



MULBERRY
Vale

NORTHALLERTON - YORKSHIRE



Berkeley DeVeer

BERKELEY DEVEER

HOMES OF DISTINCTION

Berkeley DeVeer has 25 years' experience in building a diverse range of high-quality homes throughout the UK. Each home we build is carefully designed, combining traditional features with contemporary home comforts, utilising the latest materials and technologies to give you a property that will last.

Since our formation, we have gained a reputation for our attention to detail and the careful and painstaking craftsmanship that can elevate a house into a home. From the outset, we have worked hard to make sure our customers can be proud of their homes, placing them at the heart of everything we do. And with a team of experts dedicated to finding new sustainable development land, we plan to continue to bring you homes of distinction for the foreseeable future.



Berkeley DeVeer



LOCATION, LOCATION, LOCATION





THE MAYFAIR
PLOTS 1, 10, 13 & 22
 FOUR BEDROOM
 MEWS

THE KENSINGTON
**PLOTS 2, 3, 4, 8, 9, 11,
 12, 20 & 21**
 FOUR BEDROOM
 MEWS

THE BUCKINGHAM
**PLOTS 5, 6, 7, 14, 15,
 16, 18 & 19**
 THREE BEDROOM
 MEWS

THE EASINGWOLD
PLOT 17
 THREE BEDROOM
 DETACHED

THE YORK
PLOT 23
 FOUR BEDROOM
 DETACHED

Nestled in the heart of North Yorkshire, Mulberry Vale lies in the vibrant market town of Northallerton. This stunning new development is just a short stroll from the High Street and the rest of Northallerton's modern amenities, ideal for those who want the atmosphere and convenience of a busy town with the countryside on their doorstep.

Tucked in-between the North Yorks Moors to the east and the Yorkshire Dales to the west, Northallerton is the perfect springboard to enjoy the great outdoors. Well-connected to the centres of York, Leeds and Newcastle, city life isn't far away either, making the two, three and four bedroom homes at Mulberry Vale ultimately desirable for those looking for modern living with a rural twist.

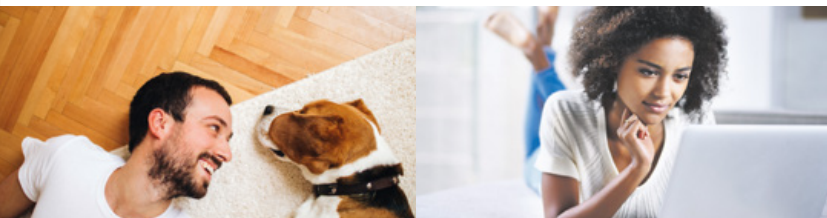
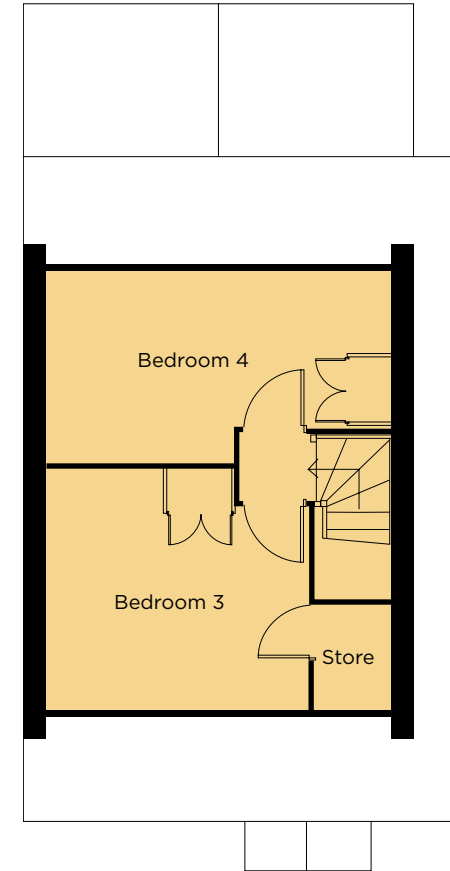
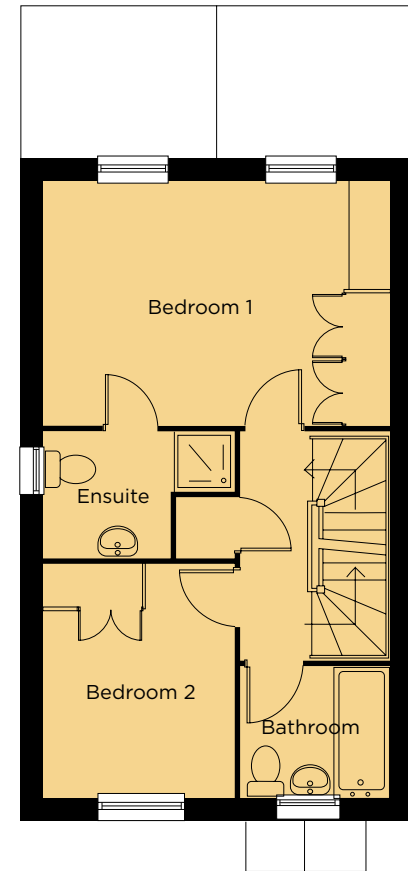
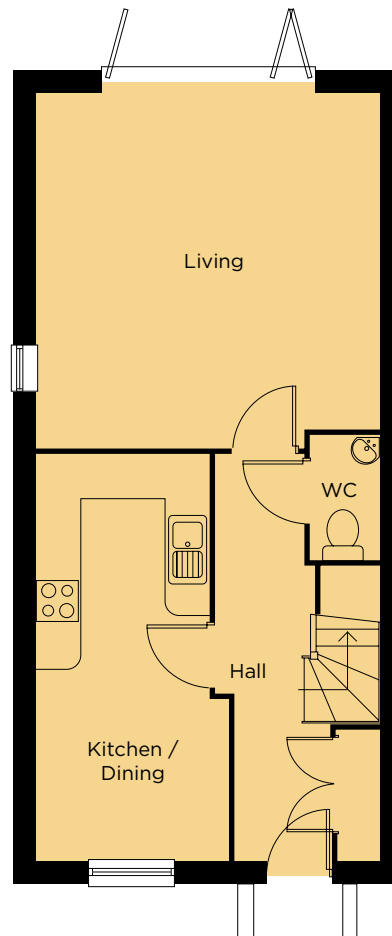


1



Ground Floor	Metric (m)	Imperial
Living	4.56 x 4.70	14'11" x 15'5"
Dining / Kitchen	5.41 x 2.41	17'9" x 7'10"
First Floor		
Bedroom 1	4.56 x 3.16	15'0" x 10'4"
Bedroom 2	2.49 x 3.68	8'2" x 12'1"
Second Floor		
Bedroom 3	3.57 x 3.42	11'9" x 11'3"
Bedroom 4	4.56 x 2.96	15'0" x 9'8"
Overall	113.80 sq m	1224 sq ft

* Max



THE MAYFAIR

**PLOTS 1, 10,
13 & 22**

FOUR
BEDROOM
MEWS

Entering the property into a hallway, a modern fitted kitchen and dining area leads off, with a spacious living room to the rear.

To the first floor of the property are two double bedrooms, one with an ensuite, and a family bathroom.

The property is completed on the third floor by two further bedrooms.

2

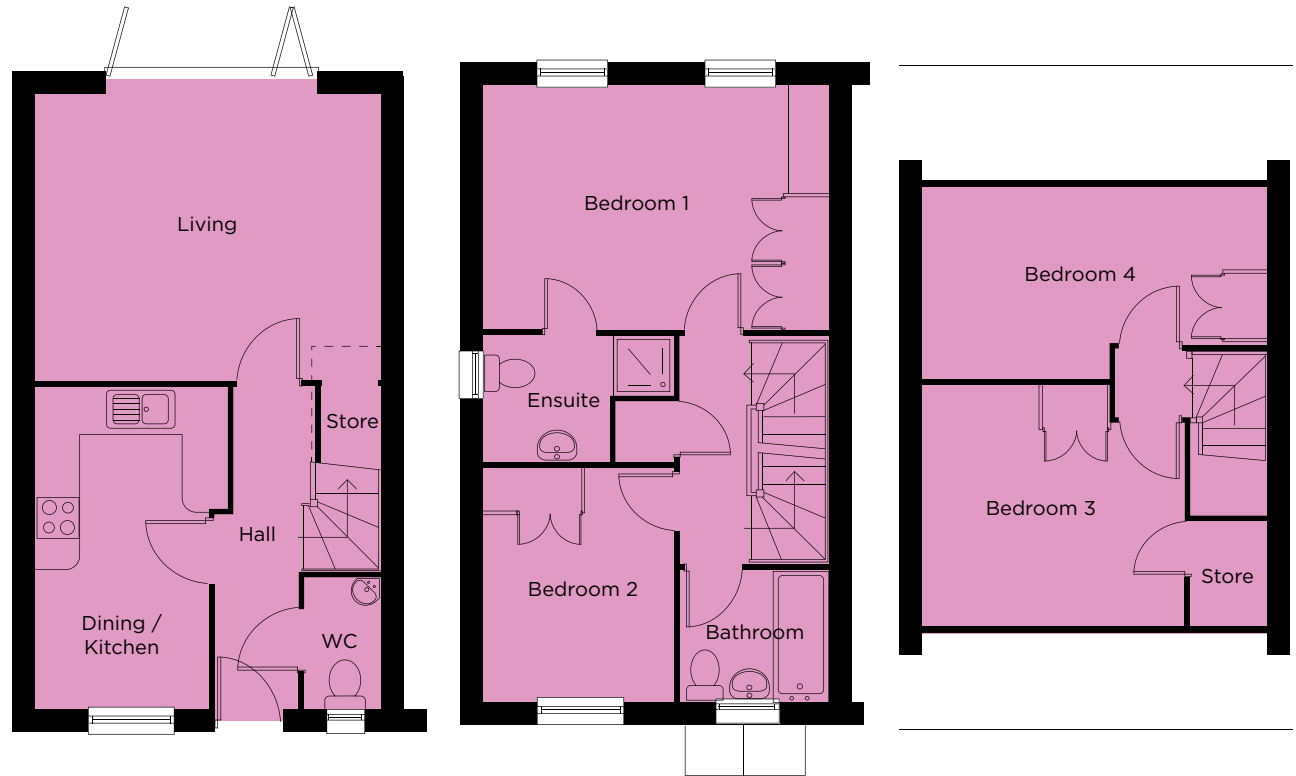
3

4



Ground Floor	Metric (m)	Imperial
Living	4.56 x 3.50	15'0" x 11'6"
Dining / Kitchen	2.50* x 4.59	8'2" *x 13'11"
First Floor		
Bedroom 1	4.56 x 3.16	15'0" x 10'4"
Bedroom 2	2.49 x 3.68	8'2" x 12'1"
Second Floor		
Bedroom 3	3.57 x 3.42	11'9" x 11'3"
Bedroom 4	4.56 x 2.96	15'0" x 9'8"
Overall	104.51 sq m	1125 sq ft

* Max



THE KENSINGTON

PLOTS 2, 3, 4, 8, 9, 11, 12, 20 & 21

FOUR
BEDROOM
MEWS

Entering the property into a hallway, a modern fitted kitchen and dining area leads off, with a spacious living room to the rear.

To the first floor of the property are two double bedrooms, one with an ensuite, and a family bathroom.

The property is completed on the third floor by two further bedrooms.

5

6

7



Ground Floor	Metric (m)	Imperial
Living	4.51 x 3.05	14'9" x 10'0"
Dining / Kitchen	3.53* x 4.89*	8'3"* x 16'0"*
First Floor		
Bedroom 1	3.15* x 2.40	10'4"* x 7'11"
Bedroom 2	2.50 x 3.33	8'2" x 11'0"
Bedroom 3	1.93 x 3.05	6'3" x 10'0"
Overall	76.37 sq m	822 sq ft

* Max



THE BUCKINGHAM

**PLOTS 5, 6, 7,
14, 15, 16,
18 & 19**

THREE
BEDROOM
MEWS

To the downstairs of the property you will enjoy an open hallway, large kitchen and dining area with a generous living area to the rear.

The first floor of the property boasts two roomy double bedrooms, one with an en suite shower room; a further single bedroom and family bathroom complete the property.



Ground Floor	Metric (m)	Imperial
Kitchen	2.98 x 2.50	9'9" x 8'2"
Dining / Living	5.35 x 3.20	17'7" x 10'6"
First Floor		
Bedroom 2	3.23 x 2.86	10'7" x 9'5"
Bedroom 3	3.23 x 2.86	10'7" x 9'5"
Second Floor		
Bedroom 1	4.02 x 4.44	13'2" x 14'7"
Overall	90.58 sq m	975 sq ft



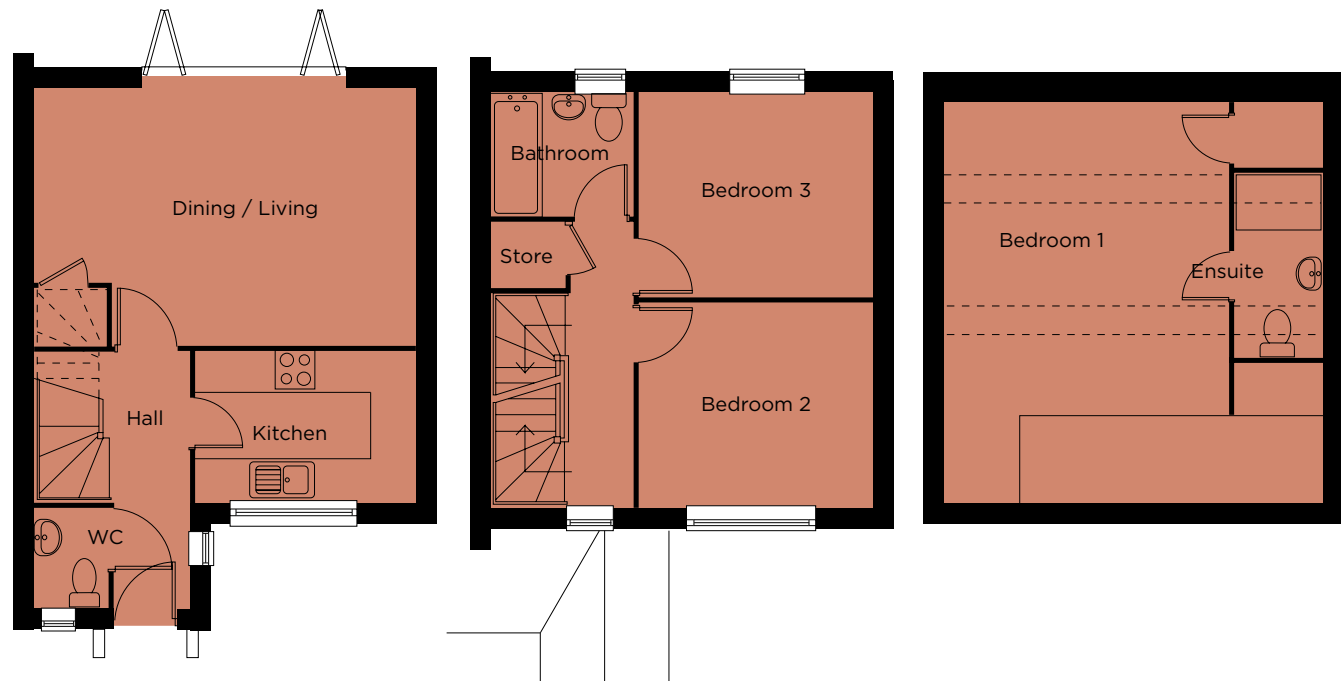
THE EASINGWOLD

PLOT 17

THREE
BEDROOM
MEWS

The ground floor of the property features a fitted modern kitchen to the front and a living room with dining area to the rear.

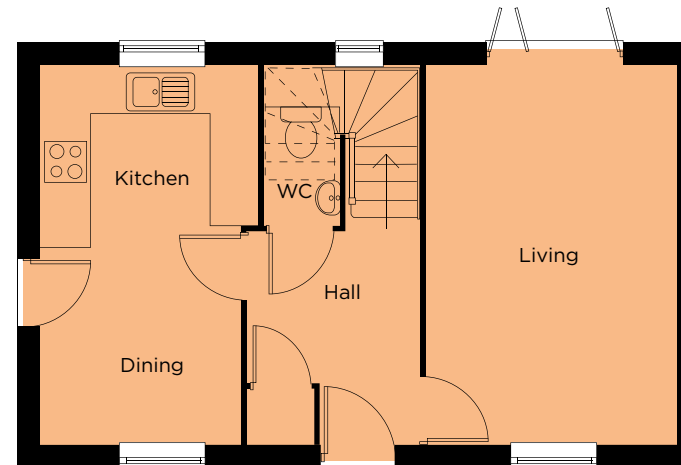
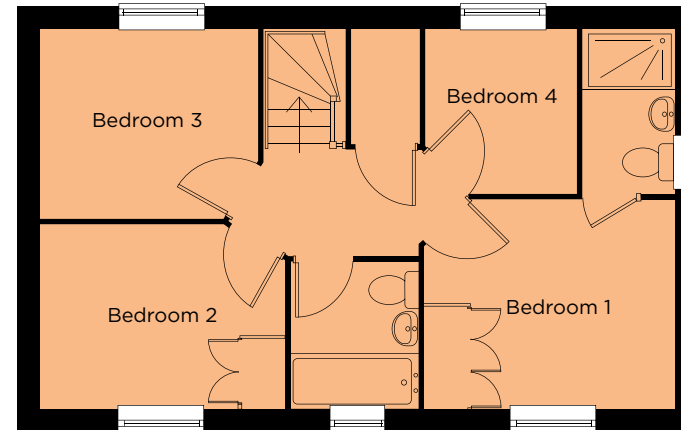
The first floor features two double bedrooms and a family bathroom. The master bedroom is located to the third floor and benefits from its own en suite shower room.





Ground Floor	Metric (m)	Imperial
Kitchen / Dining	2.81* x 6.59	9'2"* x 21'7"
Living	3.53 x 6.59	11'7" x 21'7"
First Floor		
Bedroom 1	3.34 x 3.59	11'0" x 11'9"
Bedroom 2	3.14 x 3.05	10'4" x 10'0"
Bedroom 3	3.46 x 2.81	11'5" x 9'3"
Bedroom 4	2.24 x 2.93	7'4" x 9'7"
Overall	113.34 sq m	1220 sq ft

* Max



THE YORK

PLOT 23

FOUR
BEDROOM
DETACHED

Entering into a spacious hall, the ground floor features a modern kitchen and dining area, as well as an open living room.

Upstairs features two double bedrooms, one with an en suite, two single bedrooms and a family bathroom.



THE FINER DETAILS

ATTENTION TO DETAIL MAKES ALL THE DIFFERENCE

MAGNET KITCHEN

- Fitted kitchen units, worktops & splashback
- Self closing drawer pack, soft closers to all unit doors & cutlery draw insert
- Brushed steel AEG electric oven / gas hob (electric ceramic hob where applicable) / AEG extractor chimney hood
- AEG integrated 50/50 fridge/freezer
- Inset sink 1.5 bowl & chrome monobloc tap
- AEG integrated dishwasher
- AEG integrated washer/dryer (not applicable if separate utility)
- Bellanova floor tiling to kitchen & breakfast area (excludes separate dining room)
- Chrome recessed downlighters
- Under wall unit lights

MAIN BATHROOM

- ROCA white sanitary ware & full/semi basin pedestal (where applicable)
- Chrome single lever basin mixer with pop-up waste
- Thermostatic bath filler with pop-up waste & overflow
- Separate Raindance shower with thermostatic multi valve
- Bellanova ceramic wall tiling - half tile to wet walls
- Bellanova floor tiling
- Chrome recessed downlighters

EN-SUITE (WHERE APPLICABLE)

- ROCA white sanitary ware
- Chrome single lever basin mixer with pop-up waste
- Bellanova ceramic wall tiling
- Bellanova floor tiling
- Shower enclosure complete with glass door/ chrome frame & thermostatic shower with Raindance showerhead
- Chrome recessed downlighters
- Chrome heated towel rail

W/C:

- ROCA white sanitary ware with semi basin pedestal
- Chrome single lever basin mixer with pop-up waste
- Bellanova ceramic wall tiling splashback
- Bellanova floor tiling
- Chrome recessed downlighters

HALL & LANDING:

- Bellanova floor tiling - hall only
- Feature oak handrail complete with oak newel post

HEATING:

- Gas fired central heating, radiators including thermostatic valves
- Digital room stats

ELECTRICAL:

- Telephone point in the lounge
- Television socket, aerial point to lounge, bedroom 1 & family room (If applicable)

OTHER ELECTRICAL:

- Smoke detectors
- Intruder alarm system
- Front external lights (dusk till dawn sensors)
- Front door bell
- Carbon monoxide detector

INTERNAL & EXTERNAL WINDOWS AND DOORS:

- UPVC/ double glazed windows complete with chrome handles
- UPVC/ bi-folding doors
- GRP front & rear doors
- Contemporary 4 panel oak timber internal doors complete with chrome door furniture

DECORATION:

- White emulsion to walls & white emulsion to ceilings.
- Painted woodwork

EXTERNAL FEATURES:

- Fencing (refer to boundary types key plan)
- Timber fencing to rear gardens
- Timber side gate to rear access
- Block paving to drives and parking areas
- Buff riven paving to rear patio & footpath (refer to site specific layout for details/ colour)

GARDENS:

- Front & rear garden turfed
- External tap



LOCAL AREA - BEST OF BOTH WORLDS IN MULBERRY VALE

Northallerton sits centrally in the affluent Hambleton district of North Yorkshire, surrounded by a number of smaller towns, villages and hamlets. Established as a market town in the 13th century, it has a rich history of trade, transport and agriculture, and remains well-connected with a busy railway station and the A1(M) creating links to the North and South.

The town itself acts as the administrative centre for North Yorkshire County Council, and a bustling market takes over the wide High Street every Wednesday and Saturday, knitting the community together. The monthly farmers' market is unmissable for its range of fresh Yorkshire produce.

A stroll around the town centre reveals an array of independent retailers and high street chains, as well as a host of great restaurants and welcoming pubs. Whether it's afternoon tea at Betty's or a pint of fine Yorkshire ale at The Duke of Wellington pub, Northallerton will have you spoiled for choice. The Forum is the town's cultural hub, hosting a variety of cinema, theatre and music events, and revered photographer Joe Cornish curates regular exhibitions at his own gallery in Register House. More North Yorkshire charm isn't far away, with several towns and villages, which boast that perfect combination of cultural intrigue and expansive countryside, worth a visit. To the south, Ripon's impressive seventh century cathedral stands proud on Minster Road, while to the north, Richmond's cobbled streets are the gateway to the Yorkshire Dales.

If long walks take your fancy, then Mulberry Vale could not be better located. The breathtaking scenery of the North Yorks Moors is just fifteen minutes' drive away; the park's rich heather moorland and dense forest are home to some of the country's best wildlife. Venture all the

way across the moor to Britain's east coast to discover Scarborough's wonderful stretches of sand and Whitby's award-winning fish and chips. Incredibly, Northallerton sits on the edge of not one, but two national parks, with the Yorkshire Dales just a thirty-minute drive in the opposite direction, offering a wealth of cultural heritage, recreational activities and even more stunning scenery.

Sporting pursuits are also in great supply in Northallerton. The local leisure centre features a large pool, sauna and fitness centre, while the great outdoors plays host to fishing and horse riding. If you prefer to stay out of the saddle, race meets at Ripon, York and Wetherby make for superb days out. On summer afternoons, local cricket matches are played out in the town but if it's international stars you like to see at the wicket, regular one-day and test matches light up the Headingley ground in Leeds.

For a slice of the city life, head north to Newcastle and enjoy one of the impressive exhibitions at the Discovery Museum before wining and dining along the city's thriving Quayside. York's quaint streets also come to life in the evening, with the Theatre Royal and Grand Opera House serving up everything from cutting-edge comedy to Shakespeare classics. For live music, Leeds is the ticket, with the recently opened First Direct Arena having seen the likes of Prince and Morrissey grace the stage and smaller, independent venues supporting up-and-coming talent. Shopping opportunities are also rife with the impressive Trinity centre home to all the biggest brands.

Tucked in the heart of a historic market town, surrounded by incredible countryside and a stone's throw away from the North's most vibrant cities, Mulberry Vale delivers modern living with a traditional backdrop.



NEAR BY

EDUCATION

Primary Schools:

- Applegarth Primary School
Upwell Road, Northallerton,
DL7 8GF
01609 773 521

Secondary Schools:

- Allertonshire School
Galtres Road, Northallerton,
DL6 1QN
01609 772 888

LOCAL AUTHORITY

- Hambleton District Authority
Civic Centre, Stonecross,
Northallerton, DL6 2UU
01609 779 977

POLICE

- Northallerton Police Station
72 High Street, Northallerton,
DL7 8ES

DOCTORS

- Mowbray House Surgery
Malpas Road, Northallerton,
DL7 8FW
01609 760 002

DENTISTS

- Malpas House
11 S Parade, Northallerton,
DL7 8SE
01609 772 549

POST OFFICE

- Romanby Post Office
2 The Green, Northallerton,
DL7 8NR
01609 773 358

SUPERMARKETS

- ASDA
Brompton Road, Northallerton,
DL6 1DY
01609 856 200
- Sainsbury's
High Street, Northallerton,
DL7 8EA
01609 779 762

RECREATION

- Hambleton Leisure Centre
Stone Cross, Northallerton,
DL6 2UZ
01609 777 070

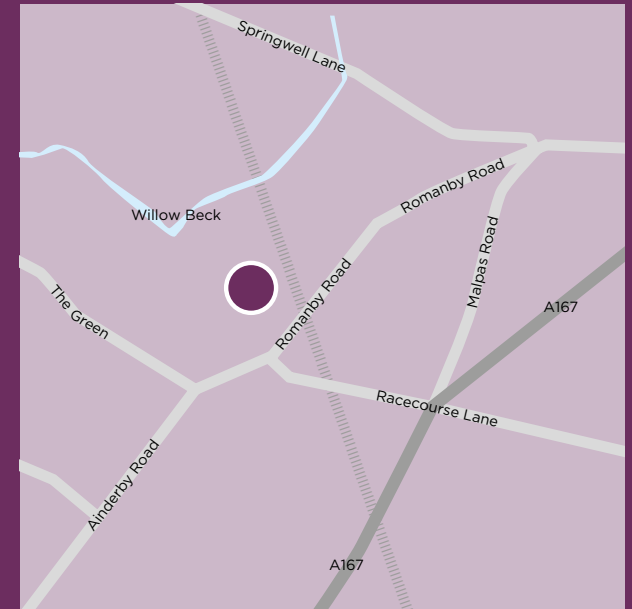
THEATRES

- The Forum
Bullamoor Road, Northallerton,
DL6 1LP
01609 776 230

TRAIN STATION

- Northallerton Train Station
Boroughbridge Road, DL7 8BE
0845 600 1671





Directions

Leave the A1(M) at junction 50 (signposted Ripon/ Thirsk) before taking the second exit onto the A6055. Continue on the road for just over three miles before taking the second exit at the next roundabout to stay on the A6055 for another four miles. You will then come to a third roundabout where you will take the first exit, continuing on the A6055.

After two-and-a-half miles you will get to a fourth roundabout, where you take the first exit before taking a right onto Bedale Rd/A685 (after half a mile). Continue to follow the A684 for around five miles before taking a left onto the B1333, going through two roundabouts and the development will be on your left.

Mulberry Vale

Mulberry Vale, Romanby Road, Northallerton,
North Yorkshire DL7 8NJ



Berkeley DeVeer

For further information please call 01937 543595

Alternatively, please email: nikki@berkeleydeveer.co.uk

www.berkeleydeveer.co.uk

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