



Kings
Glade
NEWMILLERDAM

An exclusive development of 5 & 6 bedroom detached homes
in beautiful woodland surroundings.







Kings Glade

NEWMILLERDAM

Charming surroundings, majestic trees,
watching the leaves dance in the breeze,
this is the place you want to live,
this is the ideal life we want to give...



A tranquil corner of West Yorkshire

Kings Glade is an exclusive collection of 40 executive homes nestled in a tranquil corner of West Yorkshire.



Kings Glade is a stunning development of five and six bedroom detached homes located on the outskirts of the picturesque village of Newmillerdam close to the historic town of Wakefield. With Newmillerdam close to the Nature Reserve on the doorstep, the area gives you a delightful spot for nature walks and an abundance of wildlife to enjoy.



Continuing to build on Linden Homes' reputation both locally and regionally, Kings Glade will offer a lifestyle to suit the pace of our residents' family life. It is perfectly placed for those working in Wakefield – or for those wishing to enjoy the great choice of shops, leisure amenities and nightlife. The nearby Yorkshire Sculpture Park and Hepworth Wakefield Gallery are also perfect if you like a bit of culture.

Newmillerdam's close proximity to the motorway network (M1) also means you are never far away from other major cities like Leeds, Sheffield and York.



Kings Glade

NEWMILLERDAM





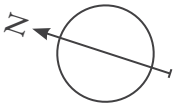


Kings Glade

NEWMILLERDAM

Site layout

- **The Carlton**
5 bedroom home
Plots 1, 3, 4, 7, 8, 10, 12, 15, 25, 31, 39
- **The Pickering**
5 bedroom home
Plot 17
- **The Emley**
5 bedroom home
Plots 18, 27, 33, 36, 37
- **The Asenby**
5 bedroom home
Plots 2, 28, 38
- **The Buckingham**
5 bedroom home
Plots 5, 6
- **The Abingdon**
5 bedroom home
Plots 22, 32
- **The Abingdon Variant**
5 bedroom home
Plots 14, 20
- **The Stratford**
6 bedroom home
Plots 9, 11, 13, 16, 19, 21, 23, 24, 26, 29, 30, 34, 35, 40



The collection of new homes at Kings Glade are as spacious as they are exclusive.

With a choice of property styles available, all of which have been designed to blend perfectly with the local area, you are sure to find the perfect home for you and your family.



This site plan is for illustrative purposes only, it is not an accurate description of setting or surroundings at Kings Glade and is intended for guidance only. Due to continuous product development, Linden Homes reserve the right to amend designs and specifications without notice. Please check with your Sales Executive for any alterations. This graphic does not form any part of a contract, nor does it constitute an offer. Linden Homes reserve the right to re-plan developments and housetypes at any stage.



An exclusive new community...

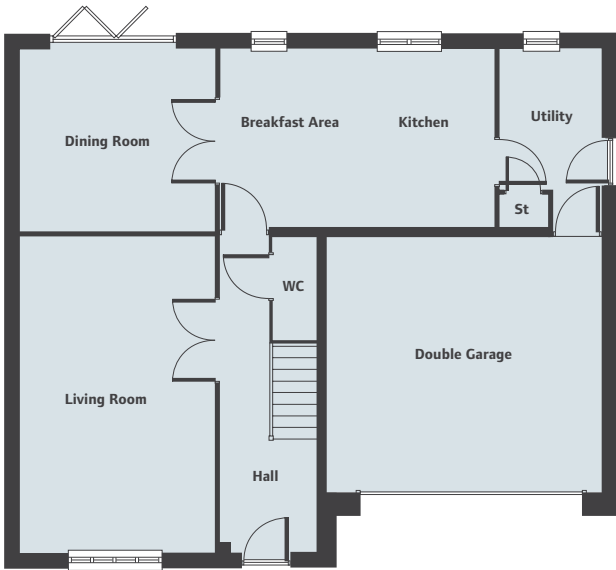




The Carlton

A FIVE BEDROOM HOME





GROUND FLOOR



FIRST FLOOR

GROUND FLOOR

| | | |
|------------------------------------|---------------|----------------|
| Living Room | 6035 x 3700 | 19'9" x 12'1" |
| Kitchen/ Breakfast Area | 3415 x 5240 | 11'2" x 17'2" |
| Dining Room | 3465 x 3700 | 11'4" x 12'1" |
| Utility | 3515* x 1900* | 11'6"* x 6'2"* |

FIRST FLOOR

| | | |
|-----------------------|---------------|-----------------|
| Master Bedroom | 5300 x 3960 | 17'4" x 12'11" |
| Ensuite 1 | 1394* x 2626* | 4'6"* x 8'7"* |
| Bedroom 2 | 3572 x 3229 | 11'8" x 10'7" |
| Ensuite 2 | 2057 x 2190 | 6'8" x 7'2" |
| Bedroom 3 | 4720* x 3064* | 15'5"* x 10'0"* |
| Bedroom 4 | 3062* x 3856* | 10'0"* x 12'7"* |
| Bedroom 5 | 3135 x 3572 | 10'3" x 11'8" |
| Bathroom | 2327* x 2802* | 7'7"* x 9'2"* |

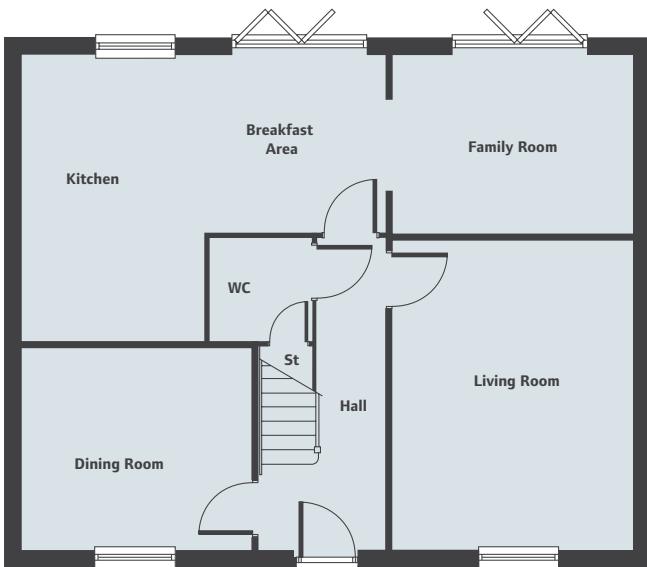
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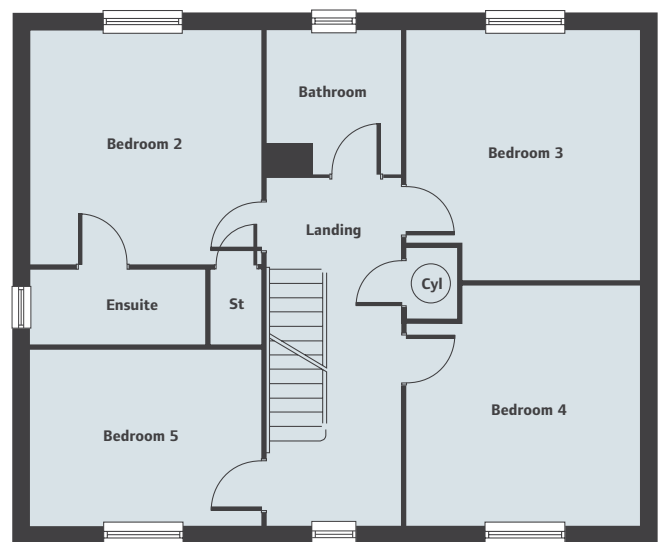


The Pickering

A FIVE BEDROOM HOME

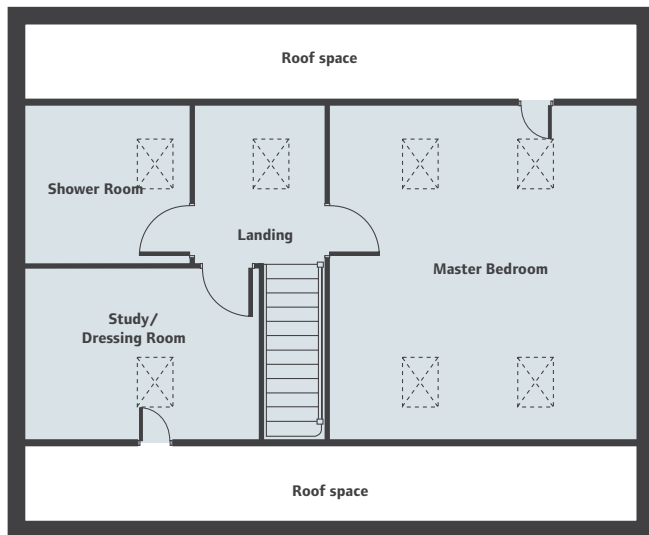


GROUND FLOOR



FIRST FLOOR

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SECOND FLOOR

GROUND FLOOR

| | | |
|------------------------------------|--------------|---------------|
| Living Room | 4750 x 3700 | 15'6" x 12'1" |
| Dining Room | 3075 x 3550 | 10'0" x 11'6" |
| Kitchen/ Breakfast Area | 2750# x 5650 | 9'0"# x 18'5" |
| Family Room | 2750 x 3700 | 9'0" x 12'1" |

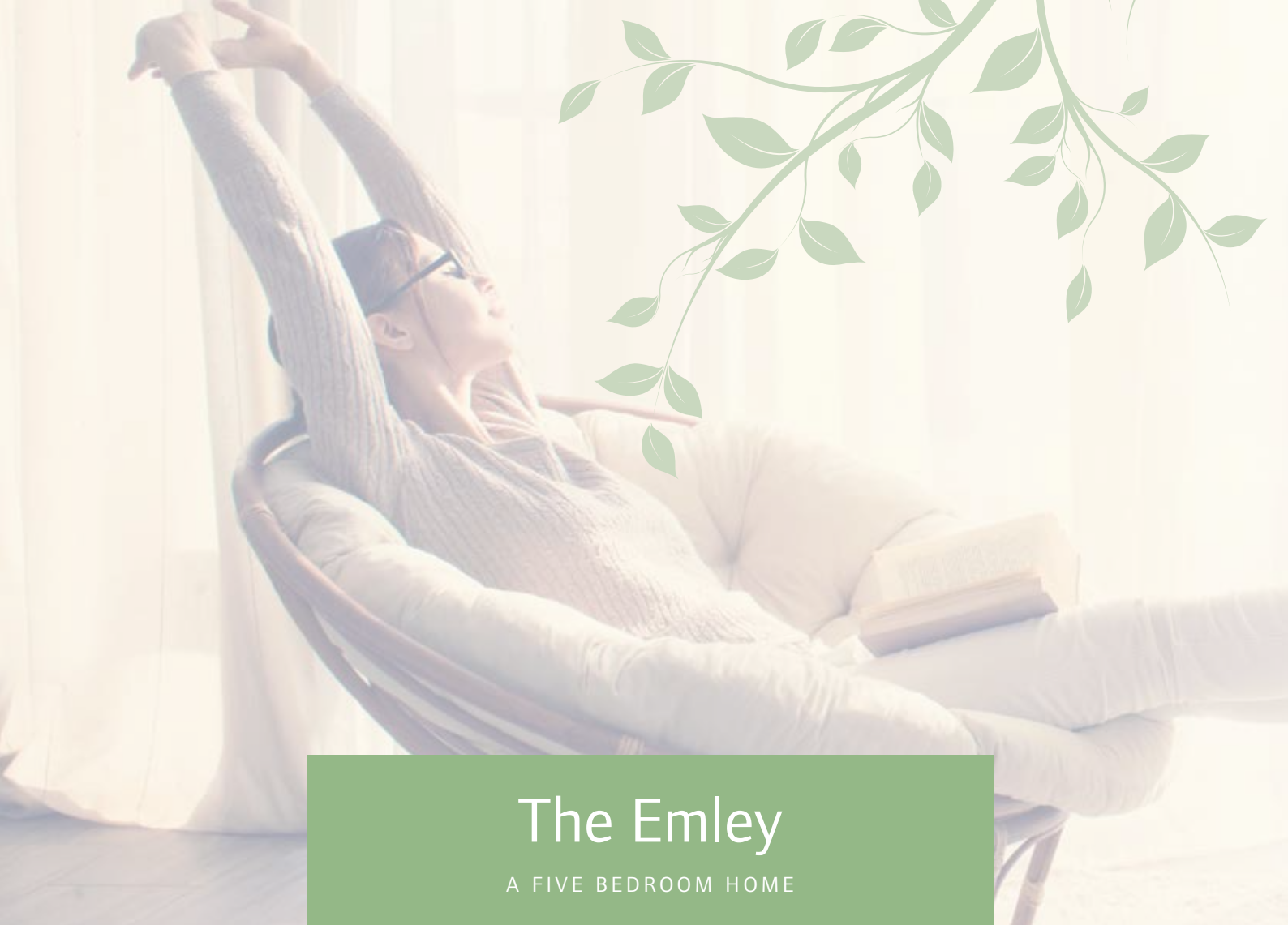
FIRST FLOOR

| | | |
|------------------|--------------|-----------------|
| Bedroom 2 | 3577 x 3602 | 11'8" x 11'9" |
| Ensuite | 1144 x 2717 | 3'9" x 8'10" |
| Bedroom 3 | 3817 x 3607 | 12'6" x 11'10" |
| Bedroom 4 | 3697* x 3607 | 12'1"* x 11'10" |
| Bedroom 5 | 2697 x 3577 | 8'10" x 11'8" |
| Bathroom | 2182 x 2064 | 7'1" x 6'9" |

SECOND FLOOR

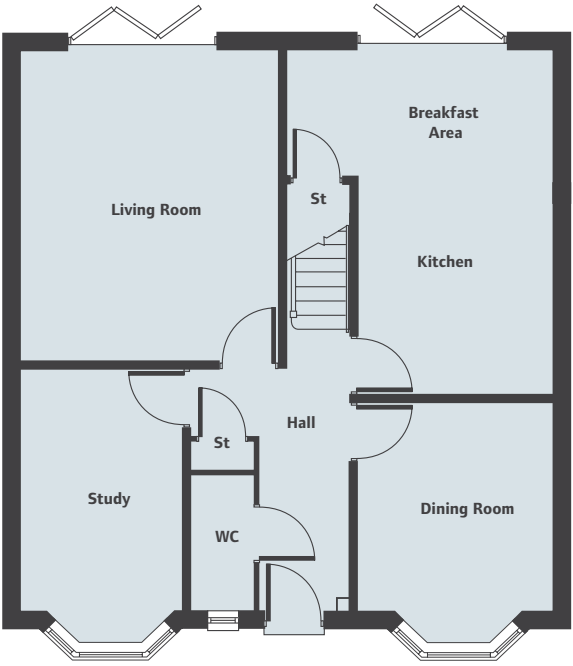
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|---------------------------------|-------------|---------------|
| Master Bedroom | 5094 x 4752 | 16'8" x 15'7" |
| Study/ Dressing Room | 2614 x 3607 | 8'6" x 11'10" |
| Shower Room | 2369 x 2524 | 7'9" x 8'3" |

* max # min

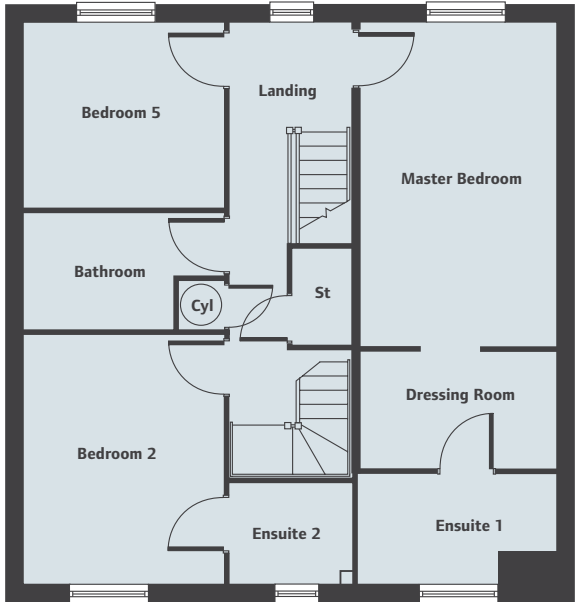


The Emley

A FIVE BEDROOM HOME

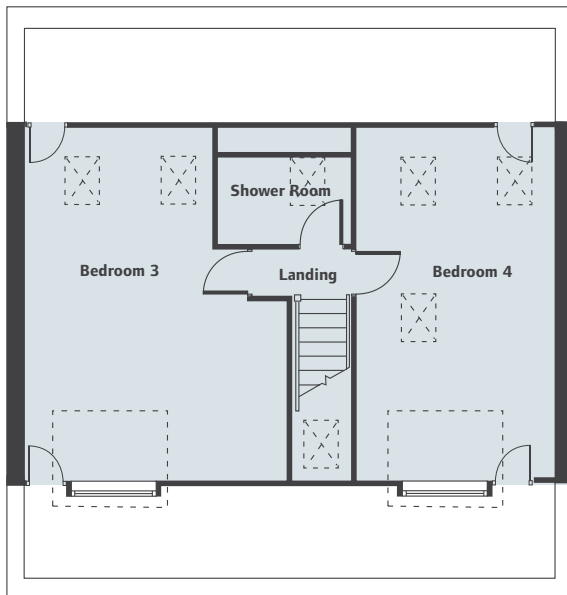


GROUND FLOOR



FIRST FLOOR

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SECOND FLOOR

GROUND FLOOR

| | | |
|------------------------------------|-------------|----------------|
| Kitchen/ Breakfast Area | 3038 x 5375 | 9'11" x 17'7" |
| Study | 3790 x 2573 | 12'5" x 8'5" |
| Dining Room | 3265 x 3040 | 10'8" x 9'11" |
| Living Room | 4030 x 4850 | 13'2" x 15'10" |

FIRST FLOOR

| | | |
|-----------------------|--------------|---------------|
| Master Bedroom | 4035 x 3075 | 13'2" x 10'1" |
| Ensuite 1 | 3075* x 1685 | 10'1"* x 5'6" |
| Dressing Room | 1812 x 3075 | 5'11" x 10'1" |
| Bedroom 2 | 3877 x 3110 | 12'8" x 10'2" |
| Ensuite 2 | 1900 x 1540 | 6'2" x 5'0" |
| Bedroom 5 | 2858 x 3110 | 9'4" x 10'2" |
| Bathroom | 1740 x 3110 | 5'8" x 10'2" |

SECOND FLOOR

| | | |
|--------------------|---------------|-----------------|
| Bedroom 3 | 4085* x 5508* | 13'4"* x 18'0"* |
| Bedroom 4 | 3080 x 5088 | 10'1" x 16'8" |
| Shower Room | 1330 x 2055 | 4'4" x 6'8" |

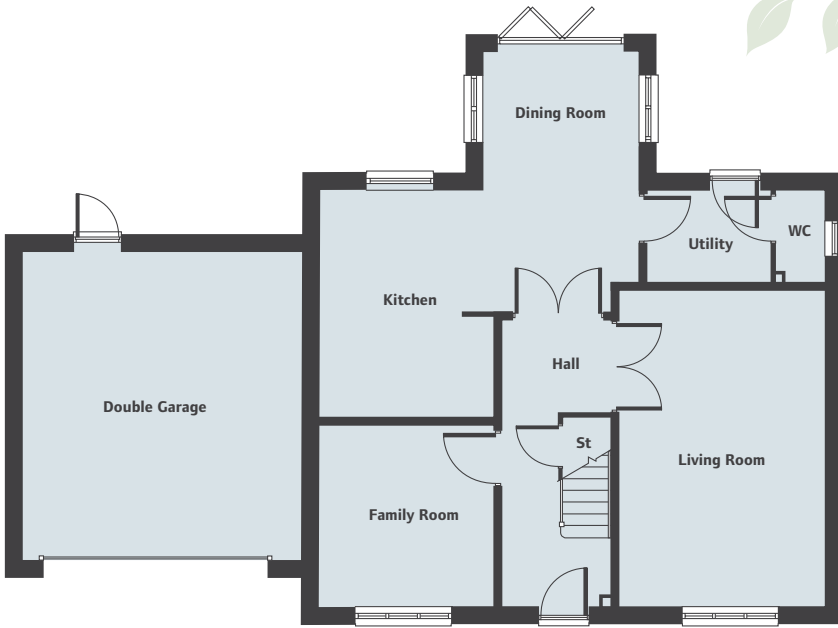
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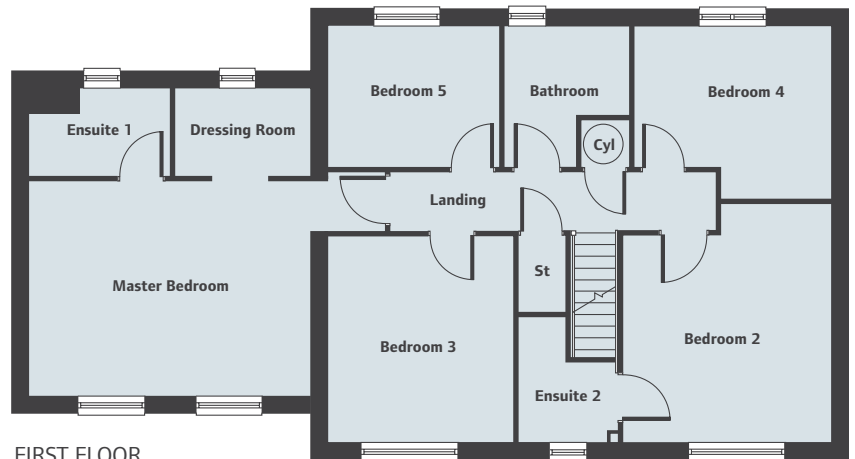
The Asenby

A FIVE BEDROOM HOME





GROUND FLOOR



FIRST FLOOR

GROUND FLOOR

| | | |
|--------------------|--------------|-----------------|
| Family Room | 3315 x 3435 | 10'10" x 11'3" |
| Kitchen | 3315 x 4350* | 10'10" x 14'3"* |
| Dining Room | 2600# x 2955 | 8'6"# x 9'8" |
| Living Room | 3950 x 6035 | 12'11" x 19'9" |
| Utility | 2350 x 1750# | 7'8" x 5'5"# |

FIRST FLOOR

| | | |
|-----------------------|---------------|-----------------|
| Master Bedroom | 5265 x 4095 | 17'3" x 13'5" |
| Ensuite 1 | 2630 x 1677* | 8'7" x 5'6"* |
| Dressing Room | 2540 x 1677 | 8'4" x 5'6" |
| Bedroom 2 | 3990 x 3950# | 13'1" x 12'11"# |
| Ensuite 2 | 1856 x 1484# | 6'1" x 4'10"# |
| Bedroom 3 | 3510 x 3950 | 11'6" x 12'11" |
| Bedroom 4 | 3760 x 2660# | 12'4" x 8'8"# |
| Bedroom 5 | 3290 x 2690 | 10'9" x 8'9" |
| Bathroom | 2340* x 2690* | 7'8"* x 8'9"* |

* max # min

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The Stratford

A SIX BEDROOM HOME



GROUND FLOOR



FIRST FLOOR

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SECOND FLOOR

GROUND FLOOR

| | | |
|--------------------|-------------|----------------|
| Living Room | 3615 x 5740 | 11'10" x 18'9" |
| Kitchen | 4500 x 4090 | 14'9" x 13'5" |
| Dining Room | 3615 x 4137 | 11'10" x 13'6" |
| Utility | 1850 x 2000 | 6'0" x 6'6" |

FIRST FLOOR

| | | |
|----------------------|---------------|----------------|
| Bedroom 2 | 3615 x 4700 | 11'10" x 15'5" |
| Dressing Room | 1390 x 2400 | 4'6" x 7'10" |
| Ensuite 2 | 1740* x 2400* | 5'8"* x 7'10"* |
| Bedroom 3 | 3638 x 2930 | 11'11" x 9'7" |
| Ensuite 3 | 1540* x 2167 | 5'0"* x 7'1" |
| Bedroom 4 | 3170 x 3195 | 10'4" x 10'5" |
| Bedroom 5 | 3200 x 3040 | 10'5" x 9'11" |
| Bedroom 6 | 2880 x 2410 | 9'5" x 7'10" |
| Bathroom | 2250* x 2061* | 7'4"* x 6'9"* |

SECOND FLOOR

| | | |
|-----------------------|-------------|---------------|
| Master Bedroom | 4890 x 3360 | 16'0" x 11'0" |
| Living Space | 3760 x 2350 | 12'4" x 7'8" |
| Ensuite 1 | 1365 x 3360 | 4'5" x 11'0" |

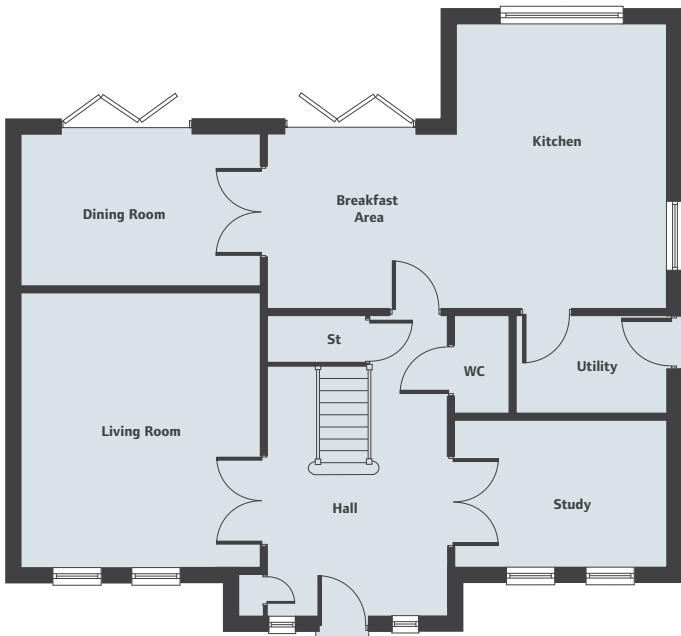
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The Buckingham

A FIVE BEDROOM HOME





GROUND FLOOR



FIRST FLOOR

GROUND FLOOR

| | | |
|------------------------------------|---------------|-----------------|
| Living Room | 5850 x 4400 | 19'2" x 14'5" |
| Kitchen/ Breakfast Area | 7380* x 5240* | 24'2"* x 17'2"* |
| Dining Room | 2800 x 4400 | 9'2" x 14'5" |
| Utility | 1800 x 2750 | 5'10" x 9'0" |
| Study | 2688 x 3900 | 8'9" x 12'9" |

FIRST FLOOR

| | | |
|-----------------------|---------------|----------------|
| Master Bedroom | 4015 x 3950 | 13'2" x 12'11" |
| Ensuite 1 | 1580 x 2390 | 5'2" x 7'10" |
| Dressing Room | 2170 x 2390 | 7'1" x 7'10" |
| Bedroom 2 | 3840* x 2850# | 12'7"* x 9'4"# |
| Ensuite 2 | 1720* x 1870* | 5'7"* x 6'1"* |
| Bedroom 3 | 3975 x 2924 | 13'0" x 9'7" |
| Bedroom 4 | 3270* x 2900 | 10'8"* x 9'6" |
| Bedroom 5 | 2481 x 3272# | 8'1"* x 10'8"# |
| Bathroom | 2670 x 2185 | 8'9"* x 7'2" |

* max # min

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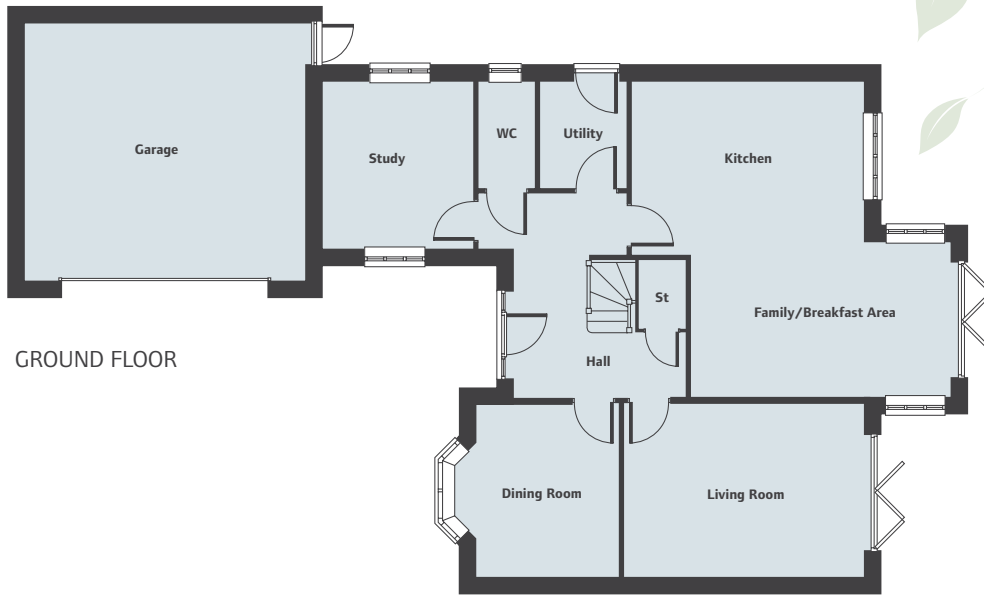




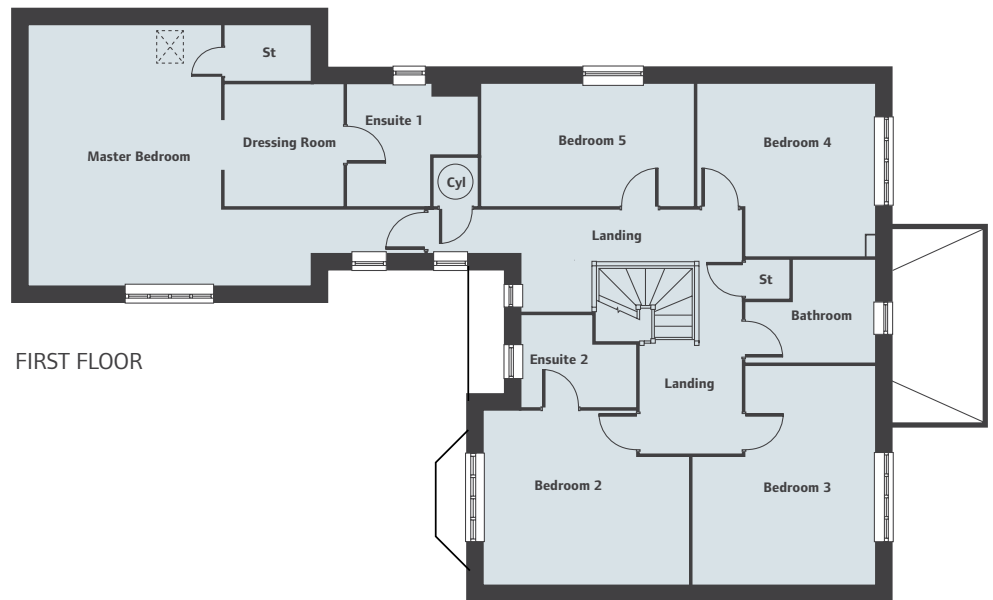
The Abingdon

A FIVE BEDROOM HOME





GROUND FLOOR



FIRST FLOOR

GROUND FLOOR

| | | |
|-----------------------------------|-------------|-----------------|
| Living Room | 5020 x 3610 | 16'5" x 11'10" |
| Kitchen | 4840 x 3612 | 15'10" x 11'10" |
| Family/ Breakfast Area | 5405 x 3235 | 17'8" x 10'7" |
| Dining Room | 2980 x 3610 | 9'9" x 11'10" |
| Utility | 1780 x 2240 | 5'10" x 7'4" |
| Study | 3500 x 3150 | 11'5" x 10'4" |

FIRST FLOOR

| | | |
|-----------------------|---------------|------------------|
| Master Bedroom | 3970# x 6010# | 13'0"# x 19'8"# |
| Ensuite 1 | 1665# x 2500* | 5'5"# x 8'2"* |
| Dressing Room | 2430 x 2500 | 7'11" x 8'2" |
| Bedroom 2 | 3145# x 3610* | 10'3"# x 11'10"* |
| Ensuite 2 | 1850* x 2350* | 6'0"* x 7'8"* |
| Bedroom 3 | 2610# x 2640# | 8'6"# x 8'7"# |
| Bedroom 4 | 2508# x 3640* | 8'2"# x 11'11"* |
| Bedroom 5 | 4348 x 2500 | 14'3" x 8'2" |
| Bathroom | 2650* x 2057* | 8'8"* x 6'8"* |

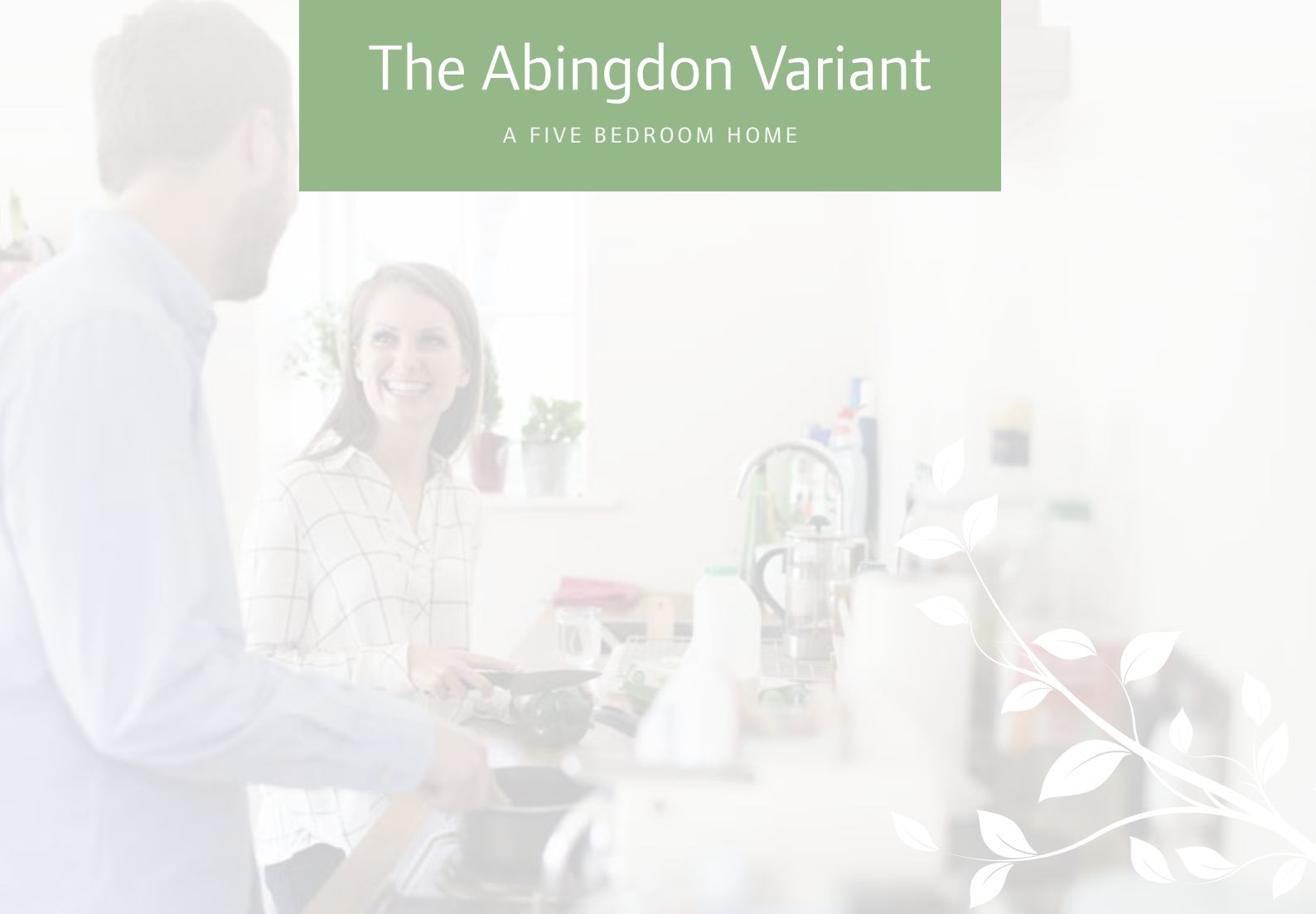
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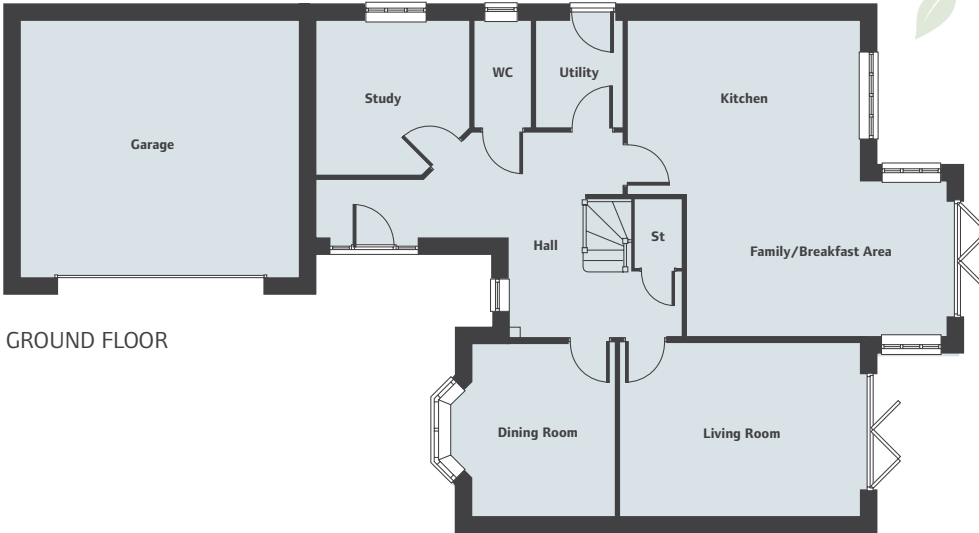
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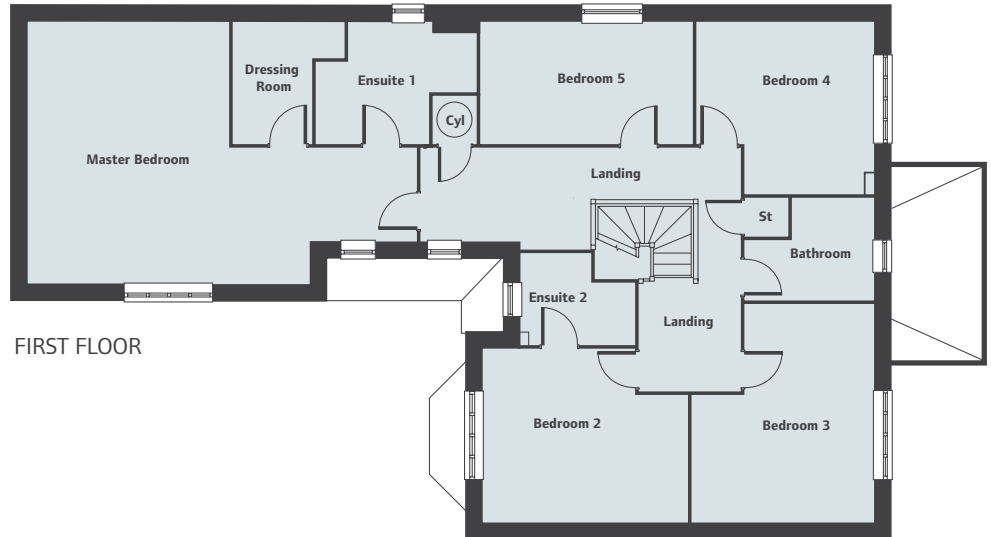
The Abingdon Variant

A FIVE BEDROOM HOME





GROUND FLOOR



FIRST FLOOR

GROUND FLOOR

| | | |
|-----------------------------------|-------------|-----------------|
| Living Room | 5020 x 3610 | 16'5" x 11'10" |
| Kitchen | 4840 x 3612 | 15'10" x 11'10" |
| Family/ Breakfast Area | 5405 x 3235 | 17'8" x 10'7" |
| Dining Room | 2980 x 3610 | 9'9" x 11'10" |
| Utility | 1780 x 2240 | 5'10" x 7'4" |
| Study | 3150 x 2980 | 10'4" x 9'9" |

FIRST FLOOR

| | | |
|-----------------------|---------------|------------------|
| Master Bedroom | 4160# x 5410* | 13'7"# x 17'8"* |
| Ensuite 1 | 1665 x 2500* | 5'5" x 8'2"* |
| Dressing Room | 1580# x 2500 | 5'2"# x 8'2" |
| Bedroom 2 | 3145# x 3610* | 10'3"# x 11'10"* |
| Ensuite 2 | 1850* x 2350* | 6'0"* x 7'8"* |
| Bedroom 3 | 2610# x 2640# | 8'6"# x 8'7"# |
| Bedroom 4 | 2508# x 3640* | 8'2"# x 11'11"* |
| Bedroom 5 | 4348 x 2500 | 14'3" x 8'2" |
| Bathroom | 2650* x 2057* | 8'8"* x 6'8"* |

* max # min

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Specification



Kitchen

Fitted kitchen units, square edged worktops & 100mm upstands with stainless steel hob splashback (upto Band C)
Self closing drawer pack, soft closers to all unit doors & cutlery drawer insert
Brushed steel double electric oven / gas 5 burner hob (electric ceramic hob where applicable) / extractor chimney hood
Integrated 50/50 fridge/freezer
Stainless steel inset sink 1.5 bowl & chrome tap
Integrated dishwasher
Integrated washer/dryer (not applicable if separate utility)
Floor tiling to kitchen & breakfast area (excludes separate dining room)
Chrome recessed downlighters
Plinth lights & under wall unit lights

Utility (where applicable)

Fitted kitchen units, square edged worktops & 100mm upstands (upto Band C)
Stainless steel inset sink 1.0 bowl & chrome tap
Integrated washer/dryer
Floor tiling
Chrome recessed downlighters

Main Bathroom

White sanitary ware c/w white bath panel & full/semi basin pedestal (where applicable)
Chrome single lever basin mixer with pop-up waste
Bath mixer tap c/w thermostatic blending valve
Thermostatic shower valve over bath & clear bath screen (not applicable if separate shower cubicle in bathroom)
Ceramic wall tiling including chrome trim
Floor tiling
Chrome recessed downlighters
Chrome towel rail

Ensuite 1

White sanitary ware c/w white bath panel & full/semi basin pedestal (where applicable)
Chrome single lever basin mixer with pop-up waste
Bath mixer tap c/w thermostatic blending valve (if applicable/plot specific)
Ceramic wall tiling including chrome trim
Floor tiling
Shower enclosure complete with glass door/ chrome frame & thermostatic shower
Chrome recessed downlighters
Chrome towel rail

Other Ensuites

White sanitary ware with full/semi basin pedestal (where applicable)
Chrome single lever basin mixer with pop-up waste
Ceramic wall tiling including chrome trim
Floor tiling
Shower enclosure complete with glass door/chrome frame & thermostatic shower
Chrome recessed downlighters
Chrome towel rail

Cloakroom

White sanitary ware with full/semi basin pedestal (where applicable)
Chrome single lever basin mixer with pop-up waste
Ceramic wall tiling splashback including chrome trim
Floor tiling
Chrome recessed downlighters

Hall & Landing

Chrome recessed downlighters
Floor tiling – hall only
Feature oak handrail c/w oak newel post ball caps

Heating

Gas fired central heating (site specific), radiators incl. thermostatic valves
Electric supply at fireplace position
Digital room stats

Electrical

Telephone points

- Entrance hall (BT Master)
- Lounge
- Bedroom 1 & study/family (where applicable)

Television sockets

- Lounge
- Bedroom 1
- Family room (if applicable)

Other Electrical

Smoke detectors
Intruder alarm system
Front external lights (dusk till dawn sensors)
Power/light to on plot garage
White clip on flush plate switches & sockets throughout
Front door bell

Internal & External Windows and Doors

uPVC double glazed windows complete with white handles
uPVC French door & sidelights
GRP front & rear doors
Vicaima Oak Foil Solidcore Dekorder Grooved – downstairs
Vicaima Oak Foil Solidcore Dekorder – upstairs
Steel garage doors

Decoration

Almond white emulsion to walls & ceilings
White gloss painted woodwork
MDF Ogee Profile mouldings - 169mm skirting, 69mm architrave
Gyproc coving to lounge, dining room, hall & study

External Features

Fencing (refer to boundary types key plan)
1.8m high timber fence to plot demarcation (refer to site specific layout for style)
Timber side gate
Brindle block paving to drives. Buff riven paving to rear patio and footpath (refer to site specific layout for details/colour)

Gardens

Front & rear garden turfed
Garden tap

Photography represents a typical Linden Home. This information is correct at time of going to print, however is subject to change. For the exact specification please consult the Sales Executive.



National Strength, Locally Delivered

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 and for future generations too.


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.





Renowned for our award winning homes and a reputation for quality we are industry experts in regenerating brownfield land, delivering distinctive & 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.

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

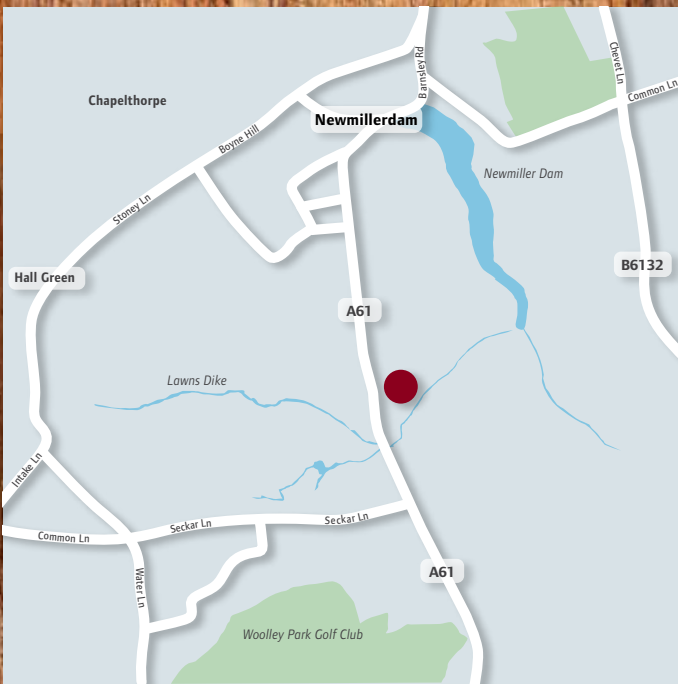
As part of our commitment to making the purchase of a new Linden home as easy as possible, we work with the New Homes Mortgage Helpline. They are the leading new homes mortgage specialist in the UK and can provide advice and help on all the financial aspects of buying a new home.

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



Kings Glade

Barnsley Road, Newmillerdam, Wakefield, WF2 6QW.



Please note that finishes, materials and measurements may alter slightly and are subject to change. Please ask your Sales Executive for specific details.

01924 588 170
lindenhomes.co.uk

Linden Homes North
Deem House, Audby Lane,
Wetherby, LS22 7FD


Linden
HOMES