

MOORLANDS  
ACKWORTH



*Arncliffe*

The highly-regarded village of Ackworth is now home to Moorlands, a development of just eight spacious and carefully planned detached family homes.

Each of the properties at Moorlands has been designed with modern living in mind; the emphasis being on open plan layouts and the effective use of natural light.

Energy efficiency has also been a major influence on the designs, which comply with the 2010 Building Regulations (Part L (A) Conservation of Fuel and Power in New Dwellings). The houses consequently benefit from increased

insulation to roofs and floors, high value thermal blockwork to traditional masonry walls with blown cavity fill, double glazing filled with argon gas, high efficiency gas fired condensing boilers, low energy lighting and external doors & window frames with high thermal efficiency. Given the ever increasing cost of energy, these measures can make a substantial difference to home fuel bills.

The Ackworth area boasts an excellent range of educational, retail and leisure facilities. These include the very successful Quaker-run Ackworth School, for children aged between 2 and 18 years, Castleford's Xscape complex, which houses the country's

largest real snow ski slope, and the adjacent Junction 32 designer shopping outlet. Other nearby attractions include the golf and horse racing courses at Pontefract and the superb National Trust house and grounds at Nostell Priory.



WENTBRIDGE HOUSE



NOSTELL PRIORY



XSCAPE CASTLEFORD

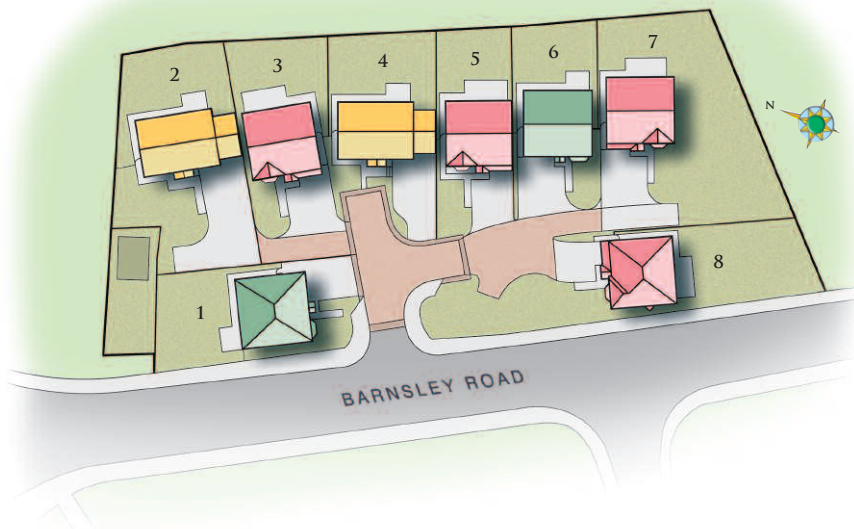


PONTEFRACT RACECOURSE



NEWMILLERDAM COUNTRY PARK

# SITE LAYOUT ~ LOCATION & TRANSPORT



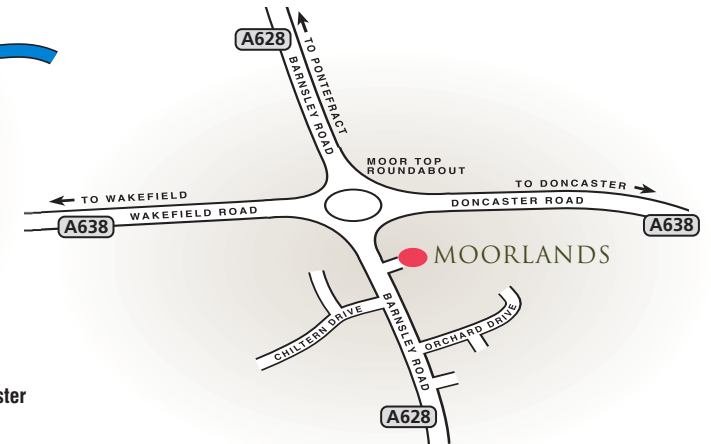
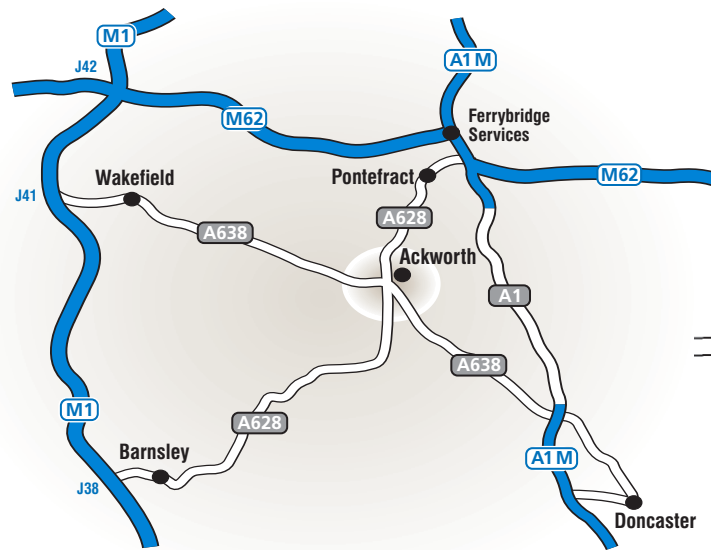
- THE REGENT  
Plots : 1 & 6
- THE EPWORTH  
Plots : 2 & 4
- THE RICHMOND  
Plots : 3,5,7 & 8



Moorlands is well placed for access to the M62 and A1 motorways and is just two miles from Fitzwilliam train station, offering direct train services to Wakefield, Leeds, Doncaster, Rotherham, Meadowhall and Sheffield.

There are regular bus services to Wakefield, Pontefract, Barnsley and beyond from points in close proximity to the site.

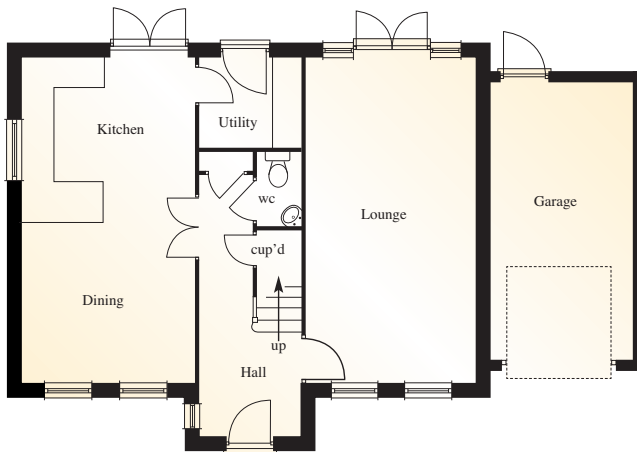
Robin Hood (Finningley) and Leeds/Bradford airports are 40 and 50 minutes away respectively. Manchester airport is a little further afield and can be reached in around 1½ hours.



# THE EPWORTH



Plots : 2 & 4

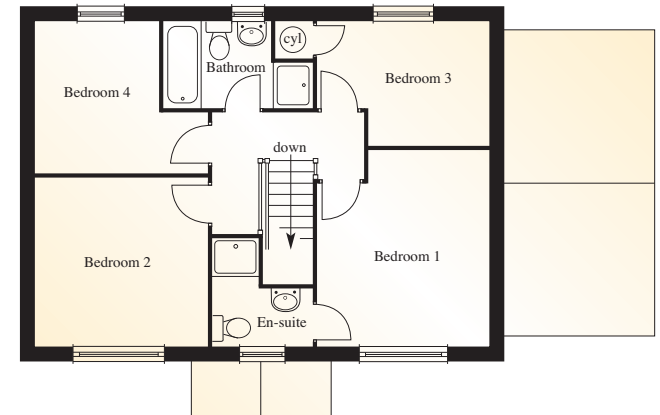


**Ground Floor**

KITCHEN/DINING	3.40 x 6.50m	11'2" x 21'4"
UTILITY	2.00 x 1.77m	6'6" x 5'10"
LOUNGE	3.40 x 6.50m	11'2" x 21'4"

**First Floor**

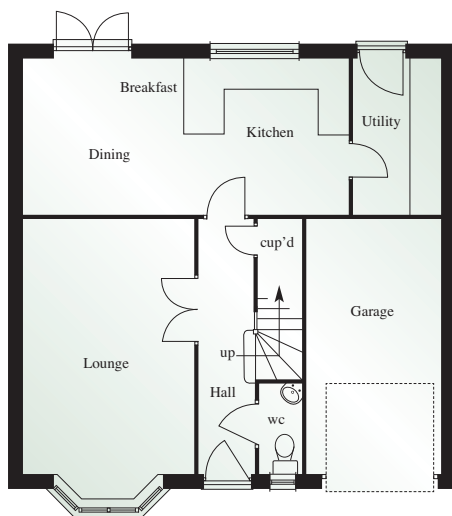
BEDROOM 1	3.42(max) x 3.92m(max)	11'3"(max) x 12'10"(max)
EN-SUITE	2.01 x 1.35m	6'7" x 4'5"
BEDROOM 2	3.40 x 3.35m	11'2" x 11'0"
BEDROOM 3	3.45(max) x 2.50m(max)	11'3"(max) x 8'2"(max)
BEDROOM 4	3.40(max) x 3.07m(max)	11'2"(max) x 10'1"(max)
BATHROOM	2.15 x 1.75m	7'1" x 5'9"



# THE REGENT



Plots : 1 & 6

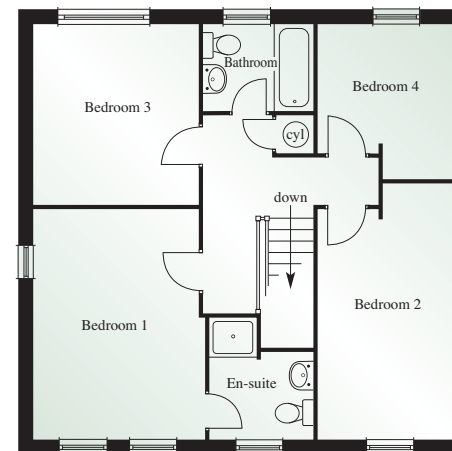


**Ground Floor**

KITCHEN/B'FAST/DINING	6.50 x 3.11m	21'4" x 10'2"
UTILITY	1.75 x 3.11m	5'9" x 10'2"
LOUNGE	3.35 x 5.50m (max)	11'0" x 18'0" (max)

**First Floor**

BEDROOM 1	3.37(max) x 4.55m	11'1" (max) x 14'11"
EN-SUITE	2.05 x 1.75m	6'9" x 5'9"
BEDROOM 2	2.75 x 5.10m (max)	9'0" x 16'9" (max)
BEDROOM 3	3.22 x 3.62m	10'7" x 11'10"
BEDROOM 4	2.75 x 3.07m (max)	9'0" x 10'1" (max)
BATHROOM	2.20 x 1.77m	7'2" x 5'10"



# THE RICHMOND



Plots : 3,5,7 & 8

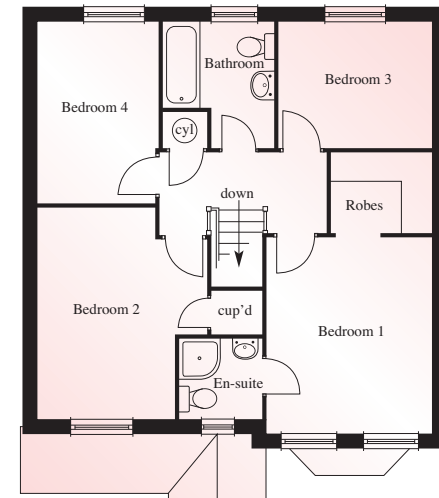
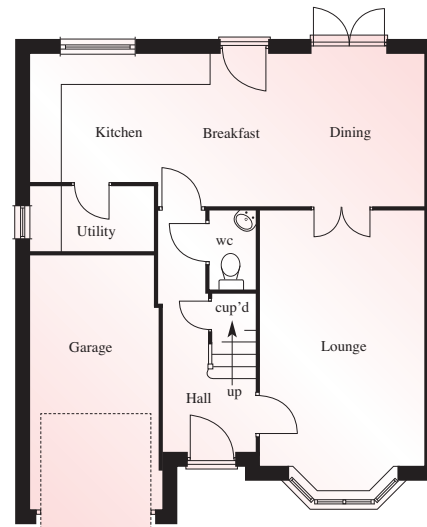


## Ground Floor

KITCHEN/B'FAST/DINING	7.90 x 3.05m (max)	25'11" x 10'0" (max)
UTILITY	2.40 x 1.30m	7'10" x 4'3"
LOUNGE	3.35 x 5.65m (max)	11'0" x 18'6"

## First Floor

BEDROOM 1	3.35 x 3.92m	11'0" x 12'10"
EN-SUITE	1.67 x 1.57m	5'6" x 5'2"
BEDROOM 2	3.35 (max) x 4.25m (max)	11'0" (max) x 13'11" (max)
BEDROOM 3	3.10 x 2.57m	10'2" x 8'5"
BEDROOM 4	2.40 x 3.67m	7'10" x 12'1"
BATHROOM	2.25 x 2.55m (max)	7'4" x 8'4" (max)



# SPECIFICATION & BUYER ASSISTANCE

## GENERAL

ENERGY EFFICIENT HOMES BUILT TO THE LATEST BUILDING REGULATIONS (2010)

**NHBC** 10 YEAR BUILD MARK WARRANTY

EXCLUSIVE PRIVATE ACCESS ROAD BLOCK PAVED WITH BOLLARD LIGHTING

## EXTERNAL SPECIFICATION

EXTERNAL WALLS OF TRADITIONAL CONSTRUCTION WITH TWO ALTERNATIVE BRICK FACINGS FROM THE IBSTOCK RANGE

CONTRASTING BRICK DETAILING COURSE

COLOUR-THROUGH RENDER TO FEATURE ELEVATIONS ON SOME HOUSE TYPES

ROOFING TILES FROM THE MARLEY MENDIP RANGE IN OLD ENGLISH DARK RED

WINDOWS AND EXTERNAL GLAZED FRAMES TO BE LOW MAINTENANCE PVC-U DOUBLE GLAZED, CONSTRUCTED TO 'SECURED BY DESIGN' SPECIFICATIONS

GLAZING IN PILKINGTONS 'K' GLASS FOR BETTER THERMAL INSULATION AND TOUGHENED SAFETY GLASS WHERE APPROPRIATE. LAMINATED GLASS TO GROUND FLOORS AND EASILY ACCESSED WINDOWS

TARMAC FINISH TO INDIVIDUAL DRIVEWAYS

SECTIONAL DOORS FROM THE HORMAN M RIBBED RANGE

GRP PRE-FINISHED ENTRANCE DOORS WITH STYLE AND COLOUR AS SHOWN ON APPROVED DRAWINGS

TURF TO FRONT AND REAR GARDENS AND LANDSCAPING IN ACCORDANCE WITH THE APPROVED PLAN

EXTERNAL TAP TO REAR

ARNCLIFFE HOMES LIMITED SUPPORT AND ABIDE BY THE CONSUMER CODE FOR HOME BUILDERS.



THE PURPOSE OF THE CODE IS TO ENSURE THAT HOME BUYERS:

- + ARE TREATED FAIRLY;
- + KNOW WHAT SERVICE LEVELS TO EXPECT;
- + ARE GIVEN RELIABLE INFORMATION UPON WHICH TO MAKE THEIR DECISION;
- + KNOW HOW TO ACCESS SPEEDY, LOW COST DISPUTE RESOLUTION ARRANGEMENTS IF THEY ARE DISSATISFIED.

A COPY OF THE CODE IS AVAILABLE ON REQUEST OR CAN BE DOWNLOADED FROM:  
[WWW.CONSUMERCODEFORHOMEBUILDERS.COM](http://WWW.CONSUMERCODEFORHOMEBUILDERS.COM)

THE DETAILS IN THIS BROCHURE ARE BELIEVED TO BE CORRECT BUT DO NOT CONSTITUTE AN OFFER, WARRANTY OR CONTRACT. ALL ROOM DIMENSIONS ARE APPROXIMATE. THE COMPANY RESERVES THE RIGHT TO ALTER PLANS, SPECIFICATIONS AND ELEVATIONS AND TO SUBSTITUTE MATERIALS DURING THE COURSE OF CONSTRUCTION.

WHERE PURCHASERS ARE OFFERED A CHOICE OF FINISH/STYLE, THIS IS SUBJECT TO THE ITEM CONCERNED NOT HAVING BEEN FITTED OR ORDERED AT THE TIME OF RESERVATION.

## INTERNAL SPECIFICATION

WALLS FINISHED IN MATT VINYL EMULSION COLOUR MAGNOLIA

CEILINGS FINISHED IN PURE WHITE MATT EMULSION

DOORS AND SKIRTINGS FINISHED IN WHITE SATIN PAINT

GYPROC 100 CORNICE TO LOUNGE AND GROUND FLOOR ENTRANCE HALLS

PATT 10 GLAZED & PAINTED INTERNAL DOORS TO GROUND FLOOR WHERE APPROPRIATE AND SMOOTH TWO PANEL DOORS TO FIRST FLOOR

120MM X 18MM MDF OGEE STYLE SKIRTING BOARDS THROUGHOUT

70MM X 18MM MDF OGEE STYLE ARCHITRAVE THROUGHOUT

FULL WALL TILING TO SHOWER ENCLOSURES AND HALF TILING TO WALLS WHERE SANITARYWARE FITTED

ELECTRICAL SOCKETS AND SWITCHES IN POLISHED CHROME

LED DOWN LIGHTS TO KITCHEN / FAMILY AREAS AND BATHROOMS INCLUDING EN-SUITES

SKY PLUS COMPATIBLE WIRING TO LOUNGE, MASTER BEDROOM AND KITCHEN OR BREAKFAST / DINING AREA

INTRUDER SECURITY ALARM SYSTEM FITTED TO GROUND / FIRST FLOORS AND GARAGES

HIGH EFFICIENCY GAS BOILER WITH RADIATORS TO EACH ROOM

PUSH BUTTON DOOR BELL AND SOUNDER TO FRONT DOOR

EXTERNAL LIGHTS TO FRONT AND REAR DOORS

AN EXTENSIVE RANGE OF KITCHEN FINISHES PROVIDED BY SYMPHONY KITCHENS. A CHOICE OF GRANITE WORKTOPS WITH UPSTANDS AND SPLASHBACKS TO THE KITCHEN. 40MM POST-FORMED LAMINATE WORKTOPS IN THE UTILITY

UNDERMOUNT 1-1/2 BOWL STAINLESS STEEL SINK TO KITCHEN. SURFACE MOUNTED STAINLESS STEEL BOWL AND DRAINER TO UTILITY

KITCHEN APPLIANCES BY ELECTROLUX OR SIMILAR QUALITY INCLUDING BUILT IN DOUBLE OVEN, 60CM CERAMIC HOB, CHIMNEY COOKER HOOD, INTEGRATED FRIDGE FREEZER AND INTEGRATED DISHWASHER

FREESTANDING WASHER AND DRYER OR COMBINED WASHER DRYER, SUBJECT TO HOUSE TYPE, IN UTILITY ROOMS

SANITARYWARE FROM THE IDEAL STANDARD CONCEPT RANGE IN BATHROOMS, EN-SUITES AND CLOAKROOMS

## BUYER ASSISTANCE

ONCE YOU HAVE CHOSEN THE NEW ARNCLIFFE HOME YOU WOULD LIKE, THERE ARE A RANGE OF FACILITIES WE CAN OFFER TO MAKE YOUR PURCHASE THAT MUCH EASIER.

IF YOU DO NOT YET HAVE A BUYER FOR YOUR EXISTING HOUSE, WHY NOT CONSIDER OUR HIGHLY SUCCESSFUL **PART EXCHANGE** SCHEME?

HUNDREDS OF PURCHASERS HAVE TAKEN ADVANTAGE OF THIS FACILITY, WHICH HAS ENABLED THEM TO PLAN THEIR MOVE WITH CERTAINTY, WITHOUT THE WORRY OF FINDING A BUYER AT THE RIGHT PRICE OR THE HASSLE OF APPOINTING ESTATE AGENTS AND NEGOTIATING WITH POTENTIAL BUYERS.

SIMPLY COMPLETE OUR NO-OBLIGATION APPLICATION FORM AND WE WILL ARRANGE A MUTUALLY CONVENIENT TIME TO INSPECT YOUR PROPERTY, FOLLOWING WHICH WE WILL CONFIRM ITS ELIGIBILITY FOR PART EXCHANGE AND DISCUSS OUR VALUATION WITH YOU. ONCE WE HAVE AGREED FIGURES, YOUR PURCHASE CAN PROCEED WITHOUT DELAY AND YOU COULD BE MOVING INTO YOUR BRAND NEW HOME IN WEEKS.

OUR PART EXCHANGE FACILITY IS ENTIRELY WITHOUT OBLIGATION AND IN THE EVENT THAT YOU DECIDE NOT TO PROCEED WITH OUR OFFER, YOU WILL FACE NO CHARGES.

PART EXCHANGE MAY NOT BE APPROPRIATE IN ALL CASES, FOR EXAMPLE IF YOUR EXISTING HOUSE IS OF A SIMILAR OR GREATER VALUE THAN THE NEW HOUSE YOU WISH TO PURCHASE. WE THEREFORE OFFER A **SALES ASSISTANCE** SCHEME WHEREBY WE APPOINT A LOCAL ESTATE AGENT TO MARKET YOUR PROPERTY AT A MUTUALLY AGREEABLE FIGURE BUT WITH THE BENEFIT OF THE FACILITIES WE OFFER ON OUR NEW HOMES; FOR EXAMPLE PART EXCHANGE, MORTGAGE ASSISTANCE, ETC.

THE **MORTGAGE** MARKET IS CONSTANTLY CHANGING AND IT IS DIFFICULT TO STAY AHEAD OF THE LATEST PRODUCTS. WE THEREFORE OFFER THE SERVICES OF AN INDEPENDENT FIRM OF FINANCIAL ADVISERS WHO HAVE ACCESS TO ALL MAJOR LENDERS AND CAN GIVE IMPARTIAL ADVICE ON THE BEST DEALS AROUND AT ANY GIVEN TIME.

THESE ADVISERS WILL MEET YOU AT A MUTUALLY CONVENIENT TIME AND PLACE (AT HOME IF YOU WISH) AND TALK THROUGH THE OPTIONS WITH YOU, ON A NO OBLIGATION BASIS. IF YOU DECIDE TO PROCEED WITH ONE OF THEIR SUGGESTIONS, THEY WILL GUIDE YOU THROUGH THE PAPERWORK AND MONITOR PROGRESS OF YOUR APPLICATION THROUGH TO THE TIME A MORTGAGE OFFER IS ISSUED.

ONCE AGAIN, THIS FACILITY IS COMPLETELY FREE OF CHARGE AND ENTIRELY WITHOUT OBLIGATION.

*Arncliffe*

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