

Poppy Fields

Horncastle



Right where you belong

gleeson

Welcome to Poppy Fields

Welcome to Poppy Fields, a stunning new collection of 2, 3 and 4 bedroom homes in Horncastle, situated in the very heart of Lincolnshire. This beautiful English market town offers a gateway to the breathtaking Lincolnshire Wolds and its picturesque landscape and stunning villages, making this an idyllic place to call home.



Why Gleeson?

With over 100 years' experience in building homes, we're perfectly suited to help you navigate your home buying journey. With developments spread across the North of England, Midlands and into Lincolnshire, we have plenty of choice to help you find your dream home. With an affordable collection of energy efficient, high-quality homes available, we're proud to be making homeownership achievable for everyone.













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.

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

Site plan

Poppy Fields is a stunning development of 169 new 2, 3 and 4 bedroom semi-detached and detached homes located in the heart of Lincolnshire. Living here, you will have the opportunity to enjoy the picturesque Lincolnshire Wolds and its surrounding towns and villages. Explore our site plan and the various house styles available.

Explore our house styles

		
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

Local area

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. The cathedral city of Lincoln is only within a 35-minute drive via the A158, which is just a short distance from Poppy Fields. Market Rasen and the Lincolnshire Showground are also located a mere half an hour away, providing easy access to a variety of thriving events!

Parks and outdoor spaces

- 1. Hamerton Gardens (0.7 miles)
- 2. Sir Joseph Banks Tribute Garden (1 mile)
- 3. Bain Valley Park (1.1 miles)
- 4. Prospect Street Play Area (1.2 miles)
- 5. Walled Garden Baumber (6.6 miles)

Travel and transport

- 1. Local bus stop located less than half a mile down the road, providing easy access to Raithby (8.2 miles), Hundleby (9.3 miles), and Candlesby (13 miles)
- 2. Skegness (21 miles)
- 3. Lincoln (24 miles)

RAF bases

- 1. RAF Coningsby (9.1 miles)
- 2. RAF Waddington (23.2 miles)
- 3. RAF Cranwell (27.4 miles)

Food and drink

- 1. Magpies Restaurant (0.9 miles)
- 2. Tesco Superstore (1 mile)
- 3. Francs Brunch and Burgers (1 mile)
- 4. Durham Ox (1.7 miles)
- 5. Magpies Restaurant (0.9 miles)

Schools

- 1. Banovallum School (0.4 miles)
- 2. Horncastle Community Primary School (1.1 miles)



House styles available at Poppy Fields

We offer a range of well-designed homes to suit your every need.



Cork
2 bedroom, semi-detached



Mayfield
2 bedroom, semi-detached



Tyrone
3 bedroom, semi-detached



Longford
4 bedroom, detached



Carlow
4 bedroom, detached



Cavan
4 bedroom, detached



Wicklow
3 bedroom, semi-detached



Wexford
3 bedroom, semi-detached



Renmore
3 bedroom, detached



Dublin
4 bedroom, detached



Brandon
3 bedroom, detached



Calry
3 bedroom, detached



Keady
3 bedroom, semi-detached

From floorplans, to dimensions and even virtual tours, click through to discover more information about your dream home.

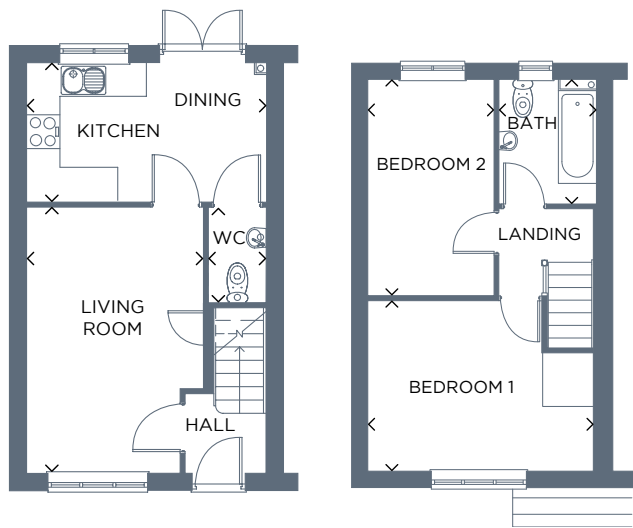
Find out more

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. Ground floor shower provision and location may differ within this house style; please confirm with your Sales Executive.

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 First 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"

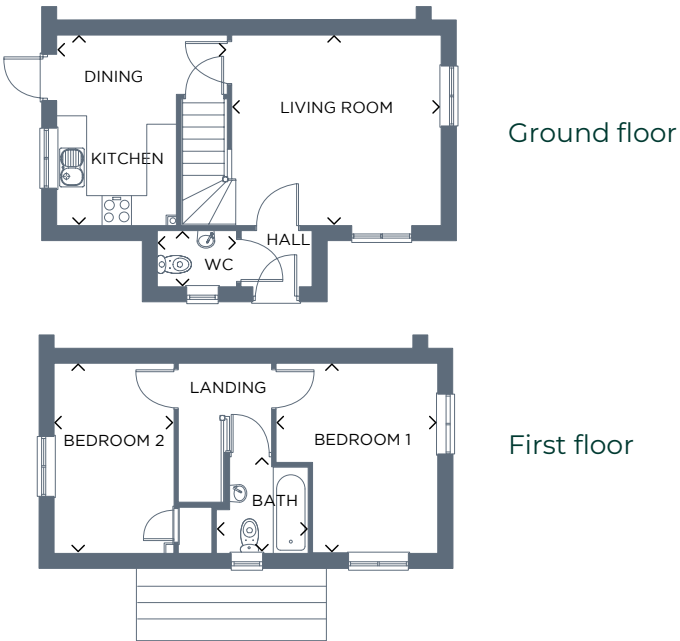
Room	Metres	Feet & Inches
Bedroom 1	4.15 x 3.10	13'7" x 10'2"
Bedroom 2	3.95 x 2.29	13'0" x 7'6"
Bathroom	2.26 x 1.77	7'5" x 5'10"

Total liveable area 651ft² / 60.48m²

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.



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"

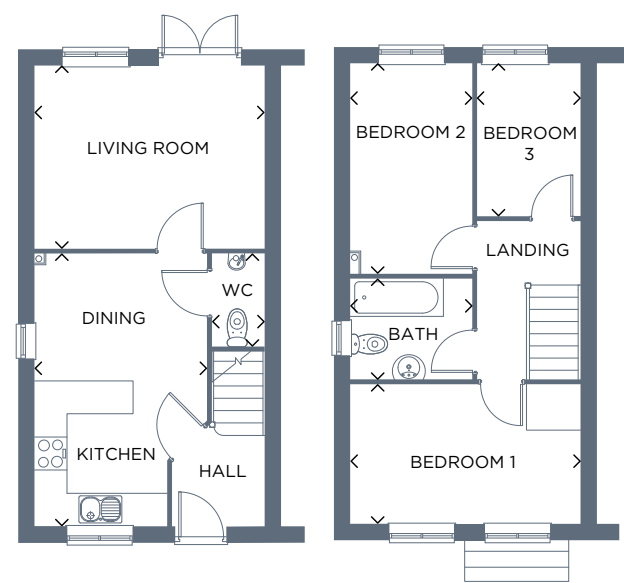
Room	Metres	Feet & Inches
Bedroom 1	3.77 x 3.22	12'4" x 10'7"
Bedroom 2	3.77 x 2.38	12'4" x 7'10"
Bathroom	1.89 x 1.84	6'3" x 6'1"

Total liveable area 671ft² / 62.37m²

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



Room	Metres	Feet & Inches
Kitchen / Dining	4.95 x 3.12	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"

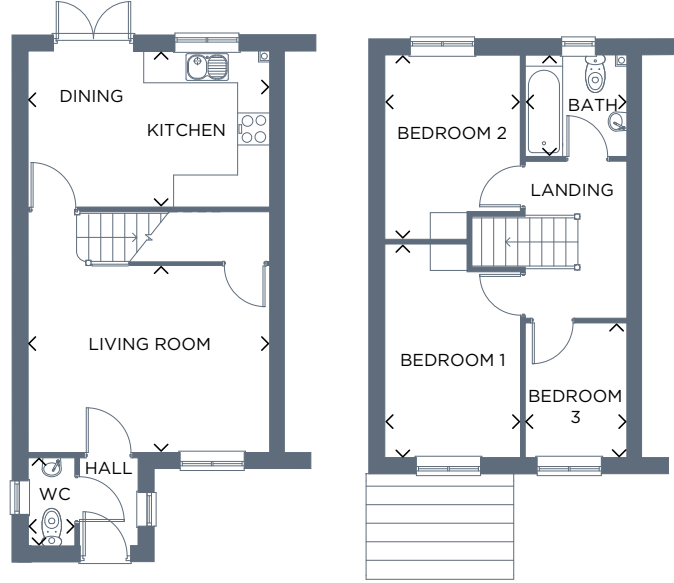
Room	Metres	Feet & Inches
Bedroom 1	4.15 x 2.52	13'7" x 8'3"
Bedroom 2	3.81 x 2.20	12'6" x 7'3"
Bedroom 3	2.76 x 1.86	9'1" x 6'1"
Bathroom	2.20 x 1.84	7'3" x 6'0"

Total liveable area 759ft² / 70.56m²

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 First 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"

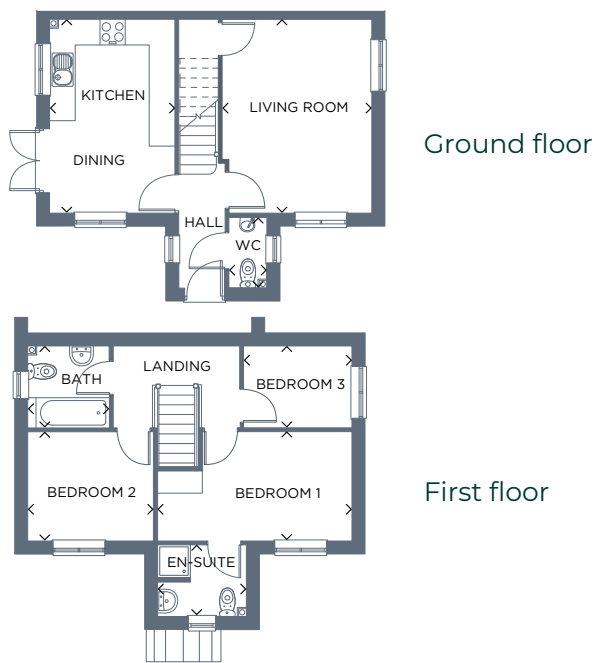
Room	Metres	Feet & Inches
Bedroom 1	3.96 x 2.51	13'0" x 8'3"
Bedroom 2	3.42 x 2.51	11'2" x 8'3"
Bedroom 3	2.49 x 1.87	8'2" x 6'2"
Bathroom	1.87 x 1.87	6'2" x 6'2"

Total liveable area 772ft² / 71.71m²

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.



Room	Metres	Feet & Inches
Kitchen / Dining	4.48 x 2.92	14'8" x 9'7"
Living Room	4.48 x 3.45	14'8" x 11'4"
WC	1.66 x 0.88	5'5" x 2'11"

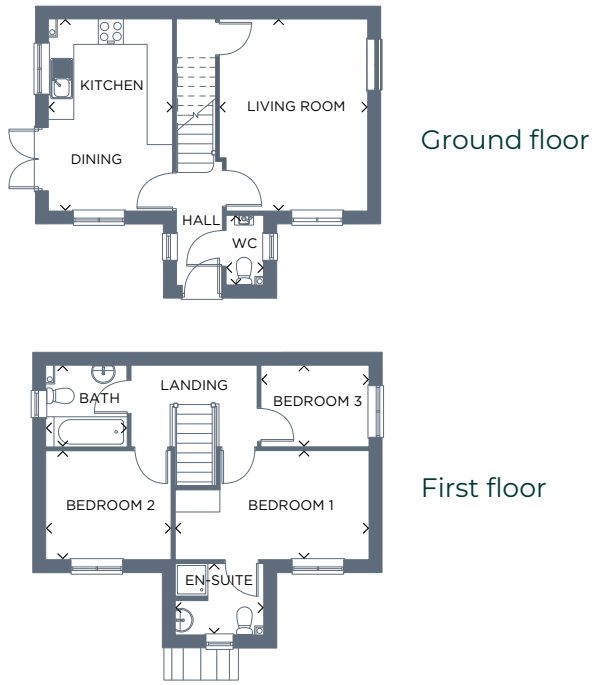
Room	Metres	Feet & Inches
Bedroom 1	4.46 x 2.51	14'8" x 8'3"
En-suite	2.01 x 1.66	6'7" x 5'5"
Bedroom 2	2.93 x 2.51	9'7" x 8'3"
Bedroom 3	2.49 x 1.87	8'2" x 6'2"
Bathroom	1.88 x 1.88	6'2" x 6'2"

Total liveable area 811ft² / 75.31m²

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.



Room	Metres	Feet & Inches
Kitchen / Dining	4.48 x 2.92	14'8" x 9'7"
Living Room	4.48 x 3.45	14'8" x 11'4"
WC	1.66 x 0.88	5'5" x 2'11"

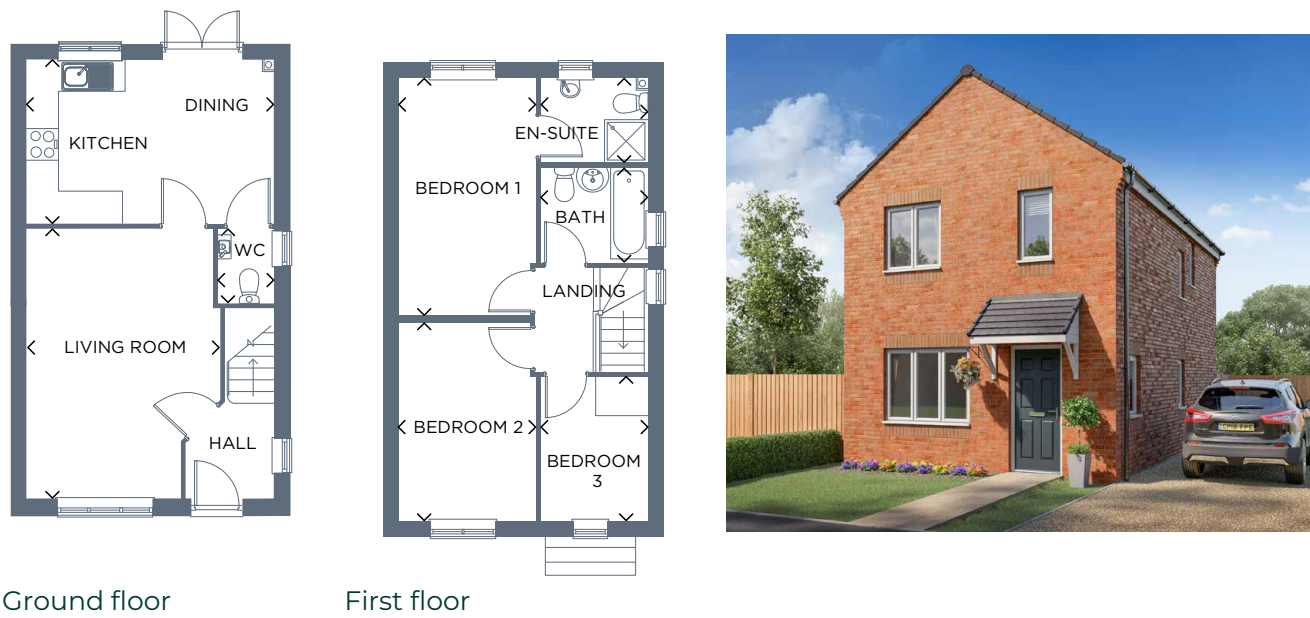
Room	Metres	Feet & Inches
Bedroom 1	4.46 x 2.51	14'8" x 8'3"
En-suite	2.01 x 1.66	6'7" x 5'5"
Bedroom 2	2.93 x 2.51	9'7" x 8'3"
Bedroom 3	2.49 x 1.87	8'2" x 6'2"
Bathroom	1.88 x 1.88	6'2" x 6'2"

Total liveable area 811ft² / 75.31m²

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.



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"

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"

Total liveable area 816ft² / 75.85m²

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.



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"

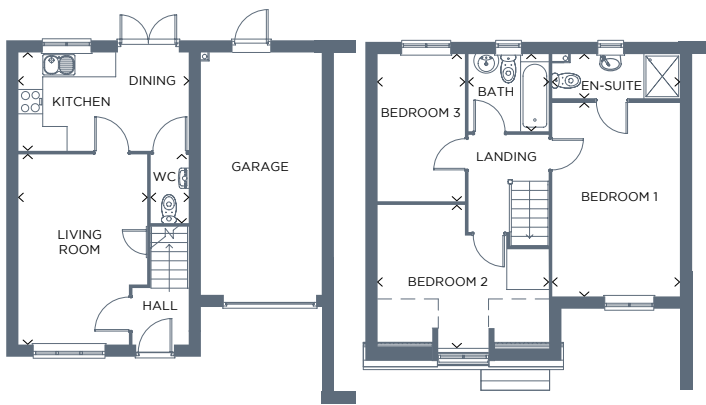
Room	Metres	Feet & Inches
Bedroom 1	4.77 x 3.20	15'8" x 10'6"
En-suite	3.20 x 1.09	10'6" x 3'7"
Bedroom 2	4.15 x 3.48	13'7" x 11'5"
Bedroom 3	3.58 x 2.11	11'9" x 6'11"
Bathroom	1.86 x 1.96	6'1" x 6'5"

Total liveable area 864ft² / 80.25m²

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 First 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"

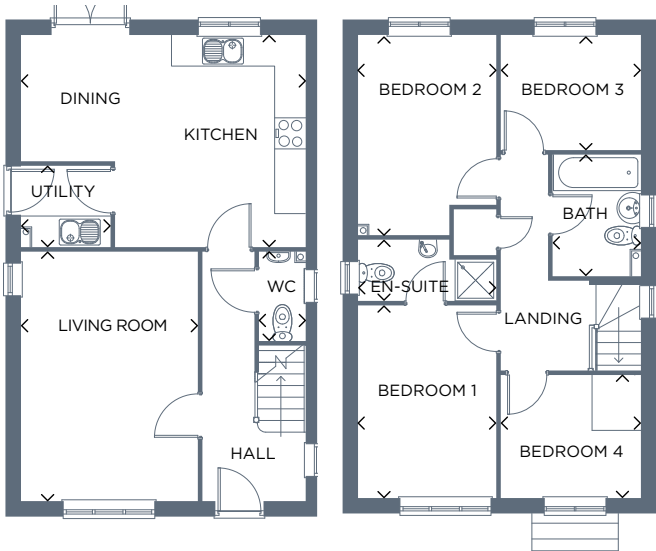
Room	Metres	Feet & Inches
Bedroom 1	4.77 x 3.20	15'8" x 10'6"
En-suite	3.20 x 1.09	10'6" x 3'7"
Bedroom 2	4.16 x 3.66	13'8" x 12'0"
Bedroom 3	3.58 x 2.11	11'9" x 6'11"
Bathroom	1.96 x 1.86	6'5" x 6'1"

Total liveable area 839ft² / 77.96m²

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 First 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"

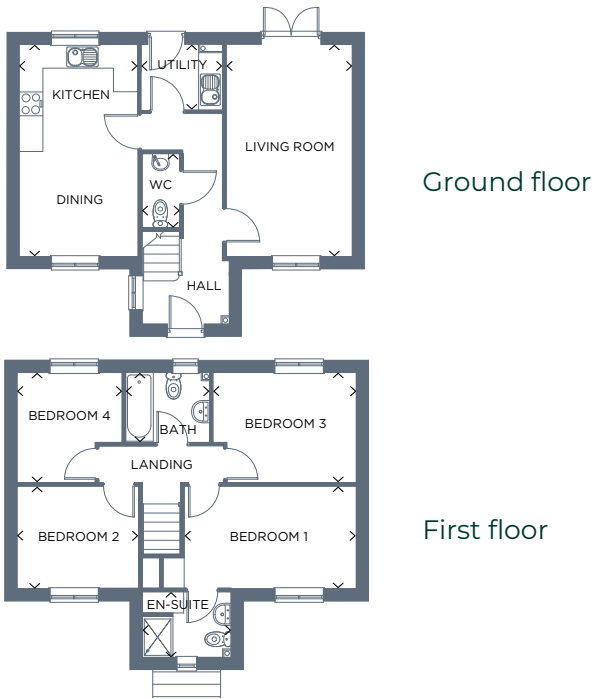
Room	Metres	Feet & Inches
Bedroom 1	3.72 x 2.66	12'2" x 8'9"
En-suite	2.66 x 1.20	8'9" x 3'11"
Bedroom 2	3.80 x 2.66	12'6" x 8'9"
Bedroom 3	2.70 x 2.21	8'10" x 7'3"
Bedroom 4	2.70 x 2.36	8'10" x 7'9"
Bathroom	2.36 x 1.72	7'9" x 5'8"

Total liveable area 1066ft² / 99.00m²

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.



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"

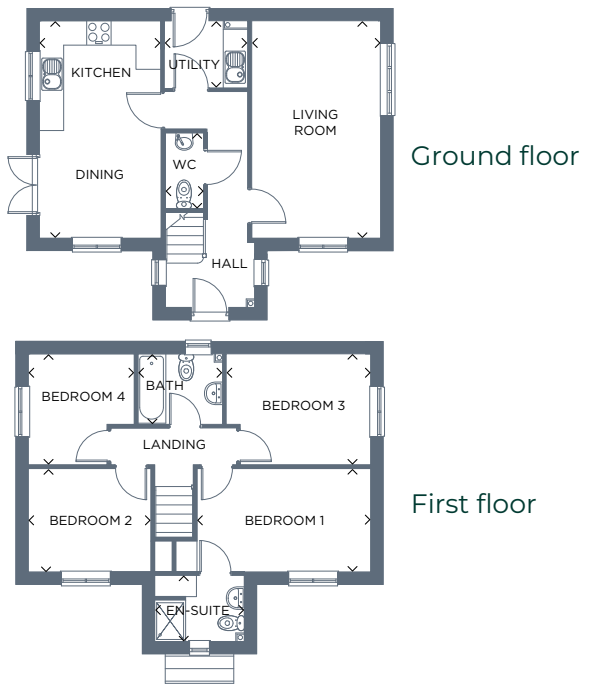
Room	Metres	Feet & Inches
Bedroom 1	4.24 x 2.51	13'11" x 8'3"
En-suite	2.15 x 1.62	7'1" x 5'4"
Bedroom 2	2.99 x 2.51	9'10" x 8'3"
Bedroom 3	2.70 x 3.52	8'10" x 11'7"
Bedroom 4	2.70 x 2.58	8'10" x 8'6"
Bathroom	2.08 x 1.71	6'10" x 5'7"

Total liveable area 1048ft² / 97.36m²

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.



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"

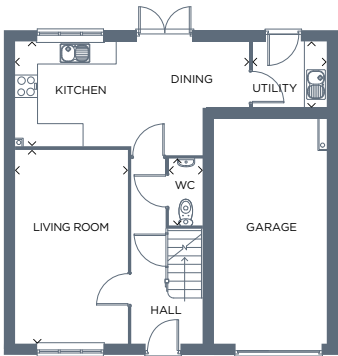
Room	Metres	Feet & Inches
Bedroom 1	4.24 x 2.51	13'11" x 8'3"
En-suite	2.15 x 1.60	7'1" x 5'3"
Bedroom 2	2.51 x 2.99	8'3" x 9'10"
Bedroom 3	3.52 x 2.70	11'7" x 8'10"
Bedroom 4	2.58 x 2.70	8'6" x 8'10"
Bathroom	2.08 x 1.71	6'10" x 5'7"

Total liveable area 1048ft² / 97.36m²

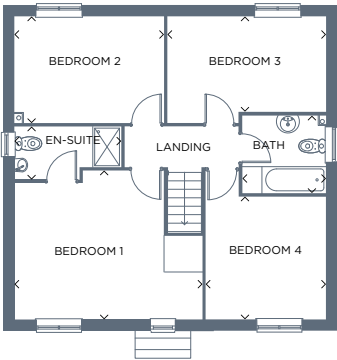
Dublin

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"

Total liveable area 1221ft² / 113.45m²

From floorplans, to dimensions and even virtual tours, click through to discover more information about your dream home.

Find out more

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.



Our standard specification

We work with well known brands to deliver a high standard 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	
10 year NHBC Buildmark Warranty	✓
Two year Gleeson warranty , two years from legal completion date.	✓

All of the specification listed is included in our houses as standard. Correct at time of production, January 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 that you can personalise your new home from the moment it starts being built. With a huge combination of styles, you can tailor your home to your taste with choices and upgrades, making it truly your home, your way.

Upgrades and extras are subject to build stage and availability

Read more



Ways to buy with Gleeson

Here are just some of the ways that Gleeson can help get you moving.

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

Own New Rate Reducer

Own New works with home builders and lenders behind the scenes, taking a contribution from the home builders and using this with the lender to reduce the interest on mortgage payments for the initial term.



Part Exchange

Part Exchange takes the hassle out of selling your existing home. Selling directly through part exchange offers a guaranteed sale and eliminates the usual time delays associated with the open market.



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.

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.



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 accessible.



Armed Forces

We are proud to work in collaboration with several trusted partners who are specialists in helping service personnel purchase their own property. If you're a member of the Armed Forces and purchase a Gleeson home, you'll receive access to a number of benefits to help make buying your home even more simple.



Ready to make your move?

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.

Browse our website

Head over to our website to find your dream home and development!

Find your dream home



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

Hear from our customers

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

Customer stories



Let us help you

We're here to help you every step of the way, 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

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, 25 July 2025. 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-V1

Right where you belong

gleeson