



DEER GLADE

DARLEY

BREATHTAKING SCENERY ACROSS HILL AND DALE



Deer Glade is the latest project to be presented by the highly regarded development team of Yorplace and Square Feet - a combination that has justifiably earned a highly regarded reputation amongst homebuyers in both North and West Yorkshire thanks to thoughtful design, considered accommodation layouts, high calibre specifications and careful detailing.



Deer Glade stands on the edge of Darley village within the Nidderdale Area of Outstanding Natural Beauty; the site enjoying far reaching aspects across the community towards breathtaking open countryside beyond, whilst to the south there is sweeping open farm land.

Designed to embrace the village setting Deer Glade provides just nine properties, consisting of eight superb cottages of varying sizes and finished in natural sandstone. Internal layouts are designed to exceed the expectations of modern day living. The ninth property is a bespoke 5 bedroom detached house with outstanding accommodation, having it's own gated driveway which sweeps through the property's paddock towards a parking area and double garage beyond.

The accompanying floor plans and specification give a broad flavour of what these quality homes offer, whilst more information on the developer's past schemes can be found at www.yorplace.co.uk



The village of Darley is set amidst some of Yorkshire's most prized and unspoilt countryside and provides a highly desirable living environment just a short drive from the fashionable spa towns of Harrogate, Ilkley and the market towns of Otley and Skipton. The business centres of West Yorkshire and the A1 corridor are all within easy travelling distance.

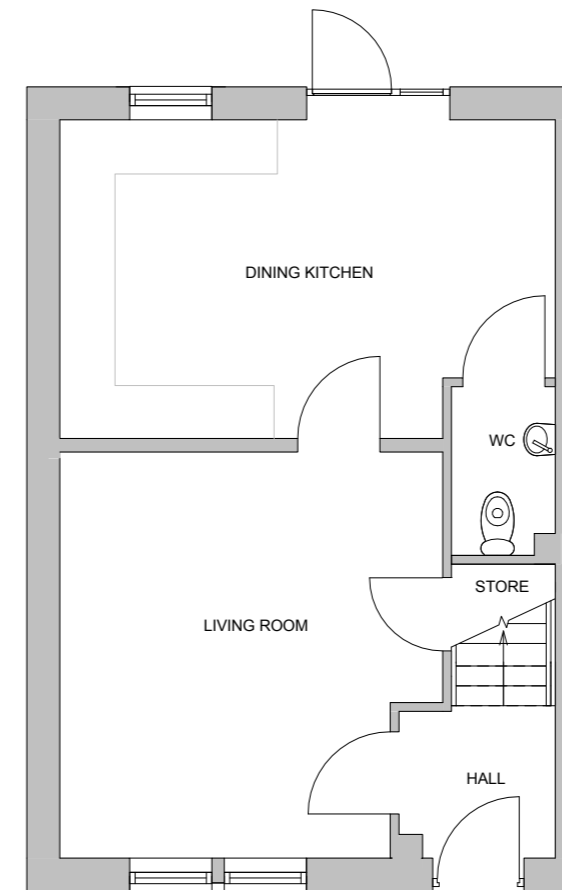
In an elevated position overlooking Nidderdale and within an Area of Outstanding Natural Beauty, Darley retains a traditional village atmosphere and a strong sense of community. It combines with the neighbouring villages of Dacre and Summerbridge to offer local shopping, primary schooling and traditional village pubs, as well as churches of a number of denominations and sports clubs. The location is ideally placed for the fashionable spa town of Harrogate which is just some 8 miles to the east and which offers a thriving retail experience with local as well as "high street" shops, recreational amenities and a busy social round catered for through a broad variety of restaurants, cafes and tea rooms. For the traveller the nearby A59 links Harrogate and Skipton, whilst further to the east the A1 facilitates fast north/south commuter links. For those who need to travel further afield Leeds Bradford International Airport is just some 14 miles distant.

A SPACIOUS AND THOUGHTFULLY
PLANNED ADDITION TO THE COMMUNITY

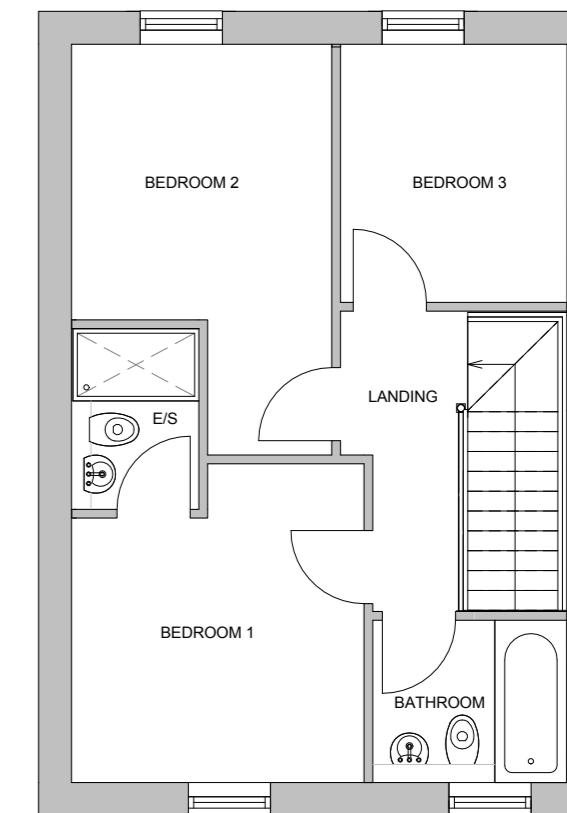


PLOT 1 & 2

This pair of semi detached homes offer spacious living accommodation extending to over 965sqft (gia), and have the advantage of gardens to three sides and a pathway leading to the two private parking spaces for each house. Both homes feature a ground floor cloakroom in addition to the three piece house bathroom and principal bedroom ensuite shower room. Ground floor living room; full width dining kitchen and three good bedrooms.



	Metric	Imperial to the nearest 3"
Ground Floor		
Living Room	4.49 x 4.23	14'6" x 13'9"
Dining Kitchen	5.49 x 3.52	18 x 11'6"

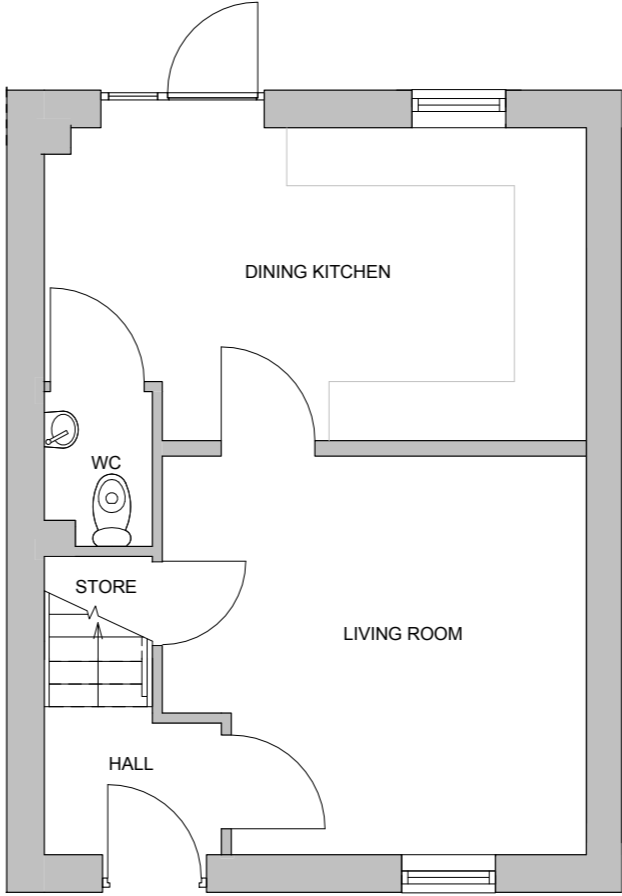


	Metric	Imperial to the nearest 3"
First Floor:		
Bedroom One	3.53 x 3.23	11'6" x 10'6"
Bedroom Two	4.54 x 2.87	14'9" x 9'6"
Bedroom Three	2.87 x 2.5	9'6" x 8'3"

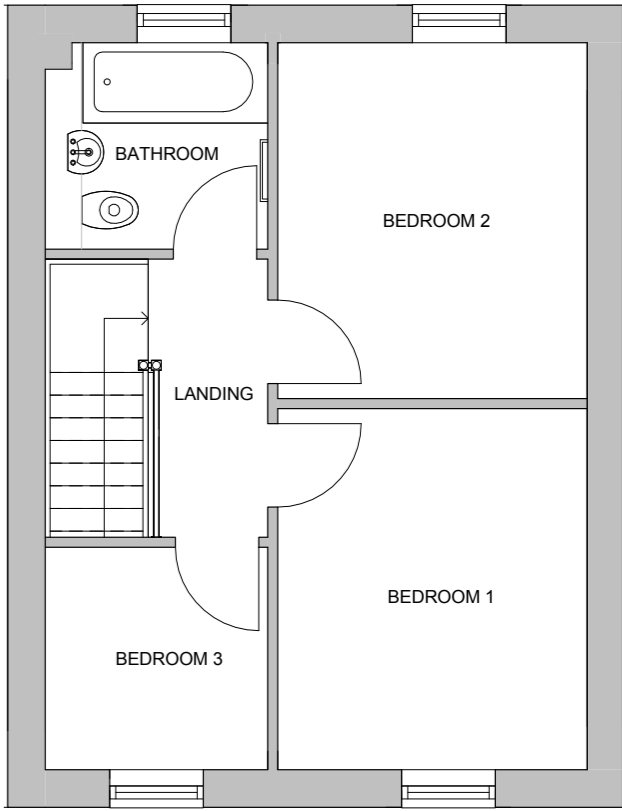


PLOT 3, 4 & 5

With immediate access to Main Street, as well as some aspects across the village towards unspoilt Nidderdale countryside beyond, these three bedroom stone built cottages could readily suit the needs of a young family or those seeking a lovely retirement home within a desirable village setting. Manageable gardens for plots 4 and 5, with a larger garden to plot 3 taking advantage of the corner position. South facing rear gardens and two car parking spaces each within the private parking court.



	Metric	Imperial to the nearest 3"
Ground Floor		
Living Room	4.12 x 3.87	13'6 x 12'9
Dining Kitchen	5.26 x 3.04	17'3 x 10

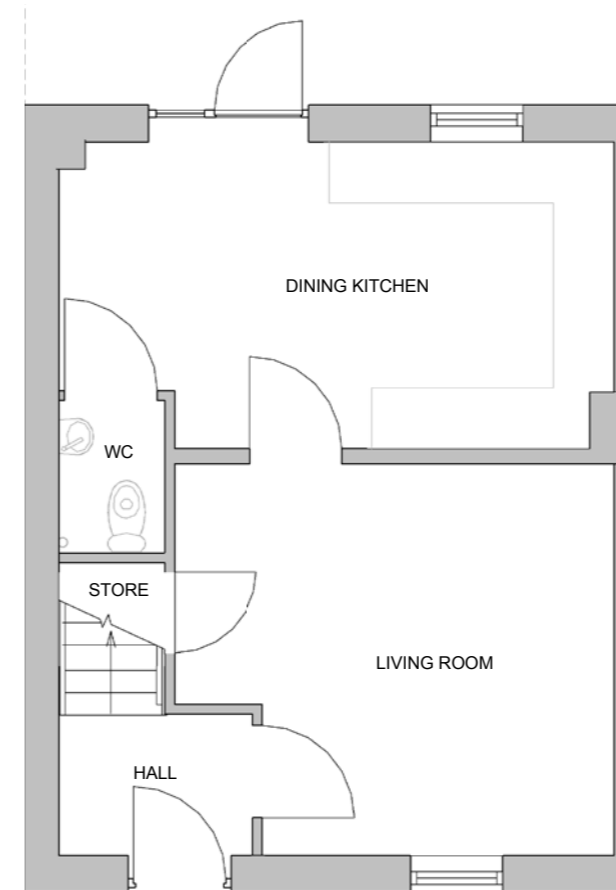


	Metric	Imperial to the nearest 3"
First Floor:		
Bedroom One	3.52 x 3.03	11'6 x 10
Bedroom Two	3.46 x 3.03	11'3 x 10
Bedroom Three	2.16 x 2.16	7 x 7

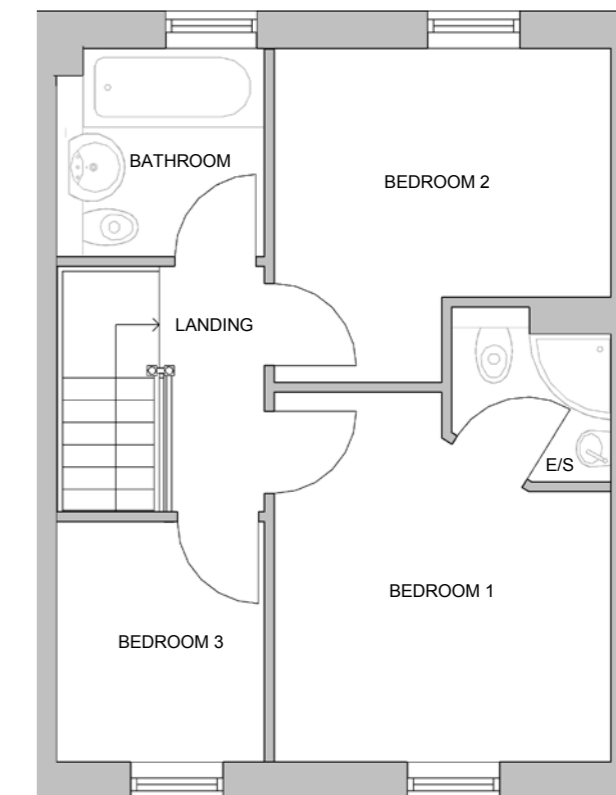


PLOT 6 & 7

Slightly larger than plots 3–5, this pair of terraced homes include an ensuite shower facility within their already comprehensive specification. Two good double bedrooms along with a third/study to the front. South facing rear gardens and two car parking spaces each within the private parking court.



	Metric	Imperial to the nearest 3"
Ground Floor		
Living Room	4.36 x 3.87	14'3 x 12'9
Dining Kitchen	5.53 x 3.04	18'3 x 10

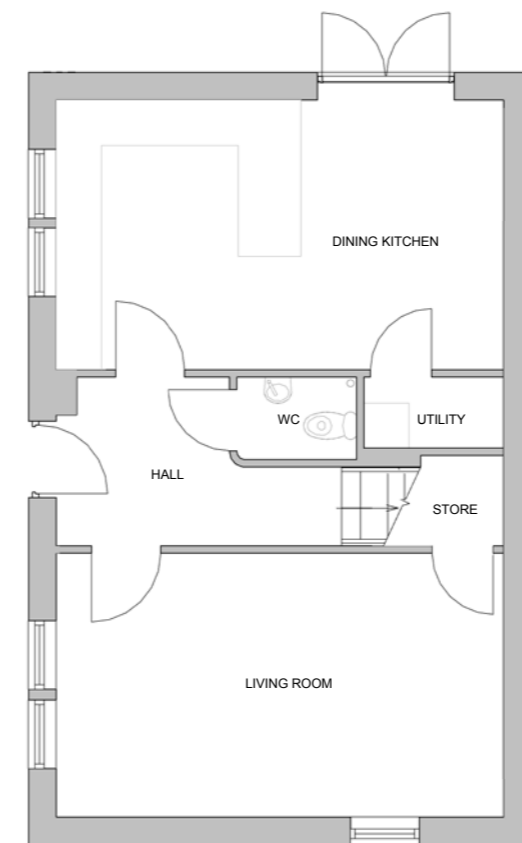


	Metric	Imperial to the nearest 3"
First Floor:		
Bedroom One	3.66 x 3.34	12 x 11
Bedroom Two	3.31 x 3.34	11 x 11
Bedroom Three	2.4 x 2.08	7'9 x 6'9

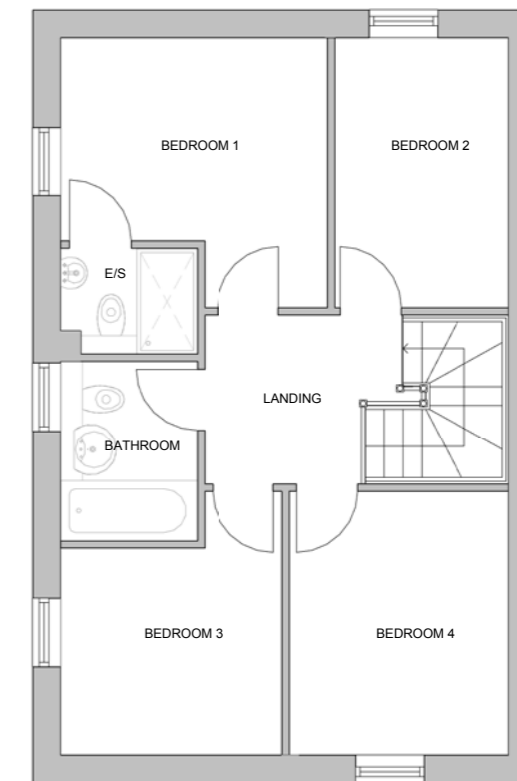


PLOT 8

With wrap-around gardens to three sides incorporating a large south facing terrace, plot 8 forms an imposing family house – the only one of this type on Deer Glade – with the living space extending to almost 1220sqft (gia). There is spacious accommodation to the ground floor with the full depth living room and dining kitchen both having the advantage of dual aspects – the latter also having French doors leading to the south facing terrace. A cloakroom and utility complete the ground floor layout, whilst to the first floor there are four double bedrooms with the contemporary house bathroom supplemented by a stylish ensuite shower room to the principal bedroom.



	Metric	Imperial to the nearest 3"
Ground Floor		
Living Room	5.94 x 3.55	19'6" x 11'9"
Dining Kitchen	5.94 x 3.55	19'6" x 11'9"

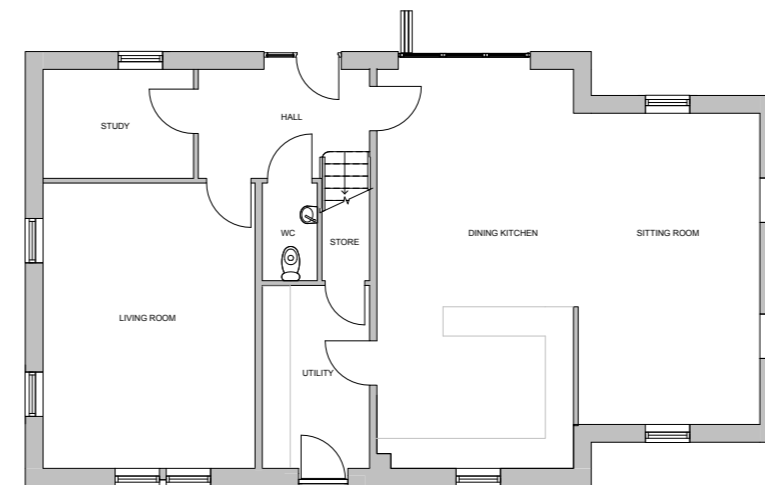


	Metric	Imperial to the nearest 3"
First Floor:		
Bedroom One	3.58 x 3.54	11'9" x 11'6"
Bedroom Two	3.58 x 2.3	11'9" x 7'6"
Bedroom Three	3.5 x 2.93	11'6" x 9'6"
Bedroom Four	3.5 x 2.9	11'6" x 9'6"

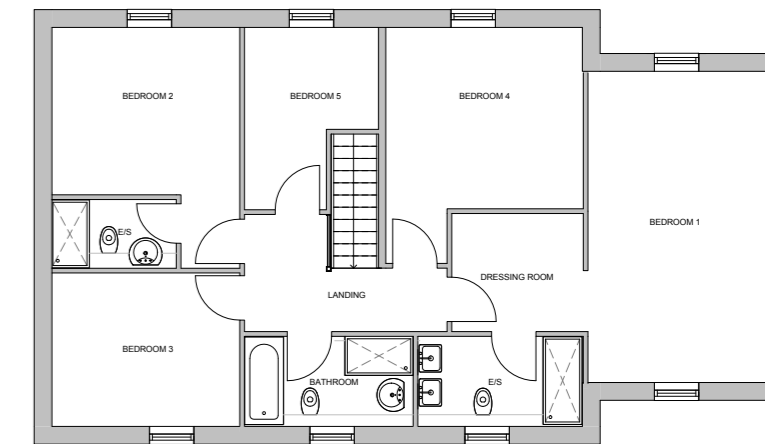


PLOT 9

An undeniably impressive family home enjoying it's own private gated access, expansive gardens and small paddock area. The whole site approaching three quarters of an acre. Plot 9 backs onto open fields to the rear, whilst to the front there are views across the edge of the village towards lovely countryside beyond. Stunning triple aspect living kitchen with bi fold doors to the garden; large living room; study and useful utility room. Five first floor double bedrooms, two with ensuite facilities and with the principal incorporating a dressing area too. An imposing village home with excellent amenity space, parking and double garage.



	Metric	Imperial to the nearest 3"
Ground Floor		
Living Room	5.84 x 4.33	19'3 x 14'3
Dining Kitchen	8.22 x 4.03	27 x 13'3
Sitting Room	6.38 x 3.73	21 x 12'3
Study	3.07 x 2.22	10 x 7'3
Utility	3.75 x 2.2	12'3 x 7'3



	Metric	Imperial to the nearest 3"
First Floor		
Bedroom One	6.38 x 3.69	21 x 12
Bedroom Two	4.94 x 3.85	16'3 x 12'9
Bedroom Three	3.85 x 3.14	12'9 x 10'3
Bedroom Four	4.84 x 4.05	16 x 13'3
Bedroom Five	3.75 x 2.74	12'3 x 8'9
Dressing Room	2.68 x 2.4	8'9 x 7'9



THESE SUPERB HOMES OFFER A HIGH QUALITY SPECIFICATION, HAND PICKED TO SUIT THE MOST DISCERNING OF TASTES AND TO MEET THE NEEDS OF A MODERN LIFESTYLE.

SPECIFICATION

General

Built using local stone with natural blue slate roofs
High quality double glazed timber windows and bi-fold/
sliding doors, pre-finished heritage white
Hardwood entrance and exterior utility doors prefinished
gun metal grey
Solid oak veneer internal doors throughout
All windows and doors have polished chrome ironmongery
Roof space has been designed for useful storage or
potential conversion

Dining Kitchens

Exclusive kitchens designed by Clarity Arts
Hand painted modern shaker style units with individual
design features to suit each internal layout*
Corian worksurfaces and upstands to Plots 1-8
Quartzia worksurface and upstand to Plot 9
Siemens single electric oven with four burner gas hob in
plots 1 - 7
Rangemaster cooking range in Plots 8 and 9
Siemens integrated fridge/freezer and dishwasher
Siemens built-in washer/dryer to Plots 1-7
Luxury large format Italian floor tiling*

Utility

Exclusive utility rooms designed by Clarity Arts to Plot 9
Hand painted modern shaker style units*, coordinating
worktops with provision for washer and dryer
Luxury large format Italian floor tiling

Bathrooms & Ensuites

Quality Duravit baths, toilets and basins in white
HansGrophe polished chrome fittings
Generous shower areas
Modern concealed cisterns
Soft close toilet seats
Mirror cabinet above basin, with light and internal shaver/
toothbrush point
Cosy electric underfloor heating in principal shower or
bathroom in plot 1 -8 and in all shower and bathrooms in
plot 9.
Luxury Italian tiled floors with complementary full height
tiled walls*
Heated chrome towel rails

Security and Heating

High quality combi boiler to Plots 1-8
Hot water cylinder and top of the range Vaillant boiler to
Plot 9
Radiators are individually thermostatically controlled
Wireless thermostat with automation and optimization
features
Intruder Alarm with two key pads remote access
Wireless Doorbell system

Electrics

Recessed white LED spot lights throughout
Generous supply of double sockets, polished chrome finish
USB charger socket included with selected double sockets
Plot 9's lounge has a dedicated circuit for lamps
Mains operated smoke alarm system
Principal rooms dimmer switches included

Media

BT line in to each property
HD terrestrial TV to all TV sockets
Selected sockets wired for Sky Q and interactive services
ADSL socket to selected rooms
Convenient media cupboard to store media equipment

External

Attractive gardens with turfed front and/or rear gardens
Natural stone pathways and patio areas
Tarmac private road
Two allocated block paved parking bays for Plots 1-8
Extra parking bays for visitor parking
Detached double garage with remote controlled door for Plot 9
Bin collection area
External brushed chrome lighting to front/rear elevations and all
external doors with timer/proximity activated switching
External tap and double socket
Attractive built in timber bin stores for Plots 1-8

Warranty

10 year structural warranty with Premier Guarantee
Product warranties on appliances and boiler

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. All measurements are to the maximum dimension.

*Potential for purchaser selection subject to timescales.





SITE PLAN



DIRECTIONS

From Harrogate take the A59 towards Skipton, turning right after approximately 5 miles (signposted Darley Mill Centre and Darley), onto Slack Lane. At the cross roads continue forward onto Stumps Lane and follow the road down into Darley village where Deer Glade will be seen to the right hand side, immediately before the junction with Main Street.

If travelling from Skipton on the A59 turn left at the cross roads with the B6451. Continue down the hill towards Dacre and turn right immediately opposite the Wellington Inn onto Darley Main Street. The site will be seen to the right hand side after approximately 1 mile.

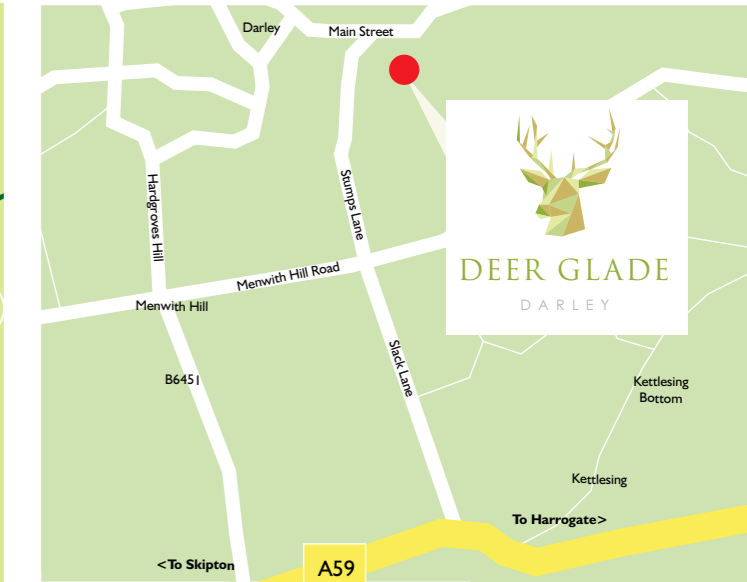
Indicative sat nav post code HG3 2PR

LOCAL AUTHORITY

Harrogate Borough Council, PO Box 787,
Harrogate, North Yorkshire HG1 9RW
Tel: 01423 500600

PAST DEVELOPMENTS

To view previous schemes by the developers please visit www.yorplace.co.uk



To	Distance
Harrogate	8 miles
Leeds	20 miles
A1 - Junction 47	15 miles
Leeds Bradford International Airport	14 miles
Skipton	16 miles
Ilkley	13 miles
Timbuktu	3577 miles

AGENTS NOTES

If any issue such as location, communications or condition of the property are of material importance to your decision to view then please discuss these priorities with us before making arrangements. Extensive information on all of our properties can be viewed on line at dacres.co.uk.

A development by



Joint selling Agents



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DEER GLADE

DARLEY

Plot 1	£325,000	FOR SALE
Plot 2	£335,000	SSTC
Plot 3	£277,500	FOR SALE
Plot 4	£262,500	SSTC
Plot 5	£277,500	FOR SALE
Plot 6	£277,500	FOR SALE
Plot 7	£272,500	FOR SALE
Plot 8	£420,000	SOLD
Plot 9	£895,000	FOR SALE

DISCLAIMER

1/ These particulars do not constitute an offer or contract of sale, and any prospective purchaser should satisfy themselves by inspection of the property. 2/ You should not rely on anything stated verbally by any member of Dacre, Son & Hartley's staff, nor those of their joint agents Verity Frearson, unless we confirm the matter in writing. 3/ All illustrations are for identification purposes only and are not to scale. 4/ Measurements have been obtained during the build programme and may be subject to variation due to finish levels. They are quoted in imperial to the nearest 3 inches. Metric conversions are approximate. They should not be relied on as being sufficiently accurate for sizing of floor coverings etc. 5/ There is no implication that an item is included within the sale by virtue of its inclusion within any photograph or CGI image. 6/ The sale is subject to all rights of support, public and private rights of way, water, light, drainage and other easements, quasi easements and wayleaves, and all or any other rights whether mentioned in these particulars or not. Dacre, Son & Hartley is a registered trademark of Dacre, Son & Hartley Limited.

RESERVATION PROCEDURE

A contract of sale will only be issued to those parties able to proceed, on the expectation that an unconditional exchange of contracts can be achieved within four weeks. A non-refundable reservation fee of £2000 is payable to the developers prior to solicitors being instructed.