



NEWTON HILL



Arncliffe

WAKEFIELD



NEWTON HILL

A SELECT DEVELOPMENT OF JUST SEVEN SPACIOUS
AND ENERGY-EFFICIENT DETACHED FAMILY HOMES,
OFFERING MODERN LIVING AND BENEFITING FROM
BEING ADJACENT TO OPEN COUNTRYSIDE.

LYING JUST 2 MILES TO THE NORTH OF WAKEFIELD, *Arncliffe* AT NEWTON HILL IS A BRAND NEW DEVELOPMENT OF JUST 7 FOUR BEDROOMED DETACHED FAMILY HOMES IN 3 DIFFERENT STYLES, EACH OFFERING SPACIOUS, CAREFULLY PLANNED AND HIGHLY SPECIFIED ACCOMMODATION, DESIGNED TO MEET THE DEMANDS OF TODAY'S LIFESTYLE. THE MAJORITY OF THESE SUPERBLY APPOINTED PROPERTIES WILL BENEFIT FROM AN OPEN OUTLOOK TO THE REAR.

WITH EVER INCREASING PRICES, ENERGY EFFICIENCY IS BECOMING INCREASINGLY IMPORTANT AND ALL PROPERTIES ON THIS DEVELOPMENT HAVE BEEN DESIGNED IN ACCORDANCE WITH THE 2010 BUILDING REGULATIONS (PART L (A) CONSERVATION OF FUEL AND POWER IN NEW DWELLINGS). THEY CONSEQUENTLY BENEFIT FROM INCREASED INSULATION TO ROOFS AND FLOORS, HIGH VALUE THERMAL BLOCKWORK TO TRADITIONAL MASONRY WALLS WITH BLOWN FIBRE CAVITY FILL, DOUBLE GLAZING FILLED WITH ARGON GAS, HIGH EFFICIENCY GAS FIRED CONDENSING BOILERS, LOW ENERGY LIGHTING AND EXTERNAL DOORS AND WINDOW FRAMES WITH HIGH THERMAL EFFICIENCY.

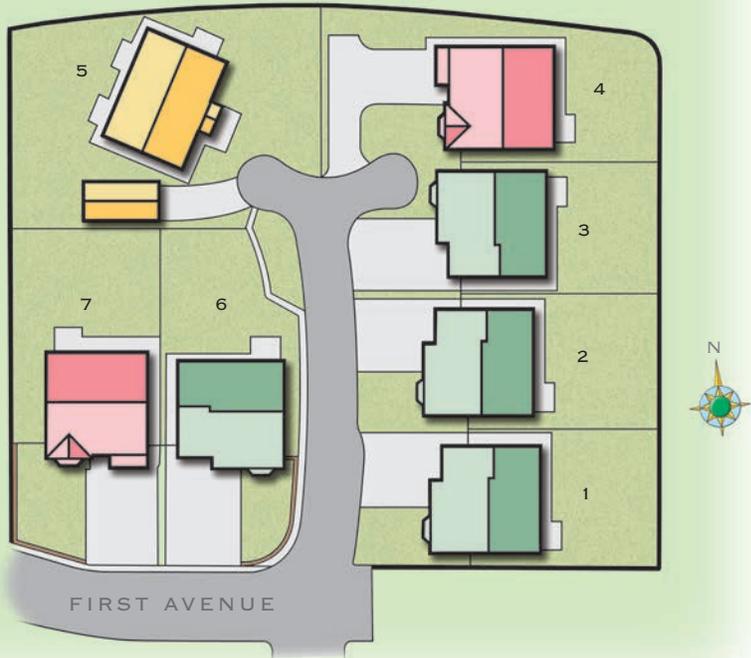
NEWTON HILL IS CONVENIENTLY LOCATED, WITH THE M1, M62 AND A1 ROAD LINKS WITHIN EASY REACH AND OUTWOOD TRAIN STATION, WHICH OFFERS REGULAR SERVICES TO LEEDS, WAKEFIELD WESTGATE, MEADOWHALL AND SHEFFIELD, LESS THAN 1.5 MILES AWAY.

WAKEFIELD ITSELF OFFERS A GOOD SELECTION OF LEISURE FACILITIES AND LOCAL AMENITIES, INCLUDING RETAIL PARKS, A MULTIPLEX CINEMA AND THE 'RIDINGS' SHOPPING CENTRE. THE RECENTLY OPENED 'TRINITY WALK' IS JUST 1.5 MILES FROM THE DEVELOPMENT.

VENTURE JUST 8 MILES NORTH AND YOU WILL EXPERIENCE ALL THE BUZZ AND EXCITEMENT THAT THE COSMOPOLITAN CITY OF LEEDS HAS TO OFFER, INCLUDING ITS BARS, CAFES AND VIBRANT NIGHT LIFE.

Arncliffe AT NEWTON HILL OFFERS A RARE OPPORTUNITY TO PURCHASE A MODERN DETACHED FAMILY HOME ON A SMALL AND SELECT DEVELOPMENT, IN A PEACEFUL LOCATION YET WITHIN EASY REACH OF THE REGION'S MAIN TRANSPORT LINKS AND FACILITIES.

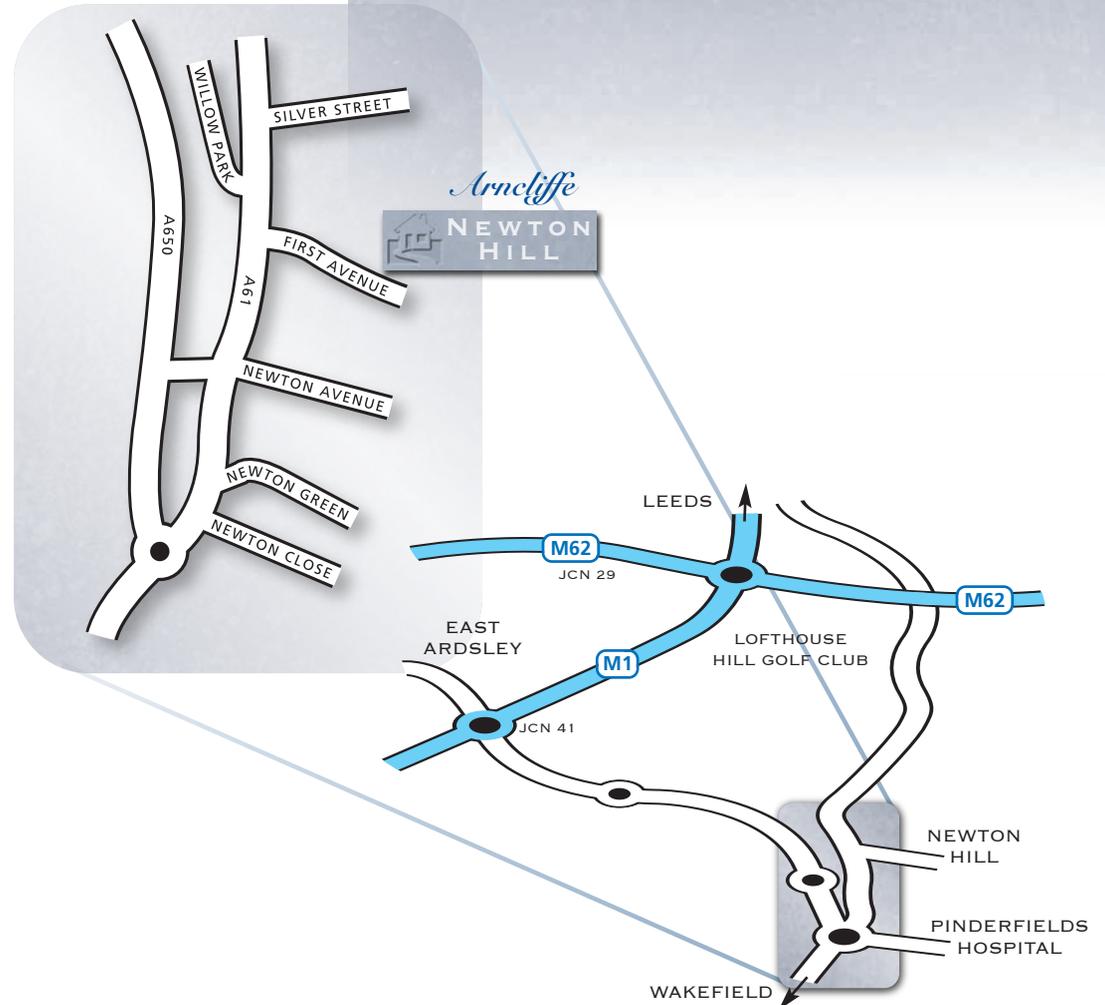




- **The Regent**
Plots 1,2,3 & 6
- **The Richmond**
Plots 4 & 7
- **The Epworth**
Plot 5



SITE PLAN & LOCATION



THE REGENT

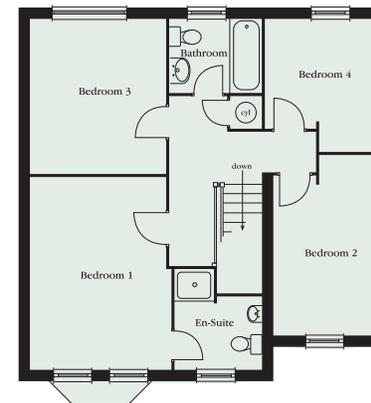


PLOTS
1, 2, 3 & 6



Ground Floor

LOUNGE	3.35 x 5.50m (max)	11'0" x 18'0" (max)
KITCHEN / DINING	6.47 (max) x 3.11m (max)	21'2" (max) x 10'2" (max)
UTILITY	1.75 x 2.41m	5'8" x 7'10"



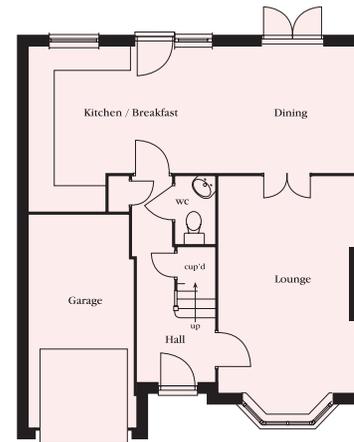
First Floor

BEDROOM 1	3.38 (max) x 4.55m	11'1" (max) x 14'11"
EN-SUITE	2.05 x 2.40m (max)	6'8" x 7'10" (max)
BEDROOM 2	2.50 x 4.26m (max)	8'2" x 13'11" (max)
BEDROOM 3	3.23 x 3.62m	10'6" x 11'10"
BEDROOM 4	2.73 (max) x 3.08m (max)	8'11" (max) x 10'0" (max)
BATHROOM	2.20 x 1.77m	7'2" x 5'9"



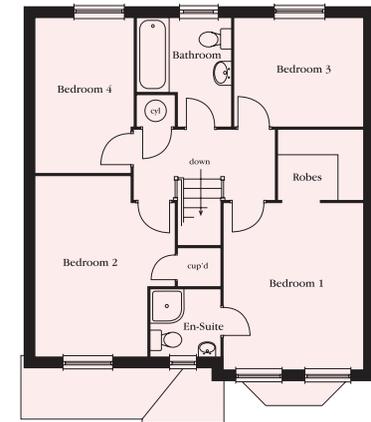
PLOTS
4 & 7

THE RICHMOND



Ground Floor

LOUNGE	3.35 x 5.15m	11'0" x 16'10"
DINING	3.05 x 3.05m	10'0" x 10'0"
KITCHEN / B'FAST	4.75 (max) x 3.95m (max)	15'6" (max) x 13'0" (max)



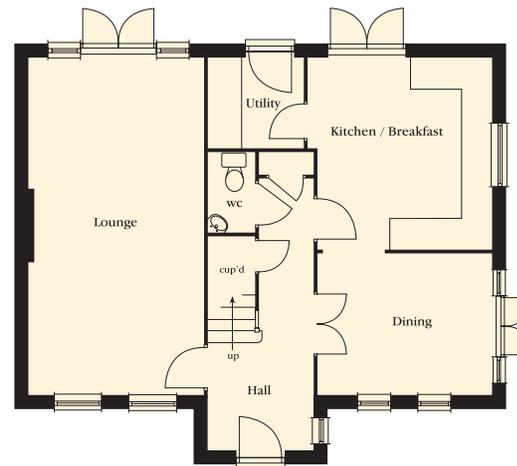
First Floor

BEDROOM 1	3.35 x 3.93m	11'0" x 12'10"
ROBES	2.05 (max) x 1.65m (max)	6'8" (max) x 5'5" (max)
EN-SUITE	1.68 (max) x 1.58m (max)	5'6" (max) x 5'2" (max)
BEDROOM 2	3.35 (max) x 4.25m (max)	11'0" (max) x 13'11" (max)
BEDROOM 3	3.10 x 2.58m	10'2" x 8'5"
BEDROOM 4	2.40 x 3.68m	7'10" x 12'1"
BATHROOM	2.25 (max) x 2.55m (max)	7'4" (max) x 8'4" (max)

THE EPWORTH

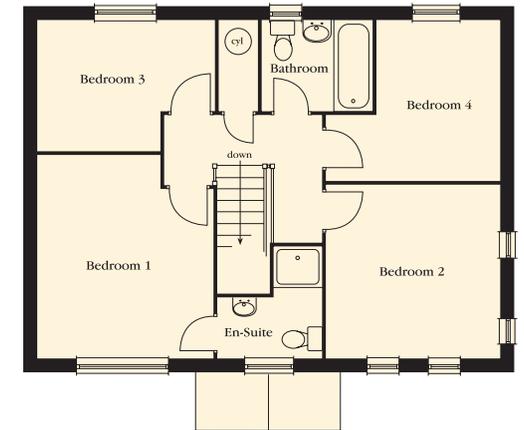


PLOT 5



Ground Floor

LOUNGE	3.40 x 6.50m	11'2" x 21'3"
DINING	3.40 x 2.73m	11'2" x 8'11"
KITCHEN \ B'FAST	3.60 (max) x 3.70m	11'8" (max) x 12'2"
UTILITY	1.80 x 1.78m	5'10" x 5'9"



First Floor

BEDROOM 1	3.42 (max) x 3.92m (max)	11'3" (max) x 12'10" (max)
BEDROOM 2	3.41 x 3.35m	11'2" x 11'0"
BEDROOM 3	3.41 (max) x 3.08m	11'2" (max) x 10'1"
BEDROOM 4	3.45 (max) x 2.50m	11'4" (max) x 8'2"
BATHROOM	2.15 x 1.75m	7'0" x 5'8"
EN-SUITE	2.01 x 2.15m (max)	6'7" x 7'0" (max)

SPECIFICATION

	THE REGENT	THE RICHMOND	THE EPWORTH
TRADITIONAL CONSTRUCTION IN BRICK, WITH ARTSTONE FEATURES, TO PART L(A) CONSERVATION OF FUEL AND POWER IN NEW DWELLINGS STANDARDS.	•	•	•
PVCU DOUBLE-GLAZED WINDOW FRAMES WITH POLISHED CHROME IRONMONGERY.	•	•	•
WHITE IDEAL STANDARD SANITARYWARE WITH CHROME FITTINGS.	•	•	•
CERAMIC WALL TILING TO SPECIFIED AREAS IN BATHROOM / EN-SUITES.	•	•	•
CHOICE OF FITTED KITCHEN FURNITURE FROM SPECIFIED RANGES, WITH GRANITE WORKTOPS AND UPSTANDS.	•	•	•
STAINLESS STEEL INTEGRATED DOUBLE OVEN WITH CERAMIC OR GAS HOB AND COOKER HOOD.	•	•	•
INTEGRATED FRIDGE / FREEZER, DISHWASHER, WASHING MACHINE AND TUMBLE DRYER.	•	•	•
GAS FIRED CENTRAL-HEATING SYSTEM WITH HIGHLY EFFICIENT CONDENSING BOILER.	•	•	•
PLASTER COVING TO ALL ROOMS OTHER THAN CLOAKS, BATHROOM AND EN-SUITE.	•	•	•
POLISHED CHROME ELECTRICAL SWITCHES & SOCKETS.	•	•	•
PRE-WIRING FOR SATELLITE TV TO LOUNGE & MASTER BEDROOM.	•	•	•
SECURITY ALARM SYSTEM.	•	•	•
MAINS OPERATED SMOKE DETECTORS ON EACH FLOOR.	•	•	•
DETACHED SINGLE GARAGE.	-	-	•
INTEGRAL SINGLE GARAGE.	•	•	-
FRONT AND REAR GARDENS TURFED.	•	•	•
10-YR.  WARRANTY	•	•	•

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

THE DETAILS IN THIS BROCHURE ARE BELIEVED TO BE CORRECT BUT DO NOT CONSTITUTE AN OFFER, WARRANTY OR CONTRACT. 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.

CAN WE ASSIST YOUR MOVE?

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 ABREAST 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

ARNCLIFFE HOMES LIMITED,
ARNCLIFFE HOUSE, BRAMLEY GRANGE, SKELTONS LANE, THORNER, LEEDS, LS14 3DW
TEL: 0113 237 5900 FAX: 0113 265 4458

www.arncliffehomes.co.uk