



# CHURCH VIEW

DACRE BANKS  
Harrogate, North Yorkshire

HIGH QUALITY  
2, 3 & 4 BEDROOM HOMES



## Description

Church View is a development of 22 stylish new homes comprising 2, 3 and 4 bedroom properties with gardens and parking. Stone built and to a high specification and standard, these houses will appeal to buyers looking for traditional character with modern comforts.

Situated in the Yorkshire Dales and the Nidderdale 'Area of Outstanding Natural Beauty', Dacre Banks is surrounded by stunning open countryside. The village and nearby town of Pateley Bridge provide local shops and amenities, while the fashionable spa town of Harrogate and cathedral city of Ripon offer an extensive range of shopping and leisure activities.





## Site Plan

\*Plots 18-22 are Affordable Housing

Not to Scale. Illustration for plot identification only  
– boundaries and landscaping are to be confirmed.



Phase 1



Phase 2







## Location & History

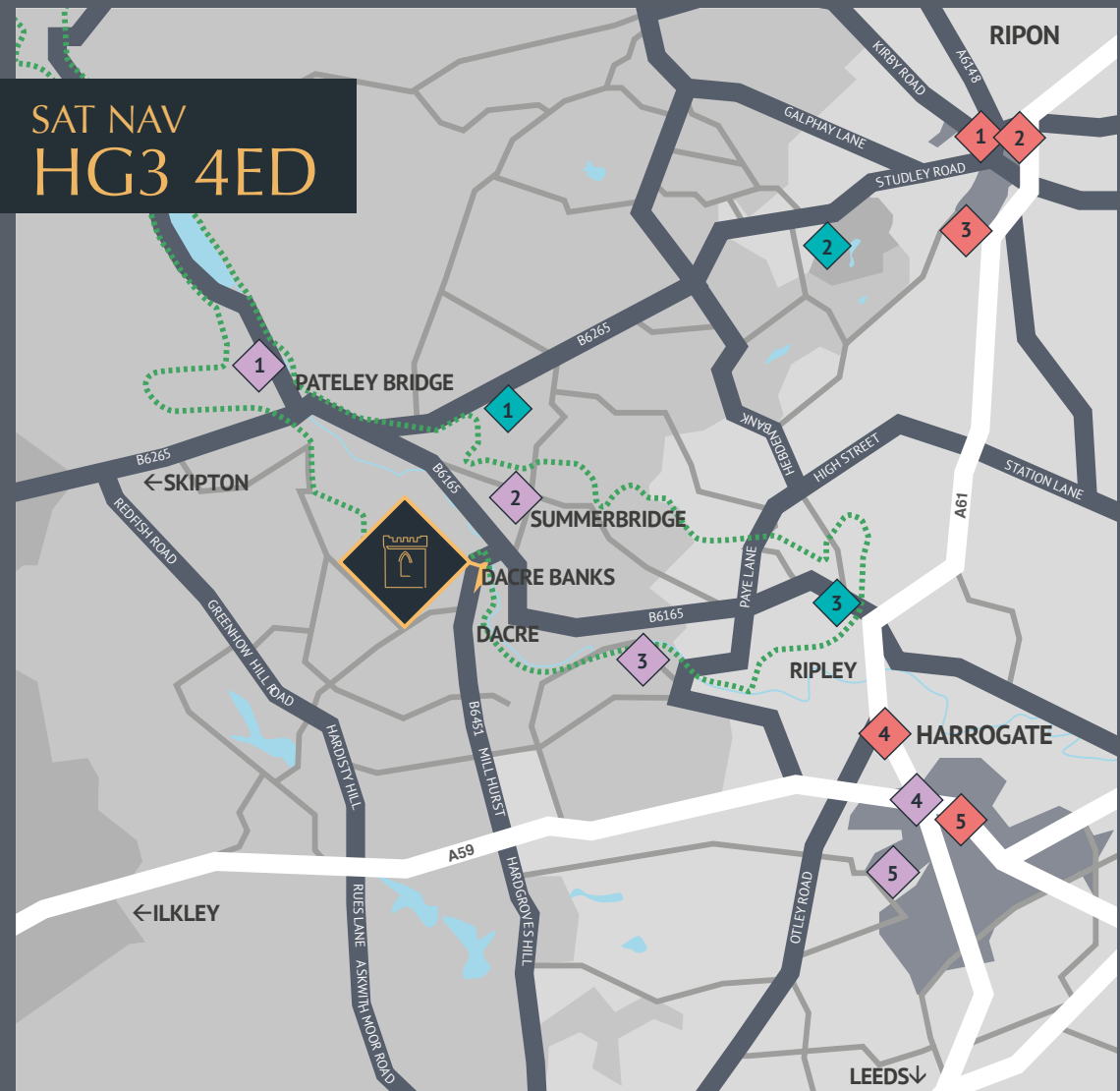
Dacre Banks is a vibrant village in the Harrogate district of North Yorkshire, with much to offer, including a village store, The Grange Medical Centre, the Royal Oak public house and Holy Trinity Church.

Local schools include Summerbridge Community Primary School and Nidderdale High School in Pateley Bridge. The village has good sporting clubs and facilities including a cricket ground, tennis courts, bowling green and a childrens play area. The River Nidd and the Nidderdale Way footpath route are nearby.

The small market town of Pateley Bridge with an award winning High Street is about 4 miles to the north. It also boasts that it has the oldest sweet shop in England. Established in 1827, it is housed in one of the earliest buildings in Pateley Bridge, dating from the 1600s. The last Dales agricultural show of the year, the Nidderdale Show, is held annually on the showground by the River Nidd in Pateley.

Harrogate is about 10 miles away and has an excellent range of shops, bars, restaurants and leisure facilities, in addition to transport links including railway and bus services to Leeds and York.

## SAT NAV HG3 4ED



\*not to scale

## Key



### School:

- 1 - Nidderdale High School & Community College
- 2 - Summerbridge Community Primary School
- 3 - Belmont Grosvenor School
- 4 - Ashville College
- 5 - Harrogate Ladies College



### Amenities:

- 1 - Sainsbury's
- 2 - Aldi
- 3 - Morrisons
- 4 - Aldi
- 5 - Asda



### Places Of Interest:

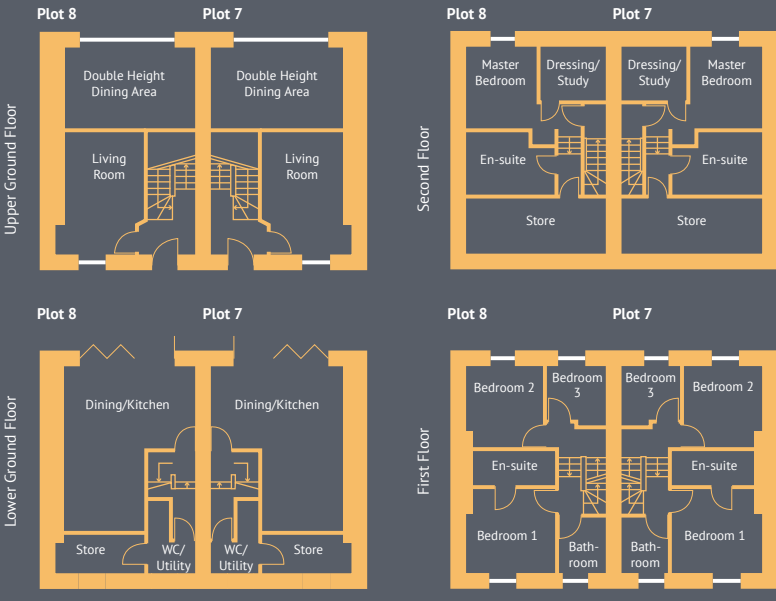
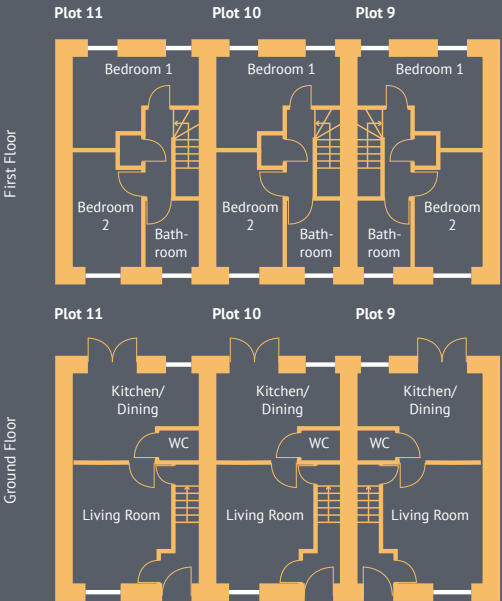
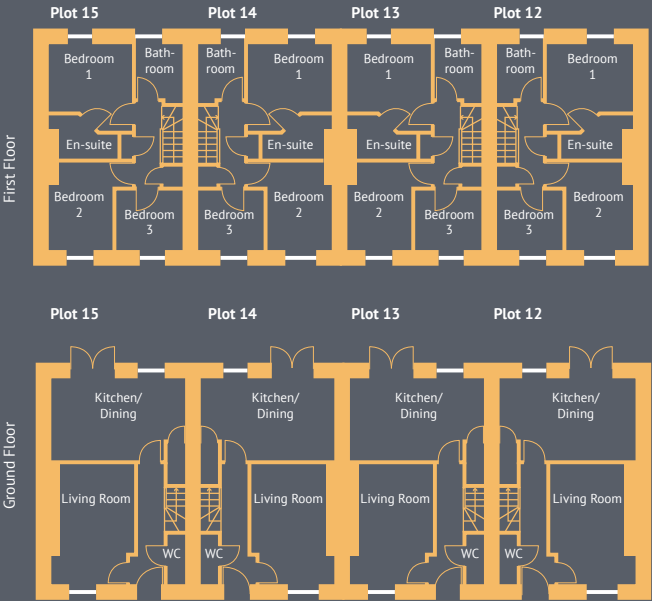
- 1 - Brimham Rocks
- 2 - Fountains Abbey
- 3 - Ripley Castle



### Nidderdale Way

# The Floorplans

\*Plans are illustrative for general guidance only and not to scale. Measurements are approximate and rounded to the nearest 5cm. Images are CGI illustrations.



## Plot 15-12



| Room                 | Metres (Max)*          |
|----------------------|------------------------|
| Ground Floor         |                        |
| Kitchen/ Dining Room | 5.60 x 3.50            |
| Living Room          | 4.85 x 3.45            |
| Cloakroom WC         |                        |
| First Floor          |                        |
| Bedroom 1            | 3.50 x 3.00 (3.60 max) |
| En-suite             |                        |
| Bedroom 2            | 3.60 x 2.75            |
| Bedroom 3            | 2.80 x 2.40            |
| Bathroom             |                        |

## Plot 11-9



| Room                 | Metres (Max)*              |
|----------------------|----------------------------|
| Ground Floor         |                            |
| Kitchen/ Dining Room | 4.70 x 3.20 max            |
| Living Room          | 4.35 x 3.50                |
| Cloakroom WC         |                            |
| First Floor          |                            |
| Bedroom 1            | 4.65 x 3.30 max (1.90 min) |
| Bedroom 2            | 4.00 max x 2.50            |
| Bathroom             |                            |

## Plot 8-7



| Room                 | Metres (Max)* |
|----------------------|---------------|
| Lower Ground Floor   |               |
| Kitchen              | 3.50 x 3.20   |
| Dining               | 5.80 x 3.30   |
| Cloakroom WC         |               |
| Upper Ground Floor   |               |
| Living Room          | 4.85 x 3.60   |
| First Floor          |               |
| Bedroom 1            | 3.60 x 3.40   |
| En-suite             |               |
| Bedroom 2            | 3.30 x 3.15   |
| Bedroom 3            | 2.50 x 2.45   |
| Bathroom             |               |
| Second Floor         |               |
| Bedroom 4            | 2.50 x 2.45   |
| Dressing Room/ Study | 2.70 x 2.20   |
| En-suite             |               |

# Specification

## WALLS AND ROOFS

The properties are of traditional construction using natural sandstone with stone heads and sills to the windows. Black aluminium guttering and rainwater goods under a natural blue slate roof.

## EXTERNAL WINDOWS AND DOORS

All external windows are high quality sash style double glazed timber. Hardwood front entrance doors. Windows and doors to have brushed chrome lockable ironmongery. High quality double glazed bi-folding or patio doors to each property. Additional Dormer and Velux style windows in some properties.

## INTERNAL DOORS AND WOODWORK

Internal doors have a veneer finish and brushed chrome ironmongery. All internal walls are plastered with a painted finish along with painted skirtings and architraves.

## FLOORS

Quality Italian porcelain tiled floors provided to all kitchens, bathrooms, en-suites and cloakrooms.

## KITCHENS

High quality modern German kitchens by Nolte to suit today's lifestyles, with either a silestone or quality

square edged laminate worktop, upstand and glass splashback. Quality Neff appliances to all properties including Neff single oven or Neff slide and hide oven, Neff 4 or 5 burner gas hob, Neff glass extractor hoods and Neff built in microwaves to some. Also provided is an integrated 50/50 fridge-freezer, integrated dishwasher and integrated washer-dryer to some properties.

## UTILITY AREA

Utility area provided in plots 1 to 8 with provision for washers and dryers.

## BATHROOMS AND ENSUITES

Stylish suites including toilets with concealed cisterns, soft close seats and basins with vanity units under. All baths to have showers over and separate en-suites to most properties. All brassware to be Grohe chrome fittings. Fully tiled quality Italian tiling provided to all bathrooms and en-suites.

## HEATING SYSTEM

Gas fired zoned central heating system with individual thermostatically controlled radiators. All bathrooms and en-suites to have dual fuel heated towel rails in anthracite or chrome. Class 1 flues provided to most properties allowing provision for solid fuel, gas or modern electric fires.

## ELECTRICS

The properties have a generous electrical specification including LED recessed lighting to dining-kitchens, bathrooms, en-suites and surface mounted LED lighting to all other rooms. A generous supply of double sockets are provided throughout. USB charging points to kitchen and principal bedrooms. All TV points have wiring for Sky Q, terrestrial and interactive services. Zoned intruder alarm and hardwired smoke alarm are installed.

## PARKING

Each property has either one or two allocated parking spaces either to the rear or to the side.

## EXTERNAL TREATMENT

Attractive turfed gardens to the front and rear of most properties with sandstone pathways and patio areas. The development has natural stone walling to the front and rear, a mixture of newly planted shrubs / borders and existing mature trees throughout. Access road to be tarmac and driveways to be Peakstone block paving. Each property has its own bin area. Close boarded timber fencing between properties. External lighting to front and rear elevations. Lighting provided to shared access road and parking areas. External tap and electric car charging point / electrical sockets provided.

## SERVICE CHARGE

Whilst each property and its gardens are to be sold freehold, the communal areas will be maintained by a Management Company. Each property will own a share in the Management Company, subject to an annual charge.

## PREMIER GUARANTEE



10 year Premier Guarantee commencing from Practical Completion.

## NOTE

Each property comes with some personal choices available from the specification above, unless already ordered. A final selection date will be given at the time of reservation.

The developers reserve the right to amend the plans and specification without prior notice. Please note that the CGI images are for illustrative purposes only and the specification of the properties should be checked before committing to purchase.





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HOMES

