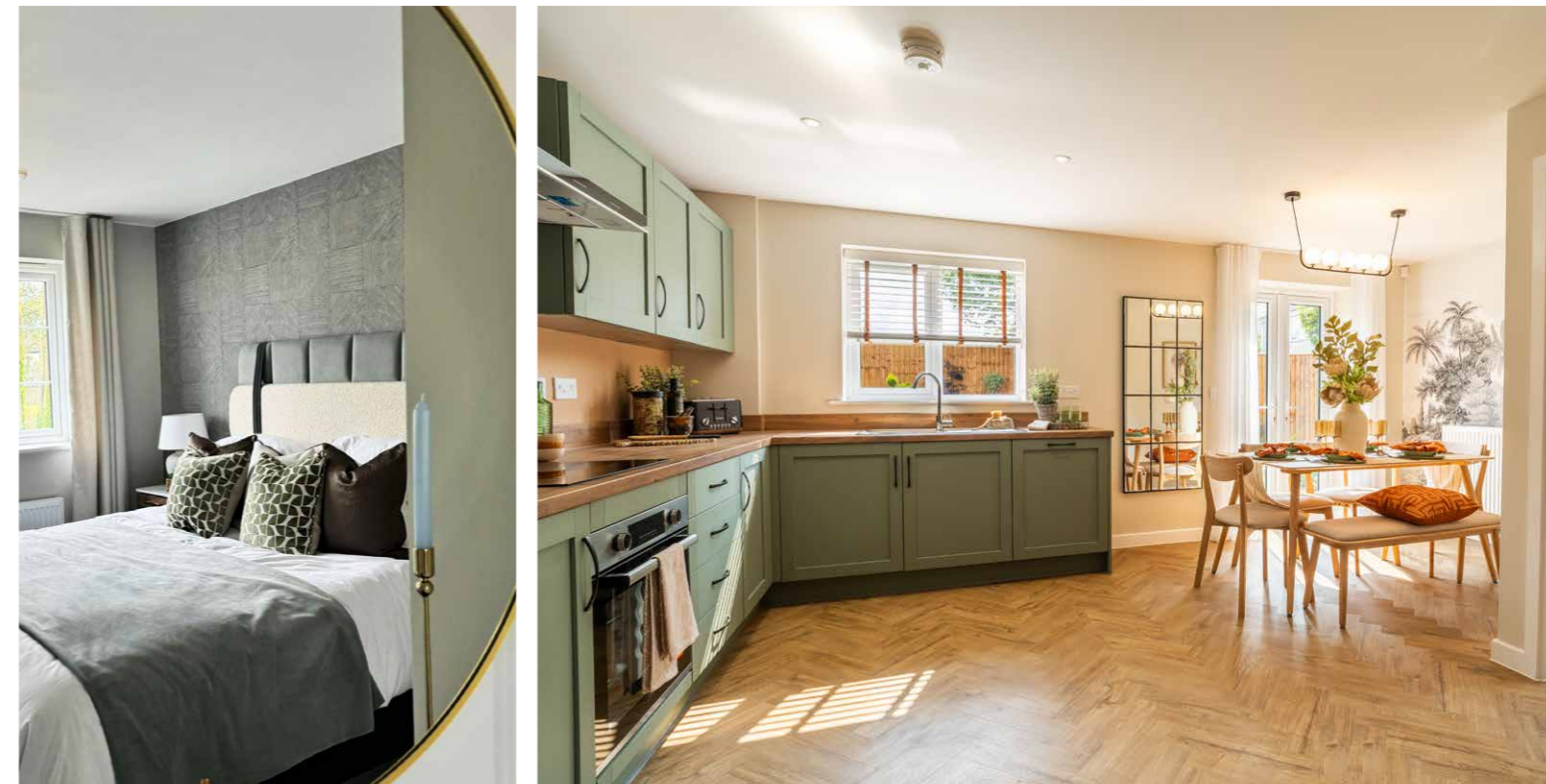
Finishing touches

- Matt white paint finish to walls and ceilings by **Crown or Dulux** ✓

Peace of mind

- Two year **Gleeson warranty** from legal completion date ✓
- A further eight years of cover via your **NHBC Buildmark Warranty** ✓

All of the specification listed is included in our houses as standard. Correct at time of production, October 2025, and subject to change without notice. Any options and extras are subject to build stage. Please contact a Gleeson Sales Executive for further information.



Personalise your home

There are so many ways you can personalise your new home from the moment it starts being built thanks to our wide range of optional upgrades and extras.

[Read more](#)

Upgrades and extras are subject to build stage and availability

Let's make it happen

When buying a home with Gleeson, there are lots of helpful schemes to make homeownership even easier to achieve. We're here to help every step of the way, from your initial enquiry right through to getting the keys to your beautiful new home.

[Read more on our website >](#)



Special terms and conditions apply. Please see <https://gleesonhomes.co.uk/special-terms> for more information. Schemes can be subject to plot and development. Please speak to your Gleeson Sales Executive for more information.

First-time Buyer Assist

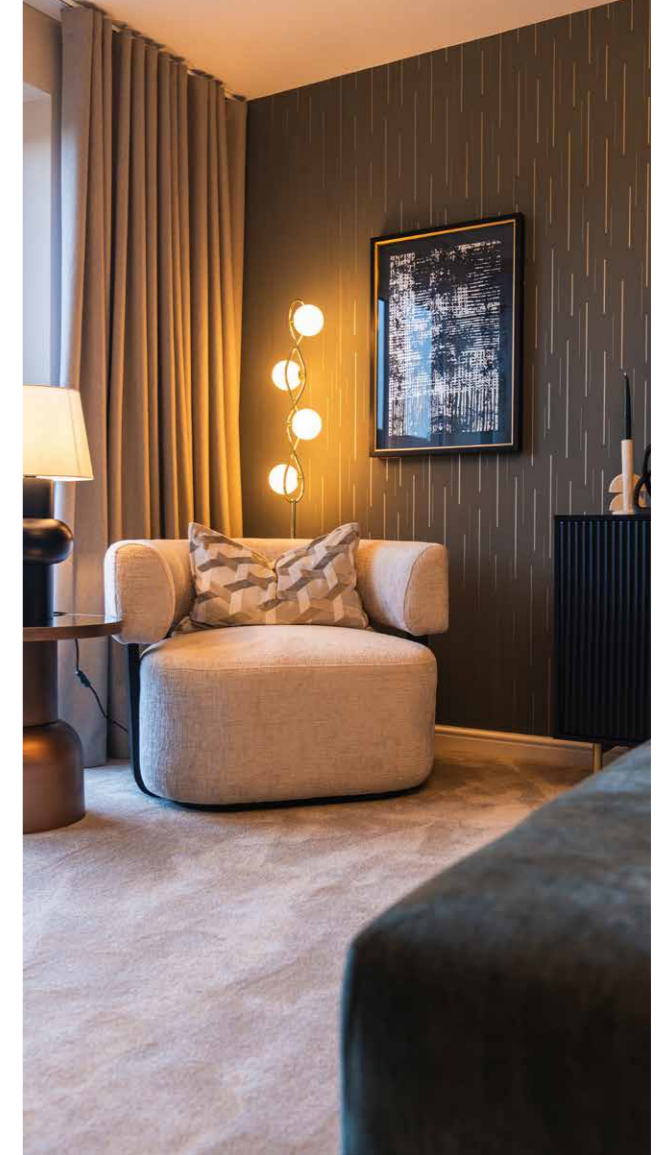
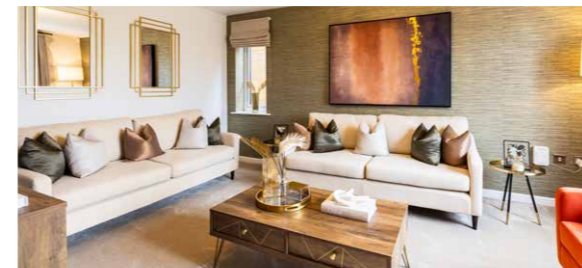
At Gleeson, we have many years of experience selling homes to first-time buyers and through our first-time buyer assist scheme, we're proud to offer some extra help to get you on the property ladder.

Shared Ownership

With Shared Ownership, you buy a share of your Gleeson home and pay a monthly rent on the part you don't buy. Your budget will decide the size of the share you buy, making homeownership more affordable.

Key Worker

If you're a key worker and considering taking your first steps onto the property ladder, or planning your next move, we will give you £1,500 towards additional extras to further personalise your new home.



Part Exchange

Our Part Exchange scheme takes the hassle out of selling your existing home. Instead of waiting for a buyer, we become your guaranteed purchaser, saving you time and money.

Own New Rate Reducer

Own New Rate Reducer can provide homebuyers with reduced monthly mortgage payments for an initial two or five-year period, making it more affordable for first-time buyers and existing homeowners to purchase their dream home.

What happens next?

Whether you're embarking on a journey towards buying your very first home, or you're thinking about upsizing or rightsizing, Gleeson have the home for you.



Make an appointment

We're ready when you are. Why not book an appointment to visit our sales centre and view our show homes? You can also use this as an opportunity to have any questions you may have answered by your Gleeson Sales Executive.

Contact us



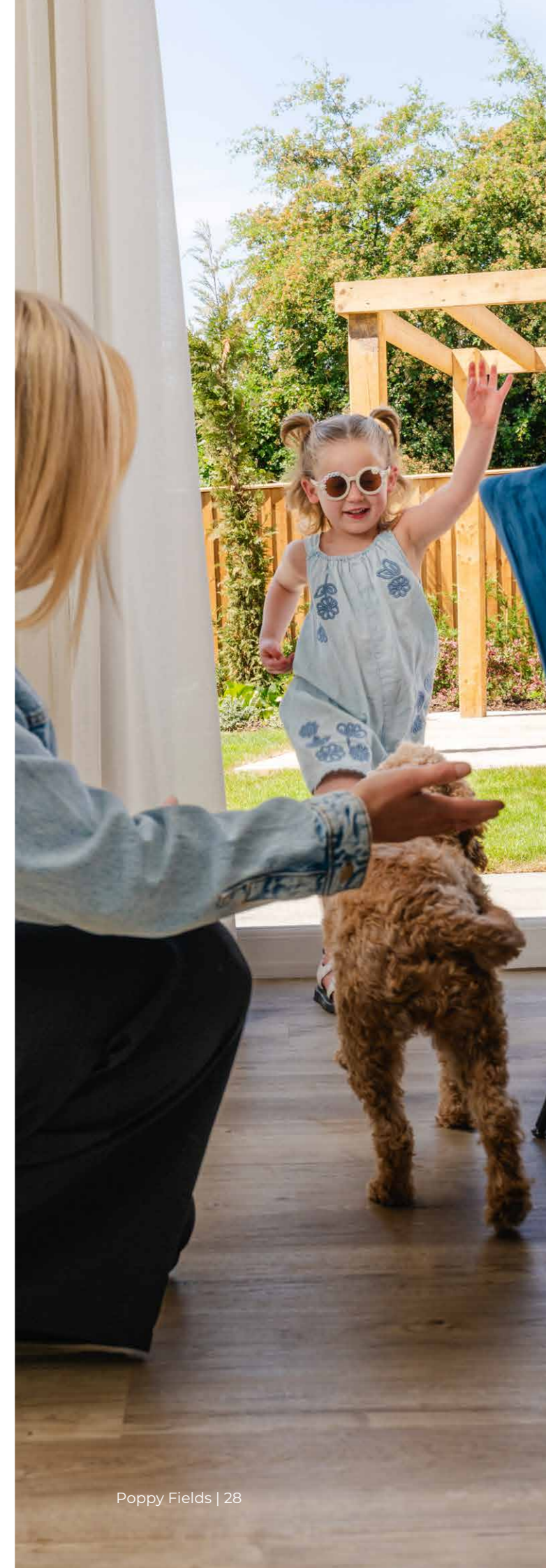
Let us help you

When buying a home with Gleeson, there are lots of helpful schemes to make moving even easier. Find out more about our buying schemes and make your dream become a reality with Gleeson.

Find out more



All our homes are **carefully designed, beautifully built** and boast plenty of features and space to suit your lifestyle.



Hear from our customers

If you're looking for inspiration or wondering whether buying a Gleeson home is right for you, read our customer's home buying stories to discover why they chose a Gleeson home and more about their experience.

[Customer stories](#)

How to find us

Visit us Mareham Road, Horncastle, Lincolnshire, LN9 6NG

Contact us 01507 430503

gleesonhomes.co.uk/developments/poppy-fields

How to find us

Take the A158 road, turn right into South Street, and then take a quick left on Mareham Road where you'll see signs for Poppy Fields.



All information correct at time of production, 7 May 2026. All images in this brochure are for illustrative purposes only and may depict upgrades available at an additional cost, subject to build stage and availability. Dimensions and layouts within this brochure are indicative only and not plot specific. Elevations and finishes may vary by plot; please check with your Sales Executive for more information.

DB-008-V3