



GRANGE FARM



*Arncliffe*

OLD MICKLEFIELD



# GRANGE FARM

## OLD MICKLEFIELD

A SELECT DEVELOPMENT OF JUST TEN HIGHLY SPECIFIED FOUR AND FIVE BEDROOM HOUSES IN FOUR INDIVIDUAL DESIGNS, OFFERING STYLISH LIVING IN A CONVENIENT VILLAGE LOCATION



FAIRBURN INGS

## INTRODUCTION

ARNCLIFFE HOMES' PHILOSOPHY IS TO DESIGN AND BUILD HIGHLY SPECIFIED, WELL-PROPORTIONED HOUSES THAT FEEL SPACIOUS AND MAKE BEST USE OF NATURAL LIGHT. THE FEEDBACK WE GET FROM PURCHASERS SUGGESTS THAT WE SUCCEED IN THESE AIMS BUT JUDGE FOR YOURSELF; WE WOULD ENCOURAGE YOU TO COMPARE THE SIZE, SPECIFICATION AND VALUE OF OUR PRODUCTS WITH THOSE OF OUR COMPETITORS.

GRANGE FARM OFFERS A SELECTION OF 4 & 5 BEDROOM HOUSES, RANGING IN SIZE FROM SLIGHTLY UNDER 1400 SQ FT FOR THE REGENT HOUSE TYPE TO JUST OVER 1900 SQ FT FOR THE BELMONT. ALL HOUSE TYPES HAVE BEEN DESIGNED IN ACCORDANCE WITH THE CODE FOR SUSTAINABLE HOMES LEVEL 3 WHICH MEANS THAT THEY HAVE BEEN ASSESSED AGAINST A NUMBER OF STANDARDS WHICH DETERMINE, AND LIMIT, THEIR ENVIRONMENTAL IMPACT.



LOTHERTON HALL

IN ADDITION, THE HOUSES AT GRANGE FARM ARE TO BE BUILT TO SECURED BY DESIGN (SBD) STANDARDS, MEANING THAT THEY WILL BENEFIT FROM INCREASED SECURITY MEASURES INCLUDING SBD CERTIFIED WINDOWS, DOORS AND LOCKS.

GRANGE FARM ENJOYS A TRADITIONAL VILLAGE LOCATION BUT IT IS IDEALLY SITUATED FOR ACCESS TO THE MAIN TOWNS AND CITIES OF THE AREA, EITHER BY ROAD OR RAIL, INCLUDING THE FANTASTIC RETAIL AND LEISURE FACILITIES IN THE VIBRANT CITY OF LEEDS. THE AREA ALSO BENEFITS FROM A GREAT VARIETY OF SPORTING FACILITIES AND PLACES OF INTEREST, INCLUDING THE SUPERB FAIRBURN INGS RSPB NATURE RESERVE, A TRUE BIRD WATCHER'S PARADISE, WHICH IS JUST A SHORT DRIVE AWAY.

IF YOU WOULD LIKE A BRAND NEW, ENERGY EFFICIENT AND HIGHLY SPECIFIED HOME IN A VILLAGE ENVIRONMENT YET WITHIN EASY REACH OF LEEDS CITY AND THE LOCAL MOTORWAY NETWORKS, GRANGE FARM COULD BE THE PLACE FOR YOU!



TEMPLE NEWSAM

THE STANDARDS SET BY THE CODE EXCEED THE REQUIREMENTS OF CURRENT BUILDING REGULATIONS IN AREAS SUCH AS ENERGY EFFICIENCY AND CARBON EMISSIONS; IN FACT 10% OF ELECTRICITY CONSUMED ON THE DEVELOPMENT WILL BE GENERATED BY THE USE OF LOW AND ZERO CARBON TECHNOLOGIES.

WHILST THE OBJECT OF THE CODE FOR SUSTAINABLE HOMES IS TO MAKE NEW DEVELOPMENTS MORE ENVIRONMENTALLY FRIENDLY, THE BONUS FOR BUYERS OF SUCH HOMES COMES IN THE FORM OF SIGNIFICANTLY REDUCED RUNNING COSTS - PARTICULARLY IMPORTANT IN THESE TIMES OF EVER INCREASING FUEL BILLS.







MICKLEFIELD CHURCH



# SITE PLAN



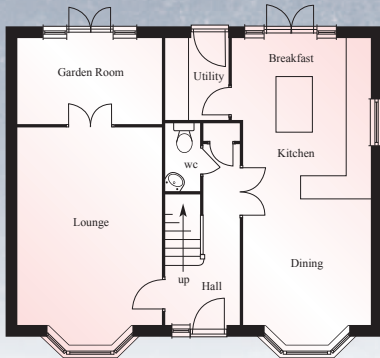
-  **The Belmont**  
Plots 1, 2 & 8
-  **The Newbury**  
Plot 6
-  **The Regent**  
Plots 3, 4 & 5
-  **The Chatsworth**  
Plots 7, 9 & 10



# THE NEWBURY

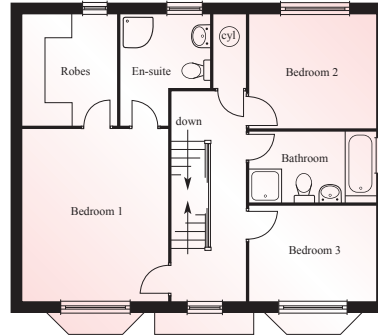


PLOT 6



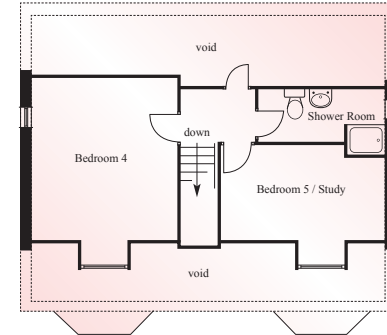
**Ground Floor**

LOUNGE	3.75 x 5.70m (max)	12'3" x 18'8" (max)
GARDEN ROOM	3.75 x 2.23m	12'3" x 7'3"
DINING	3.30 x 3.80m (max)	10'10" x 12'5" (max)
KITCHEN / B'FAST	3.60 (max) x 4.10m	11'10" (max) x 13'5"
UTILITY	1.65 x 2.10m	5'5" x 6'10"



**First Floor**

BEDROOM 1	3.78 x 4.55m	12'5" x 14'11"
ROBES	2.45 x 2.88m	8'0" x 9'5"
EN-SUITE	2.38 (max) x 2.88m (max)	7'9" (max) x 9'5" (max)
BEDROOM 2	3.30 x 2.93m	10'10" x 9'7"
BEDROOM 3	3.30 x 2.55m	10'10" x 8'4"
BATHROOM	3.30 (max) x 1.88m	10'10" (max) x 6'1"



**Second Floor**

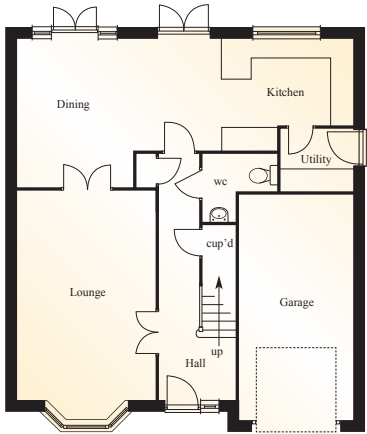
BEDROOM 4	3.78 x 4.30m	12'5" x 14'1"
BEDROOM 5 / STUDY	4.28 x 2.53m	14'0" x 8'3"
SHOWER ROOM	3.25 x 1.40m	10'8" x 4'7"



# THE CHATSWORTH

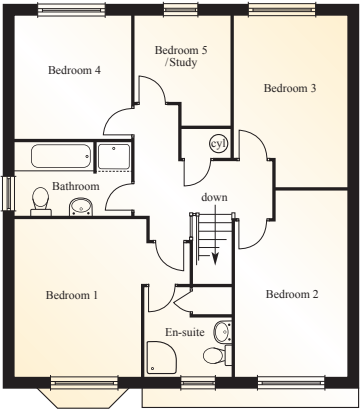


PLOTS  
7, 9 & 10



**Ground Floor**

LOUNGE	3.65 x 5.60m	12'0" x 18'4"
DINING	3.05 x 3.90m	10'0" x 12'9"
KITCHEN / B'FAST	2.90(max) x 5.85m(max)	9'6"(max) x 19'2"(max)
UTILITY	1.90 x 1.65m	6'3" x 5'5"



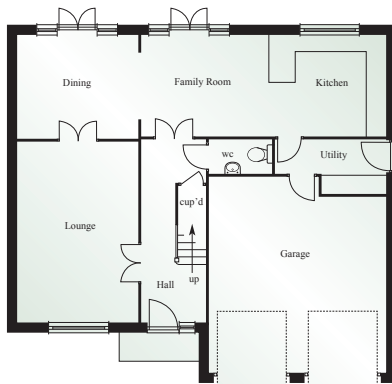
**First Floor**

BEDROOM 1	3.35 x 4.20m	11'0" x 13'9"
EN-SUITE	2.33 x 2.35m(max)	7'7" x 7'8"(max)
BEDROOM 2	3.03 x 4.96m(max)	9'11" x 16'3"(max)
BEDROOM 3	3.05 x 4.56m(max)	10'0" x 14'11"(max)
BEDROOM 4	3.08 x 3.25m	10'1" x 10'8"
BEDROOM 5 / STUDY	2.58 x 2.88m(max)	8'5" x 9'5"(max)
BATHROOM	3.08 x 2.00m(max)	10'1" x 6'6"(max)

# THE BELMONT

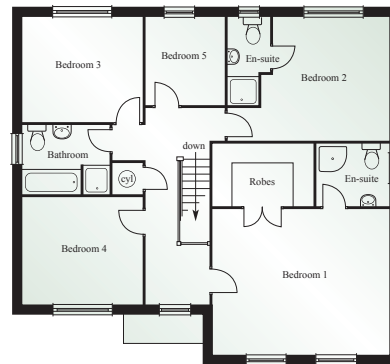


PLOTS  
1, 2 & 8



## Ground Floor

LOUNGE	3.65 x 5.53m	12'0" x 18'2"
DINING	3.65 x 3.05m	12'0" x 10'0"
KITCHEN / FAMILY	7.35 x 3.03m	24'1" x 9'11"
UTILITY	3.32 (max) x 1.70m (max)	10'11" (max) x 5'7" (max)



## First Floor

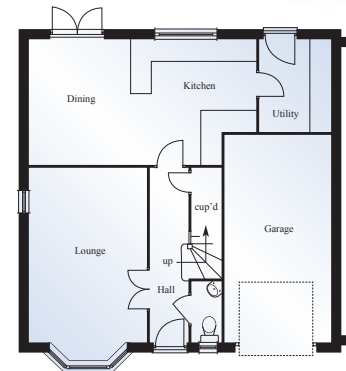
BEDROOM 1	5.32 x 4.45m	17'5" x 14'6"
ROBES	3.07 x 1.95m	10'1" x 6'5"
EN-SUITE	2.20 x 1.95m	7'2" x 6'5"
BEDROOM 2	4.88 (max) x 3.68m (max)	15'11" (max) x 12'1" (max)
EN-SUITE	1.30 (max) x 2.63m (max)	4'3" (max) x 8'7" (max)
BEDROOM 3	3.65 x 3.20m	12'0" x 10'6"
BEDROOM 4	3.65 x 3.15m	12'0" x 10'4"
BEDROOM 5	2.43 x 2.63m	7'11" x 8'7"
BATHROOM	2.63 x 2.15m (max)	8'7" x 7'1" (max)





PLOTS  
3, 4 & 5

# THE REGENT

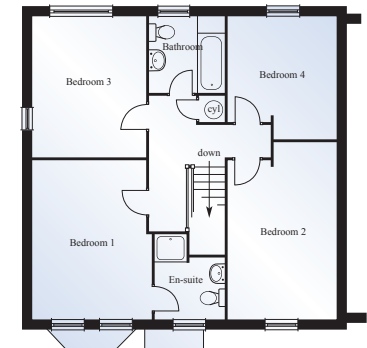


### Ground Floor – plots 3 & 5

LOUNGE	3.35 x 5.50m (max)	11'0" x 18'0" (max)
DINING / KITCHEN	6.48(max) x 3.54m	21'3" (max) x 11'7"
UTILITY	2.05 x 2.58m	6'8" x 8'5"

### Ground Floor – plot 4

LOUNGE	3.35 x 5.50m (max)	11'0" x 18'0" (max)
DINING / KITCHEN	6.48(max) x 3.11m	21'3" (max) x 10'2"
UTILITY	2.05 x 2.15m	6'8" x 7'1"



### First Floor – plots 3 & 5

BEDROOM 1	3.38(max) x 4.55m	11'1" (max) x 14'11"
EN-SUITE	2.05 x 1.75m	6'8" x 5'9"
BEDROOM 2	3.03 x 5.10m (max)	9'11" x 16'8" (max)
BEDROOM 3	3.23 x 4.05m	10'7" x 13'3"
BEDROOM 4	3.03 x 3.50m (max)	9'11" x 11'6" (max)
BATHROOM	2.20(max) x 2.15m	7'2" (max) x 7'1"

### First Floor – plot 4

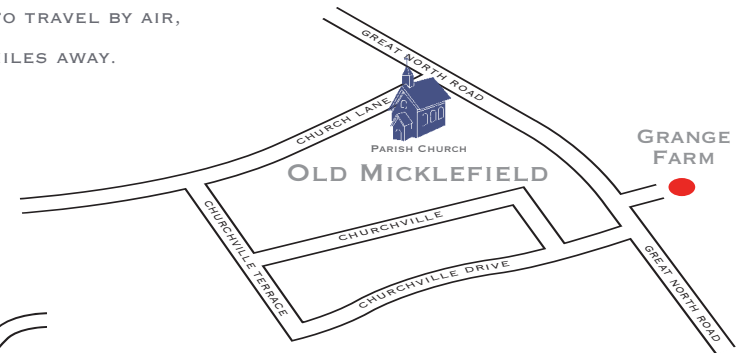
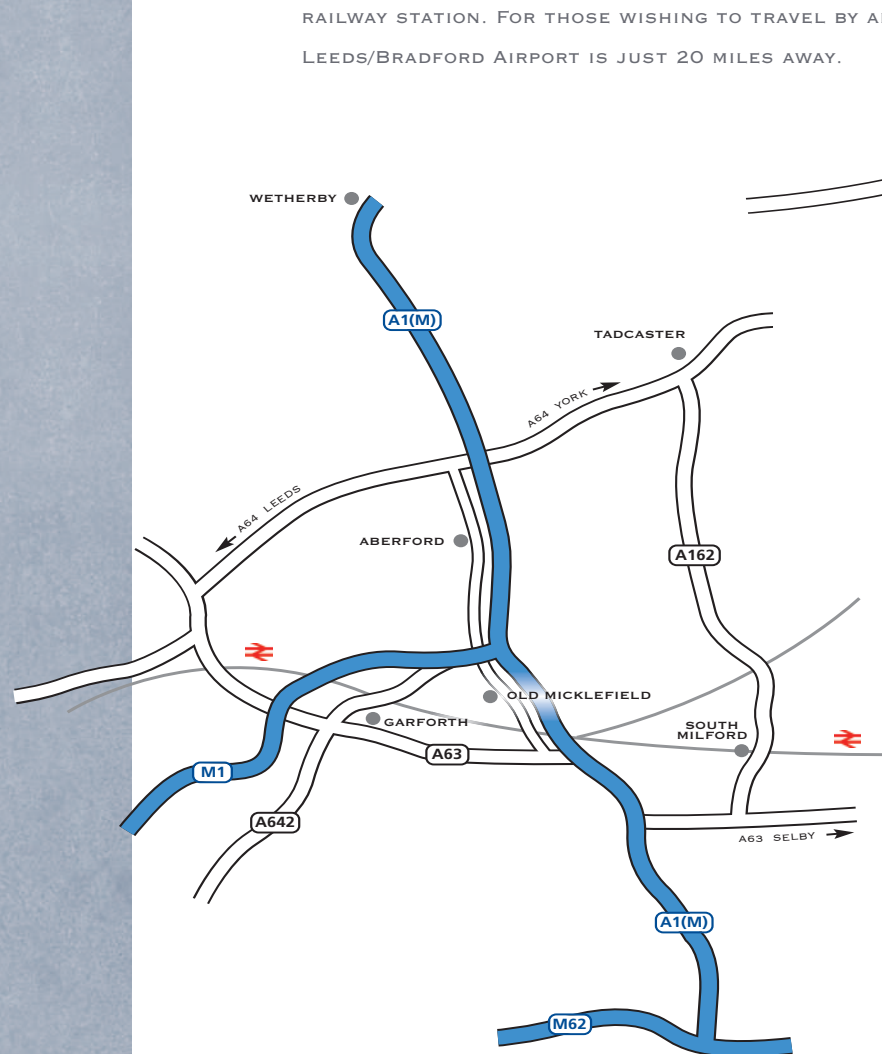
BEDROOM 1	3.38(max) x 4.55m	11'1" (max) x 14'11"
EN-SUITE	2.05 x 1.75m	6'8" x 5'9"
BEDROOM 2	3.03 x 5.10m (max)	9'11" x 16'8" (max)
BEDROOM 3	3.23 x 3.63m	10'7" x 11'1"
BEDROOM 4	3.03 x 3.08m (max)	9'11" x 10'1" (max)
BATHROOM	2.20(max) x 1.75m	7'2" (max) x 5'9"



## LOCATION & TRANSPORT LINKS



THE VILLAGE OF OLD MICKLEFIELD LIES SOME 10 MILES TO THE EAST OF LEEDS CITY CENTRE AND BENEFITS FROM EXCEPTIONALLY GOOD TRANSPORT LINKS. THE NEARBY A1(M) OFFERS READY ACCESS TO THE M1 AND M62 MOTORWAYS AND REGULAR RAIL SERVICES TO LEEDS, YORK & SELBY ARE AVAILABLE VIA THE LOCAL RAILWAY STATION. FOR THOSE WISHING TO TRAVEL BY AIR, LEEDS/BRADFORD AIRPORT IS JUST 20 MILES AWAY.





# SPECIFICATION & BUYER ASSISTANCE

## 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 ABEAST 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.



THE GOVERNMENT'S 'HELP TO BUY' SCHEME IS AVAILABLE ON THIS DEVELOPMENT - ASK FOR DETAILS

## GENERAL

ENERGY EFFICIENT HOMES BUILT TO CODE FOR SUSTAINABLE HOMES LEVEL 3

 10 YEAR BUILDMARK WARRANTY

## EXTERNAL SPECIFICATION

EXTERNAL WALLS OF TRADITIONAL CONSTRUCTION WITH A MIXTURE OF NATURAL STONE, BRICK AND RENDER, DEPENDANT ON HOUSE TYPE. ARTSTONE AND BRICK FEATURE HEADS & CILLS

ROOF TILES FROM FORTICRETE MINI SLATE (GREY) AND SENATOR PANTILE (AUTUMN) RANGES

WINDOWS AND EXTERNAL GLAZED FRAMES FROM LOW MAINTENANCE PVCU, TO SECURED BY DESIGN STANDARDS, WITH POLISHED CHROME IRONMONGERY

DOUBLE GLAZING WITH THERMAL GLASS TO THE INTERNAL PANE AND TOUGHENED SAFETY GLASS WHERE APPROPRIATE

EXTERNAL HOUSE DOORS TO SECURED BY DESIGN STANDARDS FROM PRE-FINISHED GRP WITH POLISHED CHROME IRONMONGERY

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

EXTERNAL TAP TO REAR

## INTERNAL SPECIFICATION

WALLS FINISHED IN MAGNOLIA MATT VINYL EMULSION AND CEILINGS IN PURE WHITE MATT EMULSION

DOORS, ARCHITRAVES AND SKIRTINGS FINISHED IN WHITE SATIN PAINT

TWO PANEL SMOOTH FINISH DOORS WITH PART PRE-GLAZED DOORS IN CERTAIN GROUND FLOOR LOCATIONS (PLEASE REFER TO PLANS)

POLISHED CHROME IRONMONGERY THROUGHOUT

125MM MDF OGEE SKIRTINGS AND 75MM MDF ARCHITRAVES THROUGHOUT

FULL HEIGHT WALL TILING WITHIN SHOWER ENCLOSURES AND PART TILING TO WALLS WHERE SANITARY WARE FITTED

ELECTRICAL SOCKETS AND SWITCHES IN POLISHED CHROME

LED DOWN LIGHTS TO KITCHEN / FAMILY AREAS AND BATH / SHOWER ROOMS

TV WIRING TO LOUNGE, FAMILY AREA AND MASTER BEDROOM

INTRUDER ALARM WITH SENSORS TO GROUND / FIRST FLOORS AND GARAGES

EXTERNAL LIGHTS TO FRONT AND REAR DOORS AND PUSH BUTTON DOOR BELL TO FRONT DOOR

HIGH EFFICIENCY GAS-FIRED CONDENSING BOILER WITH HEATED TOWEL RAILS TO BATHROOM / EN-SUITES AND RADIATORS TO OTHER ROOMS

A CHOICE OF KITCHEN FINISHES FROM CHANTRY KITCHENS OF TOCKWITH WITH QUARTZ WORKTOPS

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

KITCHEN APPLIANCES COMPRISE NEFF BUILT-IN DOUBLE OVEN, CERAMIC HOB AND CHIMNEY EXTRACTOR AND ELECTROLUX (OR SIMILAR) INTEGRATED FRIDGE/FREEZER AND DISHWASHER

FREE-STANDING WASHER/DRYER (OR SEPARATE WASHER & DRYER) FROM ELECTROLUX OR SIMILAR RANGE, TO UTILITY ROOM

SANITARY-WARE BY SOTTINI, FROM THE NEW TEMPO AND SANTORINI RANGES FINISHED IN WHITE

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.





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FARM





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*Arncliffe*

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