



SUSSEX COURT

HARROGATE

An exclusive collection of luxurious homes, set within the conservation area of the Duchy of Lancaster Estate.

Linden
HOMES

DESIGNED FOR THOSE
WHO ENJOY THE FINER
THINGS IN LIFE



A P O E T I C
L A N D S C A P E



—
GREEN AND
PLEASANT LAND
—



This is a land that has inspired poets, writers and artists for generations. Overlooking green open fields and bordering the famous Valley Gardens and The Pine Woods, you too will be charmed by the beauty of Sussex Court. Yet, it is also within walking distance of Harrogate's finest shops, boutiques and restaurants.

Surrounded by 200 acres of open parkland called The Stray and the gateway to the Yorkshire Dales, Harrogate is as much about escaping from it all, as it is being a part of it all. Then there's the tranquillity of The Pine Woods and the English Heritage grade II listed Valley Gardens.

Covering 17 acres, this wonderful spot comes complete with beautiful historical buildings and a wide variety of shrub and flower beds. You can also enjoy the award winning public gardens at RHS Garden Harlow Carr. One of Yorkshire's most relaxing and innovative gardens, this stunning 58 acre garden showcases year round horticultural excellence.







—
FOR SOPHISTICATED
TASTES
—



A SENSE OF
WELLBEING



Harrogate is renowned for offering an unrivalled quality of life. For the second year in a row, it's been named as Britain's happiest place to live. With its broad tree-lined streets, picturesque floral displays, Victorian heritage, grand hotels, stylish shopping, and famous tea rooms, it's a truly uplifting place to live.



Full of culture and history, Harrogate is a vibrant place with a great deal to offer. It was and still is famous for its spa town status and you can unwind at the luxurious Turkish Baths. The Royal Hall Theatre is a stunning Edwardian concert hall and attracts world-class events from classical music and comedy to popular music. For leisure, Oakdale Golf Club is 1 mile from Sussex Court, located on the Duchy. The Academy gym & spa is 1.7 miles away.



From Jamie Oliver's Italian, to the famed Drum and Monkey seafood restaurant and the charming Bistro, it's heaven for food-lovers. William & Victoria is a family run restaurant and wine bar serving traditional British food in the heart of Harrogate while Sasso is renowned for its Italian fine dining with stylishly presented authentic Emilia Romagna dishes.

If you like to entertain friends with your own cuisine, then Weetons Food Hall is a top food emporium where you can source the freshest local produce and the finest food and drink from round the world. If you're looking for shops and casual places to eat, the Montpellier Quarter is home to an array of exclusive shops, pavement cafés, bars, award winning restaurants and the 'Antiques and Art Centre of the North'.





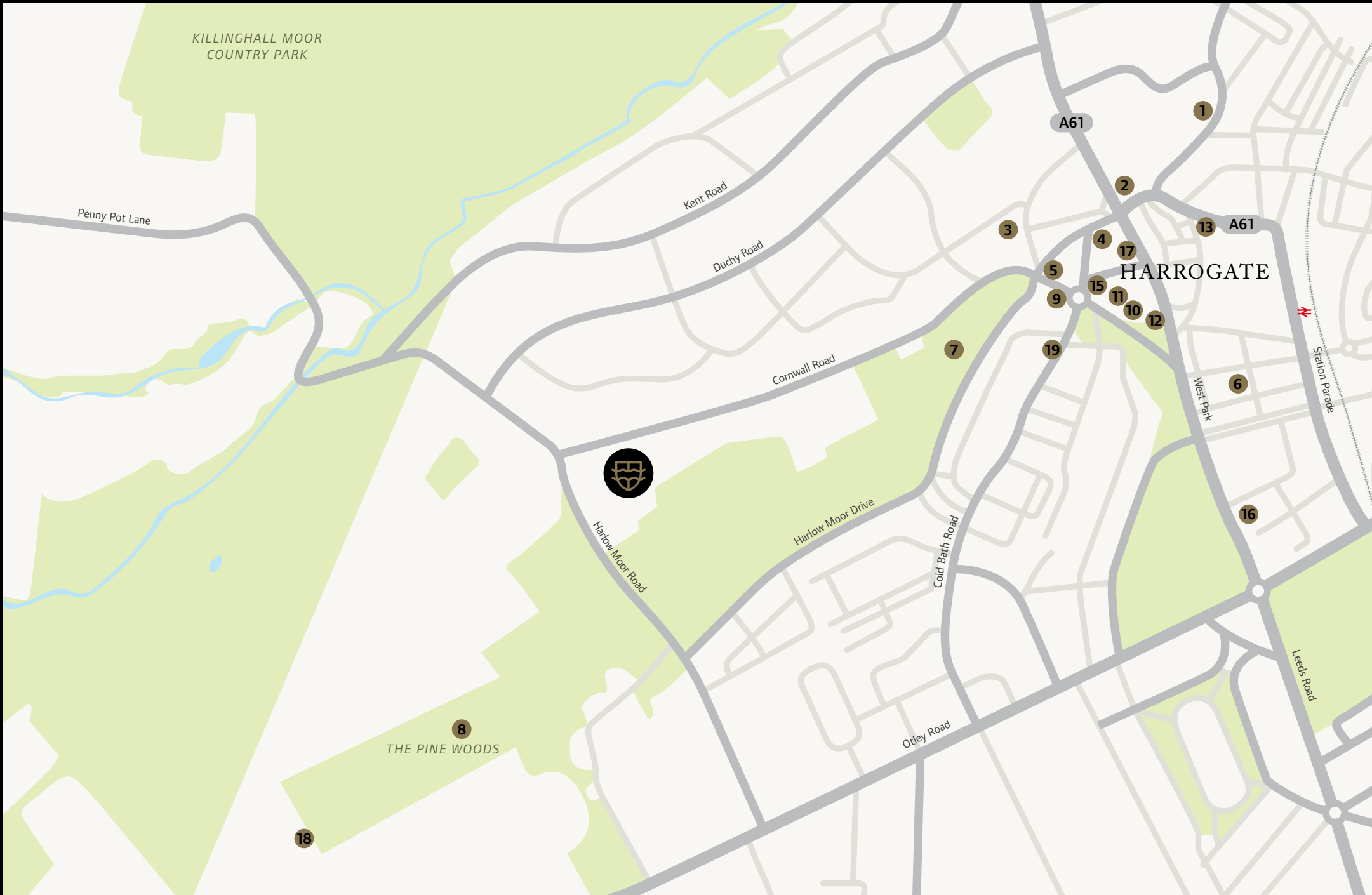


For families, Harrogate has an excellent choice of schools, including some of the highest-performing secondary schools in North Yorkshire. The Duchy Estate is also a top location for some of Harrogate's best private schools. There are a range of high performing primary and secondary schools, including Harrogate Ladies College & Brackenfield School all within walking distance of Sussex Court.

For commuters, Harrogate has great rail links to London, Leeds, York, Edinburgh and Manchester, as well as good road networks to the surrounding areas. For journeys further afield, Leeds/Bradford International Airport is 13.4 miles away.

Distances and times are approximate.





KILLINGHALL MOOR
COUNTRY PARK

Penny Pot Lane

Kent Road

Duchy Road

Cornwall Road

Harlow Moor Road

Harlow Moor Drive

Cold Bath Road

Otley Road

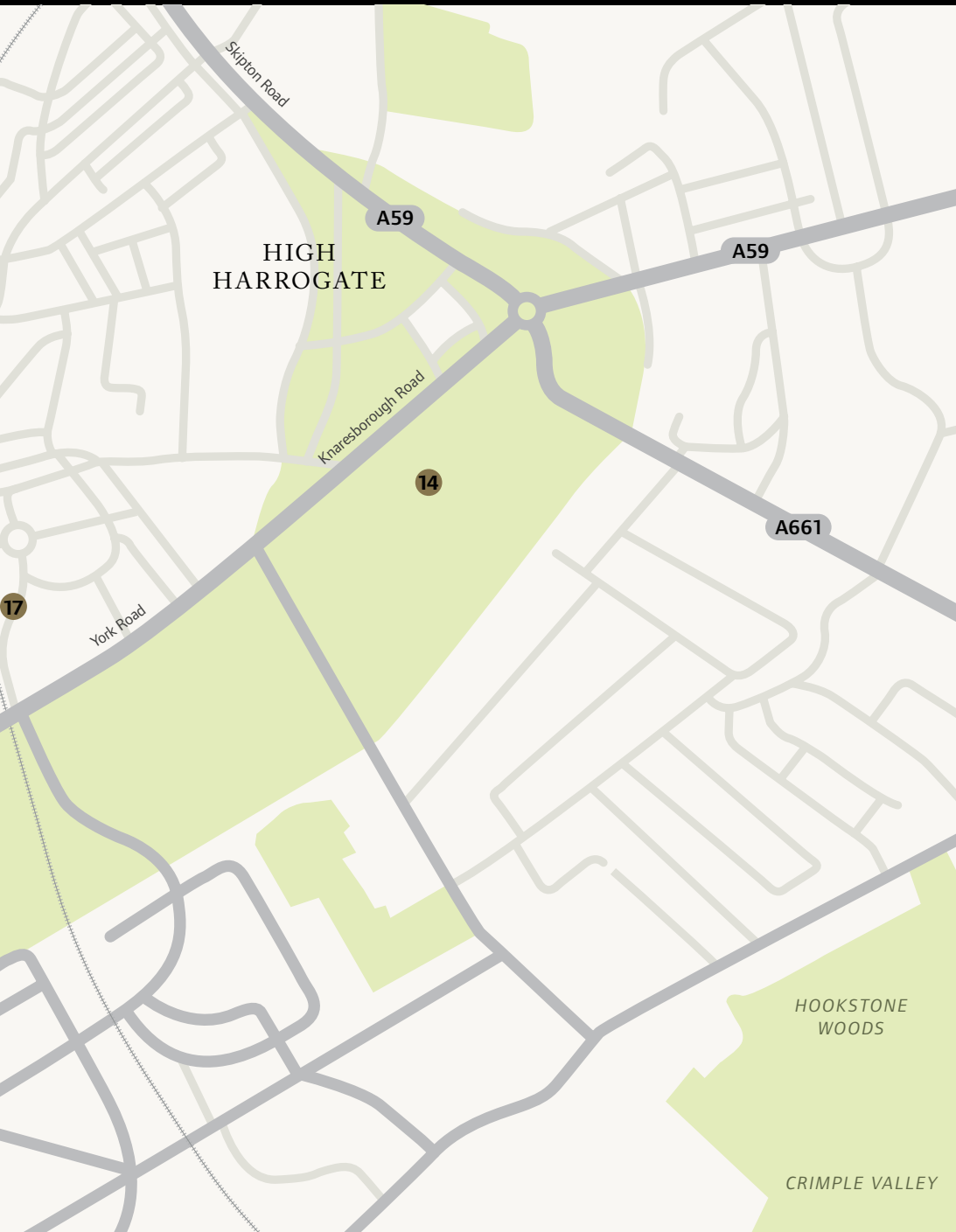
West Park

Leeds Road

Station Parade

HARROGATE

THE PINE WOODS



- 1 Harrogate International Centre
- 2 Royal Hall Theatre
- 3 Orchid Restaurant
- 4 The Turkish Baths and Health Spa
- 5 Royal Pump Room
- 6 Sasso Restaurant
- 7 Valley Gardens
- 8 The Pine Woods
- 9 Quantro Restaurant
- 10 Montpellier Quarter
- 11 Van Zeller Restaurant
- 12 Bettys Cafe & Tearooms
- 13 Le Bistrot Pierre
- 14 The Stray
- 15 Drum & Monkey Seafood Restaurant
- 16 Weetons Food Hall
- 17 Jamie's Italian
- 18 RHS Garden Harlow Carr
- 19 William & Victoria



—
REALISE THE
POTENTIAL
—



—
ELEGANCE AT
EVERY TURN
—



The beautiful proportions of every home at Sussex Court are a delight to behold. With impressive façades and elegant exterior finishes the arts and crafts inspired homes have been thoughtfully designed to complement the local architecture and reflect the long standing heritage of the Duchy Estate. This attention to quality is followed right down to the smallest of details.



ARRANGEMENT OF THE HOMES

- | | | | | |
|----------------------------|------------------------------|------------------------------|--|------------------------------|
| 1 HOME 1
5 bedroom home | 8 HOME 8
5 bedroom home | 15 HOME 15
4 bedroom home | 22 HOME 22
6 bedroom home | 29 HOME 46
5 bedroom home |
| 2 HOME 2
4 bedroom home | 9 HOME 9
4 bedroom home | 16 HOME 16
4 bedroom home | 23 HOMES 23 – 32*
1 & 2 bedroom homes | 30 HOME 47
5 bedroom home |
| 3 HOME 3
4 bedroom home | 10 HOME 10
4 bedroom home | 17 HOME 17
4 bedroom home | 24 HOMES 33 – 35*
1 & 2 bedroom homes | 31 HOME 48
5 bedroom home |
| 4 HOME 4
4 bedroom home | 11 HOME 11
5 bedroom home | 18 HOME 18
5 bedroom home | 25 HOMES 36 – 42*
1 & 2 bedroom homes | 32 HOME 49
4 bedroom home |
| 5 HOME 5
6 bedroom home | 12 HOME 12
5 bedroom home | 19 HOME 19
4 bedroom home | 26 HOME 43
4 bedroom home | 33 HOME 50
5 bedroom home |
| 6 HOME 6
6 bedroom home | 13 HOME 13
5 bedroom home | 20 HOME 20
4 bedroom home | 27 HOME 44
4 bedroom home | |
| 7 HOME 7
5 bedroom home | 14 HOME 14
4 bedroom home | 21 HOME 21
6 bedroom home | 28 HOME 45
4 bedroom home | *Designated Homes |



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—
SPECIFICATION
& FINISHES
—

KITCHENS

- Choice of contemporary kitchen units with worktop and upstand*
- Choice of granite or quartz worktops to Kitchen and utility*
- Ceramic sink
- Utility room with single bowl sink and drainer
- Rangemaster range cooker, with extractor hood above
- Integrated fridge/freezer
- Integrated microwave oven and dishwasher
- Built under counter wine cooler
- Washer and dryer to utility room

BATHROOMS AND ENSUITES

- White sanitaryware with contemporary chrome fittings
- Showers to have thermostatic shower with clear glass enclosure and silver frame
- Baths to have thermostatic showers where there is no separate shower cubicle to bathroom
- Full height ceramic wall tiling to shower enclosure
- Tiling to walls around bath and where sanitaryware is fitted as shown on plans
- Cloakrooms have half height tiling to all walls

LIGHTING AND ELECTRICAL

- Facility for connection to Sky + HD provided. Separate dish provided to each house. TV points to lounge sitting rooms studies and bedrooms
- Telephone points to lounge sitting rooms studies and bedrooms
- Low voltage recessed chrome down lights to kitchen, bathrooms and ensuite
- Audio distribution system to selected rooms
- Switch plates to be nickel chrome finish
- External PIR lighting
- Mains operated bell chime to front door
- Mains powered smoke detectors with rechargeable battery back up
- Carbon monoxide detector adjacent to boiler location except in garage
- Intruder alarm system fitted
- Power and light to garages with electrically operated doors

INTERNAL FINISH

- Internal doors with oak veneer finish and contemporary nickel chrome furniture
- Internal woodwork to be khaki mists 5 satin wood finish
- Smooth ceilings finished in khaki mists 5
- Internal walls finished in khaki mists 5

HEATING

- Gas fired heated water and underfloor heating to ground and first floors, radiators fitted with thermostatic valves to second floors. Heated towel rails as shown on the drawings

GENERAL

- Double glazed timber or UPVc windows
- Financial allowance towards tiling and fireplace (quantum dependant on house type)
- All rear gardens to be laid to turf
- External tap to rear of home
- Electrically operated gates to drives

NHBC WARRANTY

Each home will be independently surveyed during construction by the NHBC who will issue their 10 year warranty certificate on completion of the home.

Linden Homes subscribes to the consumer Code of Conduct. Please refer to **www.consumercodeforhomebuilders.com** or ask your Sales Executive for further information.

*Specification may be amended at any time without notice. Please check specific plot details with your Sales Executive prior to commitment, particularly on items which are more important to you. *Choice where stage of construction permits.*





NATIONAL STRENGTH, LOCALLY DELIVERED

Renowned for our award-winning homes and a reputation for quality, we are industry experts in regenerating brownfield land, delivering distinctive and diverse homes in prime locations throughout the UK. We strive to create sustainable new developments that inspire modern living and set new benchmarks in design.

THE BIGGER PICTURE

Community feedback is important to us, and we often work with local residents. By seeking out local knowledge, we are able to provide homes that complement and enhance the local surroundings and make a positive contribution to the community.

Success doesn't have to sacrifice sustainability. We encourage the use of environmentally friendly materials and features within the specification of all our homes, including modern building methods and renewable energy products. We have a formal environmental policy and are dedicated to recycling on-site material wherever possible, as well as producing highly efficient homes that reduce running costs to be kinder on your pocket, not to mention future generations.

As a responsible housebuilder these commitments ensure we are accountable to you, your community and the environment.





CUSTOMER EXPERIENCE

Right from the moment you register your interest in a new Linden home, we'll keep you informed about forthcoming events and offers that are right for you. Our website features up-to-date information with downloadable brochures, availability, virtual tours and local area information for you to browse through at your convenience.

Our customer charter describes our commitment to providing you with a first-class service at each stage of your purchase. It also outlines the warranties and guarantees we provide with every home we build. Our team will be at hand from the moment you reserve your new home and long after you've settled in, making sure everything runs smoothly and that your new home is perfect for you.

FOUNDATIONS FOR SUCCESS

Galliford Try is the name behind Linden Homes, and is one of the UK's leading construction and housebuilding companies, responsible for high-profile projects such as the All England Lawn Tennis Club roof at Wimbledon, the 2012 Olympic Village and the new Forth Road Bridge in Scotland.

NEW HOMES MORTGAGE HELPLINE

As part of our commitment to making the purchase of a new Linden home as easy as possible, we work with the New Homes Mortgage Helpline. This is the leading new homes mortgage specialist in the UK, and can provide advice and help on all the financial aspects of buying a new home.

For more information visit nhmh.co.uk or call **01206 715 415**

HOW TO FIND SUSSEX COURT

FROM HARROGATE

Proceeding down West Park from the A61 bear left down Montpellier Hill and at the Crown Hotel roundabout, take the 3rd exit onto Royal Parade. Follow the road around to the right over the zebra crossing and immediately left onto Cornwall Road. Continue along Cornwall Road and you'll find Sussex Court on your left hand side.

SATELLITE NAVIGATION

If you are using satellite navigation to reach Sussex Court, please use postcode: **HG1 2NE**

FROM ATM

Take the A59/York Road towards Knaresborough/Harrogate, go straight at the first roundabout and continue along the A59/York Road. At the next two roundabouts, continue straight on the A658. At the next roundabout, take the 3rd exit onto Wetherby Road/A661. Take the 1st exit at the roundabout, onto Knaresborough Road/A6040. The Stray will be on your left hand side. Continue to the next roundabout taking the 3rd exit onto West Park/A61.

Bear left down Montpellier Hill and at the Crown Hotel roundabout, take the 3rd exit onto Royal Parade. Follow the road around to the right over the zebra crossing and immediately left onto Cornwall Road. Continue along Cornwall Road and you'll find Sussex Court on your left hand side.



For all sales enquiries please call
0843 778 9979
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Linden Homes North
Peninsular House,
Hesslewood Business Park,
Hessle HU13 0PA

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SUSSEX COURT

HARROGATE

—
HOME 6
—

An exclusive six bedroom home, set within the conservation area of the Duchy of Lancaster Estate.

Linden
HOMES



GROUND FLOOR

Utility Room

3.43m x 3.33m
11'3" x 10'11"

Kitchen

4.78m x 3.91m
15'8" x 12'10"

Dining Room 1

5.00m x 3.91m
16'5" x 12'10"

Dining Room 2

5.92m x 5.19m
19'5" x 17'0"

Living Room

6.08m x 5.19m
19'11" x 17'0"

Family Room

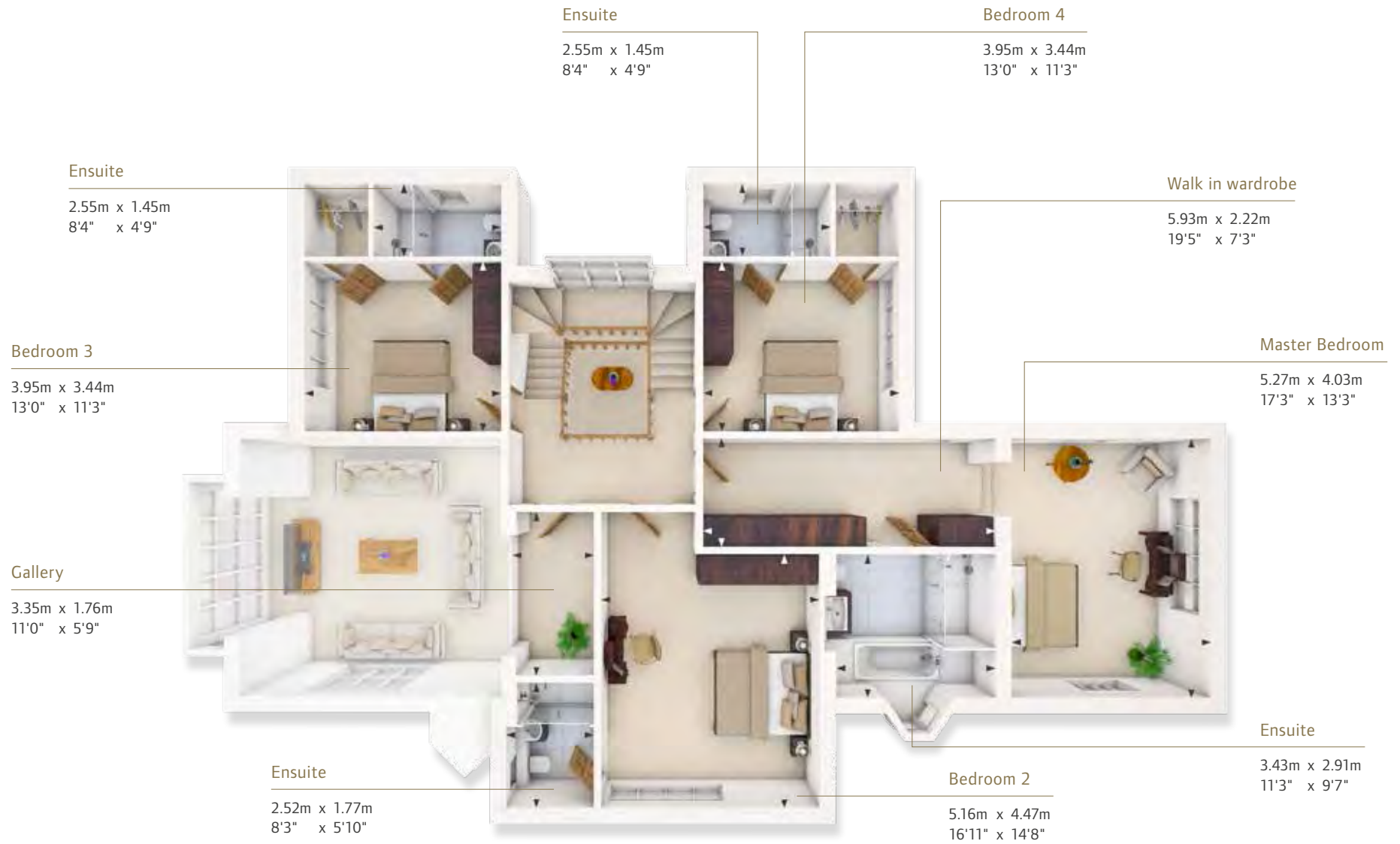
5.19m x 3.99m
17'0" x 13'1"

Study

3.56m x 2.57m
11'8" x 8'5"



FIRST FLOOR



—
SECOND FLOOR
—

Walk in wardrobe

5.04m x 3.15m
16'6" x 10'4"

Walk in wardrobe

3.15m x 3.04m
10'4" x 10'0"

Bedroom 5

5.92m x 5.27m
19'5" x 17'3"

Bedroom 6

5.35m x 5.28m
17'7" x 17'4"

Bathroom

3.88m x 3.73m
12'9" x 12'3"



Total Square Feet 4,908*
Total Square Metres 456*
**Approximate only.*

HOME 6



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SUSSEX COURT

HARROGATE

—
HOME 7
—

An exclusive five bedroom home, set within the conservation area of the Duchy of Lancaster Estate.

Linden
HOMES



GROUND FLOOR

Boot Room

2.81m x 2.10m
9'3" x 6'11"

Utility Room

3.08m x 2.24m
10'1" x 7'4"

Living Room

4.92m x 4.67m
16'2" x 15'4"

Kitchen/Family Area

6.65m x 5.91m
21'10" x 19'5"

Dining Room

4.49m x 3.31m
14'9" x 10'10"



FIRST FLOOR



—
SECOND FLOOR
—



Play Room
5.95m x 4.84m
19'6" x 15'11"

Ensuite
2.56m x 1.76m
8'5" x 5'9"

Store
4.36m x 3.45m
14'4" x 11'4"

Bedroom 5
4.96m x 4.71m
16'3" x 15'5"

Total Square Feet 3,595*
Total Square Metres 334*
**Approximate only.*



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SUSSEX COURT

HARROGATE

—
HOME 8
—

An exclusive five bedroom home, set within the conservation area of the Duchy of Lancaster Estate.

Linden
HOMES



GROUND FLOOR



The floor plans depict a typical layout of this home design. For exact plot specification, details of external and internal finishes, exact dimensions and floor plan variations please consult the Sales Executive. All dimensions are + or - 50mm and floor plans are not shown to scale.

FIRST FLOOR

Bedroom 3

5.15m x 3.29m
16'11" x 10'10"

Bedroom 2

5.95m x 3.39m
19'6" x 11'1"

Bathroom

2.75m x 1.95m
9'0" x 6'5"

Ensuite

3.04m x 1.45m
10'0" x 4'9"

Bedroom 4

3.83m x 3.35m
12'7" x 11'0"

Master Bedroom

4.96m x 4.71m
16'3" x 15'5"

Ensuite

3.30m x 2.15m
10'10" x 7'1"



SECOND FLOOR

Play Room

5.95m x 4.84m
19'6" x 15'11"

Store

4.36m x 3.45m
14'4" x 11'4"

Ensuite

2.56m x 1.76m
8'5" x 5'9"

Bedroom 5

4.96m x 4.71m
16'3" x 15'5"



Total Square Feet 3,595*
Total Square Metres 334*
**Approximate only.*



HOME 8

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SUSSEX COURT

HARROGATE

—
HOME 9
—

An exclusive four bedroom home, set within the conservation area of the Duchy of Lancaster Estate.

Linden
HOMES



GROUND FLOOR



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FIRST FLOOR



—
SECOND FLOOR
—

Play Room

6.60m x 6.54m
21'8" x 21'5"

Store 2

2.60m x 2.58m
8'6" x 8'6"



Store 1

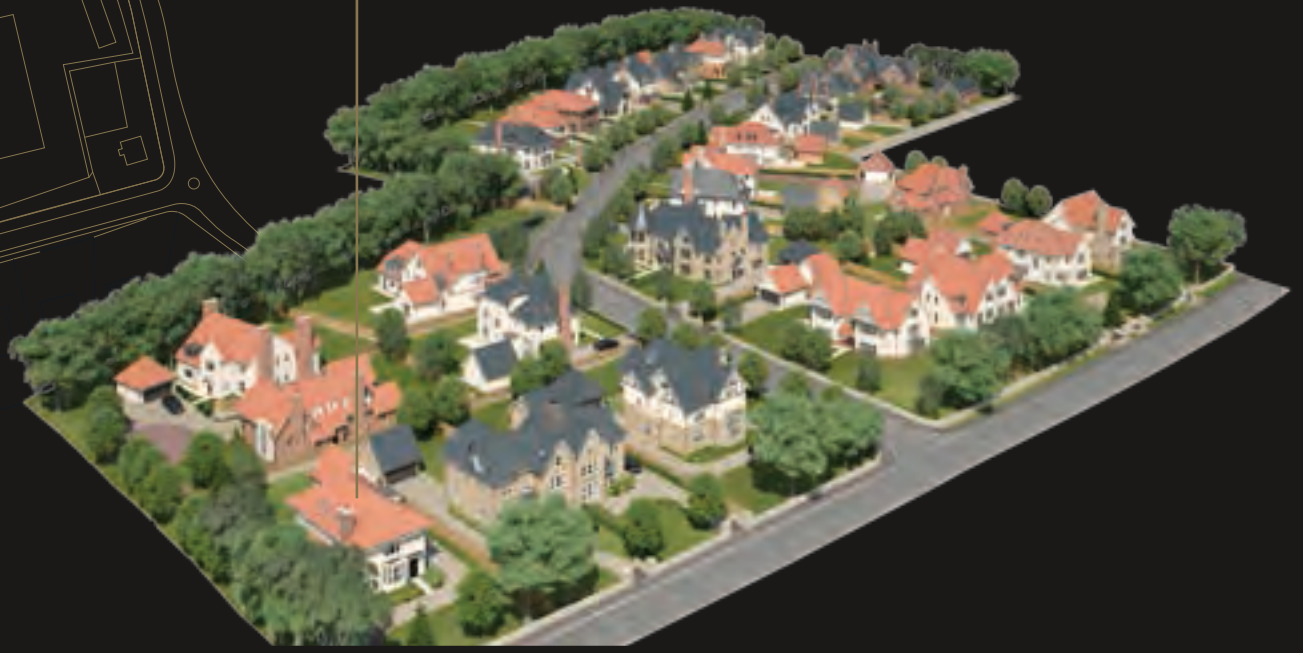
6.59m x 3.29m
21'7" x 10'10"

Total Square Feet 3,789'
Total Square Metres 352'
**Approximate only.*



HOME 9

9



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SUSSEX COURT

HARROGATE

—
HOME 10
—

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GROUND FLOOR



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FIRST FLOOR



Total Square Feet 2,971*
Total Square Metres 276*
**Approximate only.*





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SUSSEX COURT

HARROGATE

—
HOME 11
—

An exclusive five bedroom home, set within the conservation area of the Duchy of Lancaster Estate.



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HOMES



GROUND FLOOR



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FIRST FLOOR



Total Square Feet 3,315*
Total Square Metres 308*
**Approximate only.*





11

HOME 11



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