



**Right where
you belong**

at **Cooper's Meadow**

gleeson

Homes designed to complement modern day living

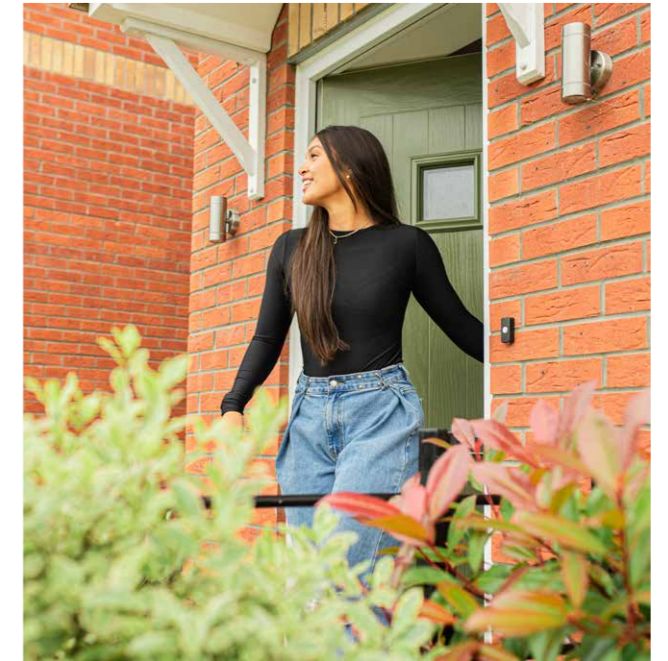


With over 120 years' experience in placemaking, we're perfectly suited to help you navigate your home buying journey

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.



Peaceful coastal living with great connections

Introducing Cooper's Meadow, a beautiful development consisting of 2, 3 and 4 bedroom semi-detached and detached homes in Hunmanby. Located less than four miles from Filey's beautiful beachfront, this development is the ideal location for those wishing to move near the stunning Yorkshire coast. Explore our site plan to discover the house styles available.

		
Greystones 2 bedroom	Tyrone 3 bedroom	Kilkenny 3 bedroom
		
Renmore 3 bedroom	Calry 3 bedroom	Glin 3 bedroom
		
Dublin 4 bedroom	Broadale 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 Hunmanby

Hunmanby is a quaint North Yorkshire village that blends countryside charm with modern convenience. Surrounded by the rolling hills of the Yorkshire Wolds and just a short drive from the coast, it offers easy access to scenic walking trails, family-friendly parks and outdoor adventures at Hunmanby Sands and Filey Bay.

The village boasts a strong sense of community, excellent local amenities including shops, pubs, cafés, and a well-rated primary school. Transport links include a railway station connecting residents to Scarborough, Bridlington, and Hull. Families can enjoy cultural and leisure attractions such as Hunmanby Hall Golf & Leisure, the Spirit of Yorkshire Distillery, and seasonal events.

Living in Hunmanby provides a peaceful yet well-connected lifestyle with the opportunity to be part of a welcoming and vibrant community.

Coastal access and a welcoming village community.

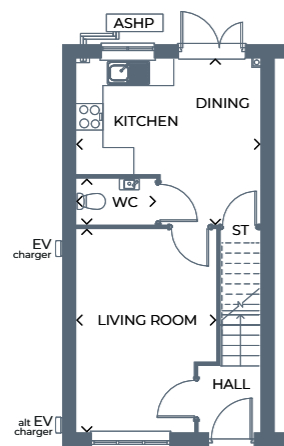




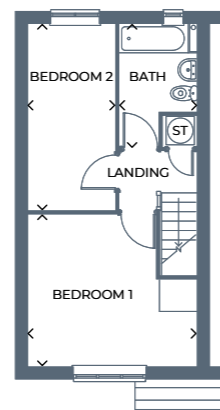
Greystones

2 bedroom, semi-detached home

Benefitting from a bright living room, leading to a kitchen-diner, a handy cloakroom, two good-sized bedrooms and a family bathroom.



Ground floor



First floor

Gross internal area 750.7ft² / 69.74m²

For a list of illustrative room dimensions, please visit: gleesonhomes.co.uk/housestyles/greystones/

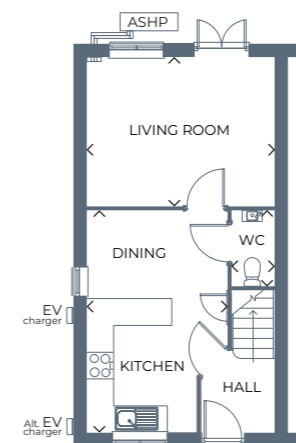
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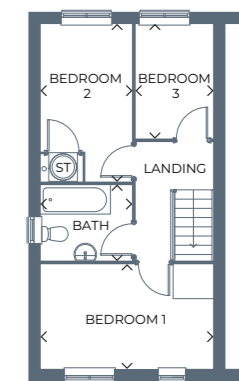
Tyrone

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



First floor

Gross internal area 742.7ft² / 69m²

For a list of illustrative room dimensions, please visit: gleesonhomes.co.uk/housestyles/tyrone

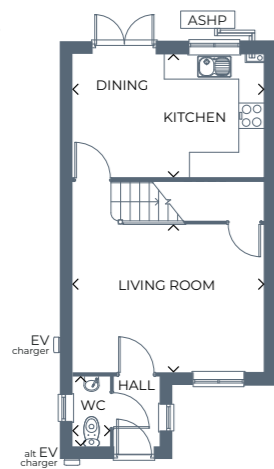
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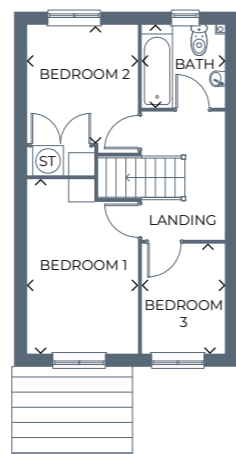
Kilkeny

3 bedroom, detached home

A modern 3 bedroom detached home, with a spacious kitchen-diner, French doors to the garden, a large living room and versatile bedrooms.



Ground floor



First floor

Gross internal area 754.8ft² / 70.12m²

For a list of illustrative room dimensions, please visit: gleesonhomes.co.uk/housestyles/kilkeny/

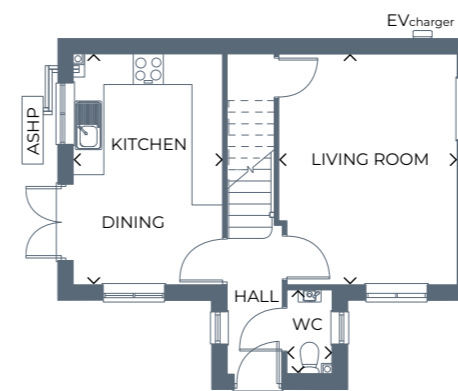
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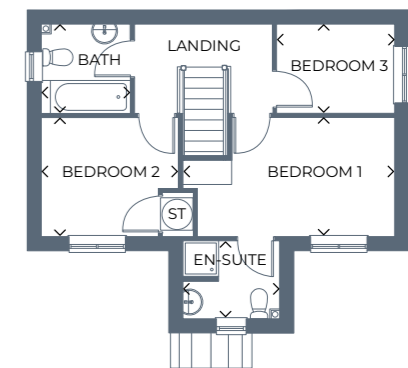
Renmore

3 bedroom, 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



First floor

Gross internal area 792.9ft² / 73.66m²

For a list of illustrative room dimensions, please visit: gleesonhomes.co.uk/housestyles/renmore/

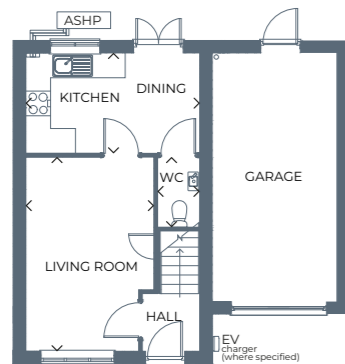
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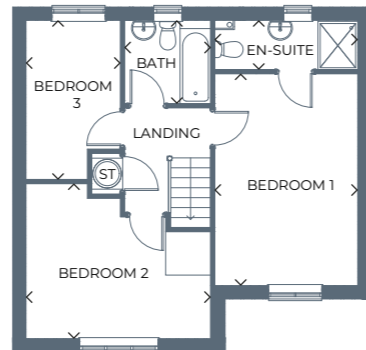
Calry

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



First floor

Gross internal area 1062.2ft² / 98.68m²

For a list of illustrative room dimensions, please visit: gleesonhomes.co.uk/housestyles/calry/

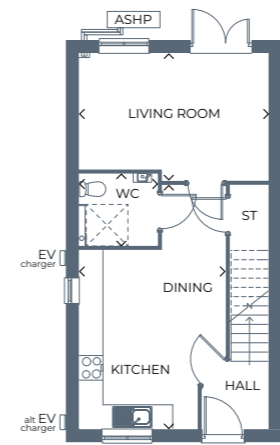
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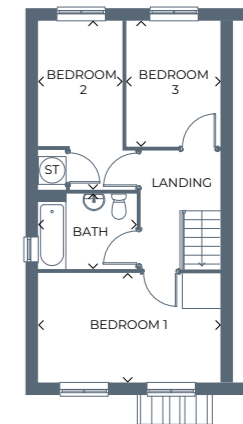
Glin

3 bedroom, semi-detached home

A stunning home with a spacious open-plan kitchen-diner, a large living area, three versatile bedrooms, and a family bathroom.



Ground floor



First floor

Gross internal area 901.2ft² / 83.72m²

For a list of illustrative room dimensions, please visit: gleesonhomes.co.uk/housestyles/glin/

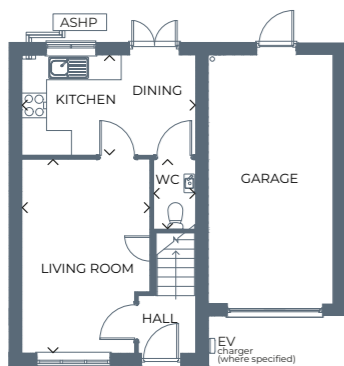
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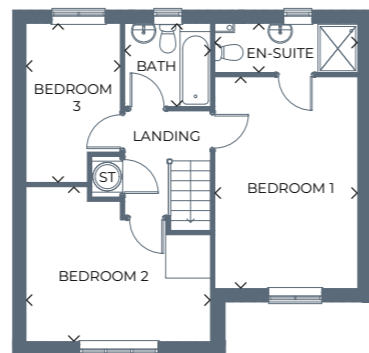
Dublin

4 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



First floor

Gross internal area 1426.5ft² / 132.53m²

For a list of illustrative room dimensions, please visit: gleesonhomes.co.uk/housestyles/dublin/

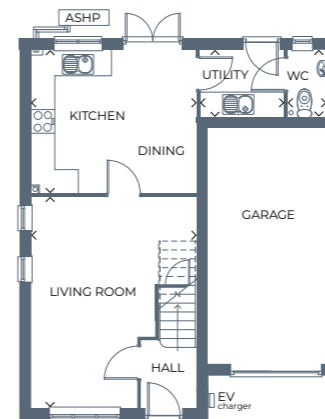
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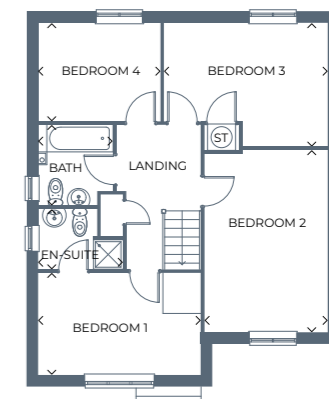
Broadale

4 bedroom, detached home

A beautiful detached home featuring four spacious bedrooms, a family bathroom and en-suite, a large kitchen-diner and great-sized living area.



Ground floor



First floor

Gross internal area 1372.6ft² / 127.52m²

For a list of illustrative room dimensions, please visit: gleesonhomes.co.uk/housestyles/broadale/

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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.

Upgrades and extras are subject to build stage and availability

[Read more](#)

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

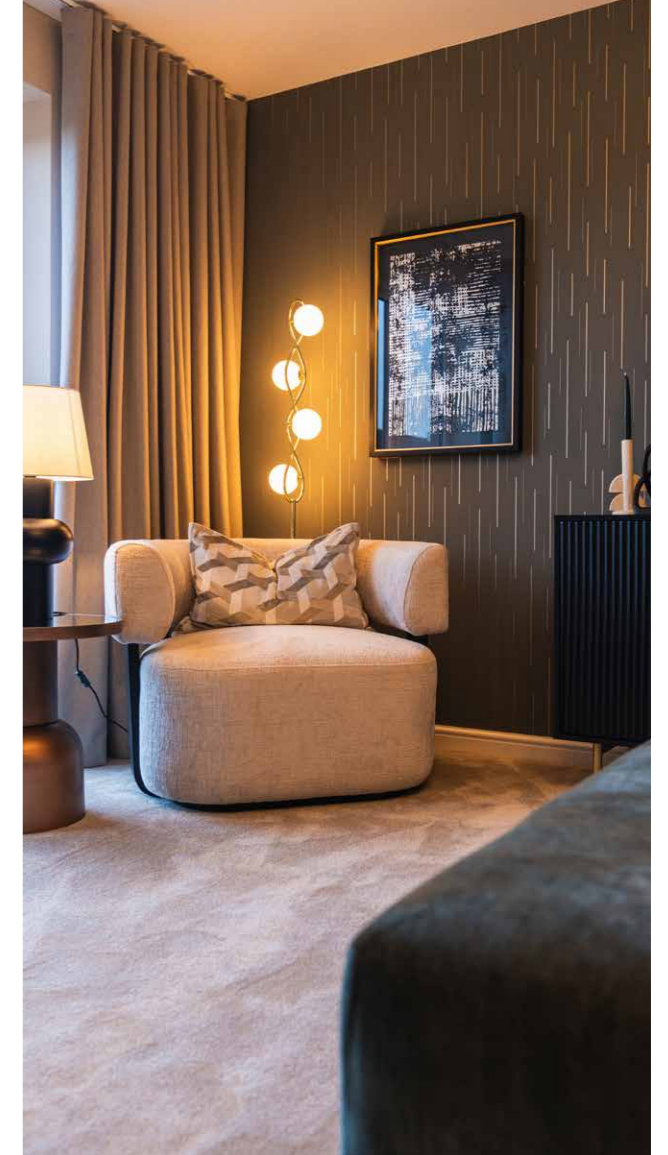
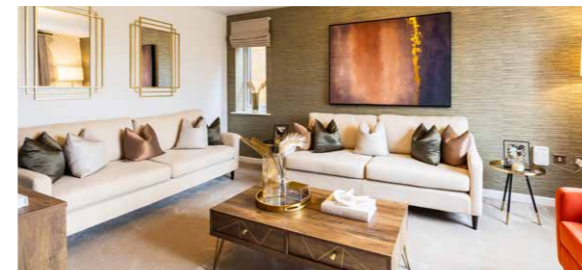
At Gleeson, we have many years of experience selling homes to first-time buyers and through our first-time buyer assist scheme, we're proud to offer some extra help to get you on the property ladder.

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



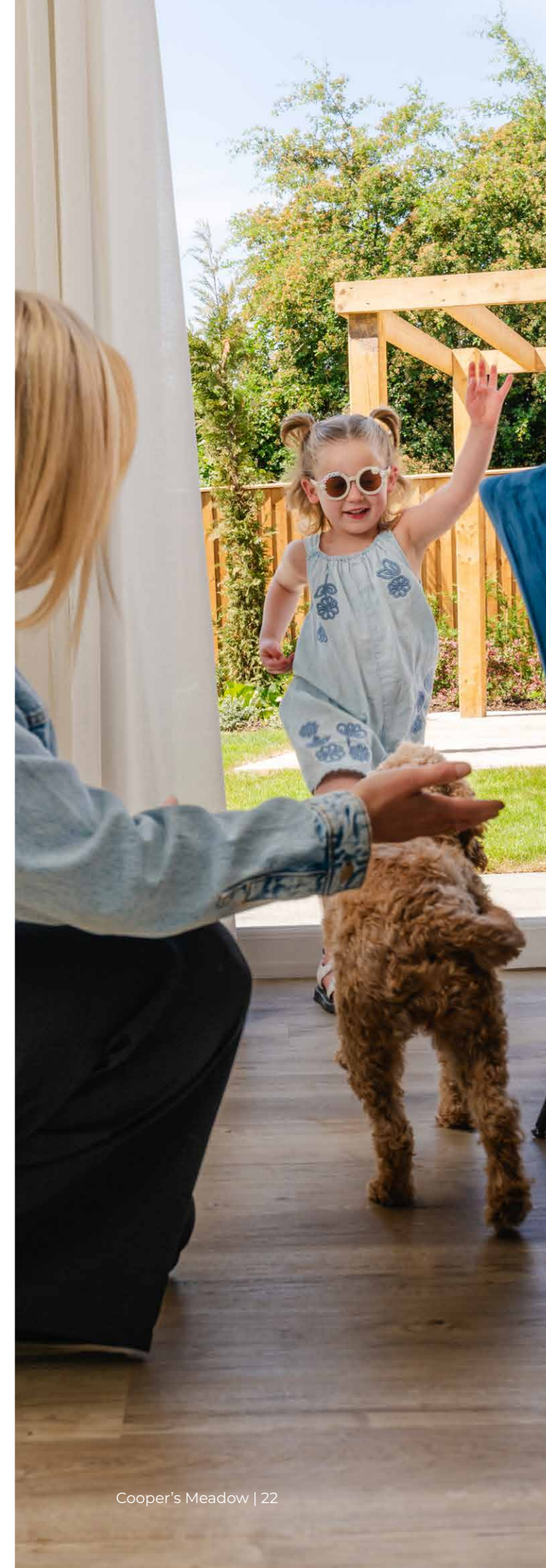
Let us help you

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 Cooper's Meadow, Sands Lane, Hunmanby, YO14 0LT

Contact us 01723 565 651

gleesonhomes.co.uk/developments/coopers-meadow

How to find us

Cooper's Meadow is located on the outskirts of Hunmanby, just off the A1039. When approaching by car, follow signs for Hunmanby and continue through the village centre. Look for directions towards the northern edge of the village, then turn onto Cooper's Meadow, a quieter residential road surrounded by open fields. The road is easy to spot once you're in the area, with clear local signposting and straightforward access from the main village routes.



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.

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