



CHURCH VIEW

DACRE BANKS
Harrogate, North Yorkshire



CGI image plots 15 to 7 phase 1

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

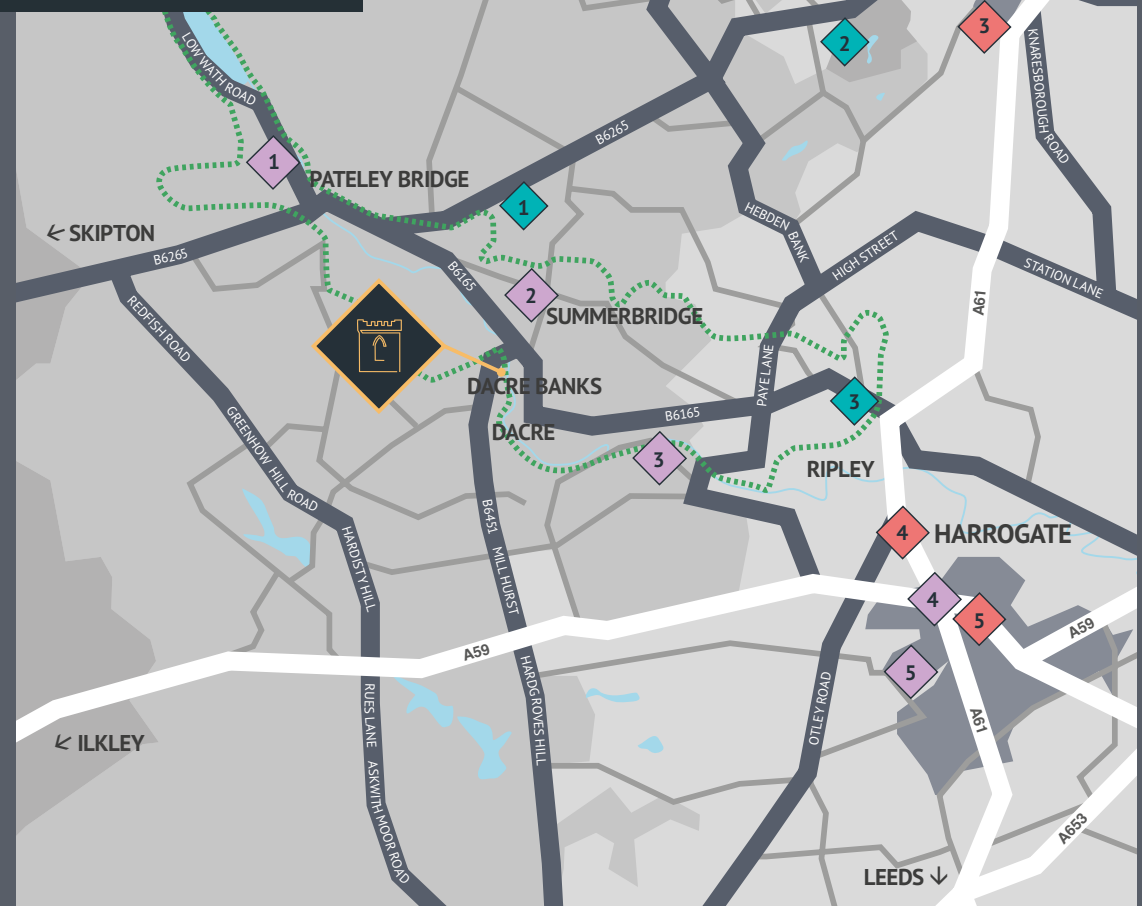
Dacre Banks is a vibrant village in the Harrogate district of North Yorkshire, with much to offer, including a village store, The Grange Medical Centre, the Royal Oak public house and Holy Trinity Church.

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 children's 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 Bridge.

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:

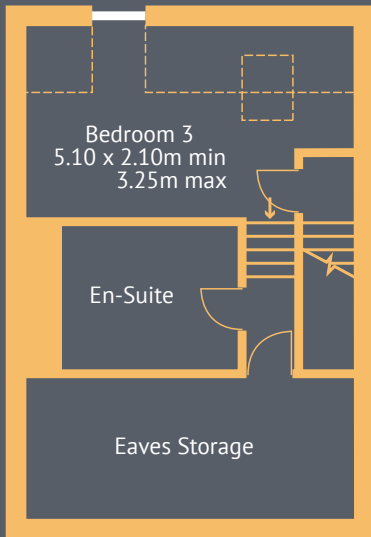
- 1 - Brimham Rocks
- 2 - Fountains Abbey
- 3 - Ripley Castle



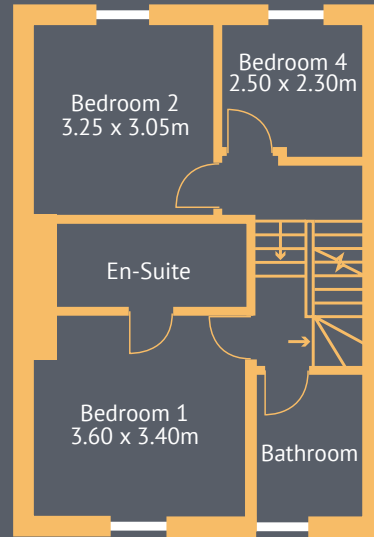
Nidderdale Way

Floorplans Plots 1- 6

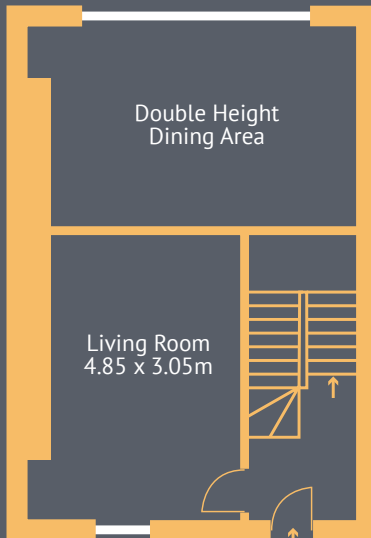
Second Floor



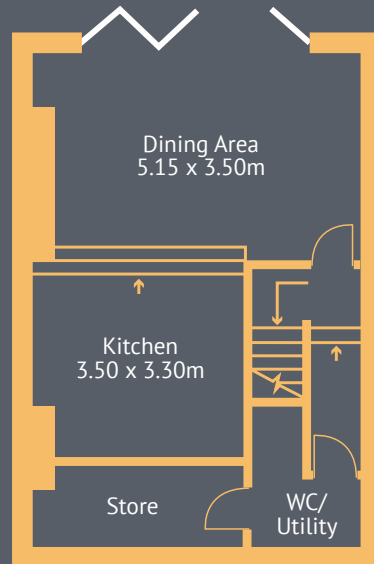
First Floor



Ground Floor



Lower Ground Floor



*Plans are illustrative for general guidance only and not to scale. Some plots will be handed the other way round.
Measurements are approximate and rounded to the nearest 5cm. Images are CGI illustrations and/or photos of the phase 1 plot 8 show home.

Specification: Plots 1 - 6

WALLS AND ROOFS

The properties are of traditional construction using natural sandstone with stone heads and sills to the windows. Black aluminium guttering 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 doors to each property. Additional Dormer and Velux style windows.

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 a silestone worktop, upstand and glass splashback. Quality Neff appliances to all properties including Neff slide and hide oven, Neff 5 burner gas hob, Neff telescopic extractor hoods and Neff built in microwaves. Also provided is an integrated 50/50 fridge-freezer and integrated dishwasher.

UTILITY AREA

Utility area 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. 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 2 flues provided allowing provision for some solid fuel, gas or modern electric fires.

ELECTRICS

The properties have a generous electrical specification including LED recessed lighting to kitchen/dining, 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 two allocated parking spaces either to the rear or to the side.

EXTERNAL TREATMENT

Attractive gardens with turfed and/or paved areas to the front, and turfed rear gardens 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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The Developer and Agents on their behalf and for the sellers or lessors of this property whose agents they are, give notice that: (i) The Particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract; (ii) All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct, but any intending purchasers or tenants should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) No person employed by The Developer and Agents has any authority to make or give any representation or warranty in relation to this property. The date of this publication is August 2020.

ALL ENQUIRIES:

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A DEVELOPMENT BY:



GREGORY
HOMES

