



ROBIN HILL

SPACIOUS | LUXURIOUS | UNIQUE



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## ABOUT ROBIN HILL

Introducing seven exclusive two and three-bedroom apartments within the Middleton conservation area in the desirable spa town of Ilkley.

Unique to the area, Robin Hill offers spacious apartments perfectly crafted for discerning individuals seeking to maintain a refined lifestyle.

Featuring expansive living spaces and individual balconies set within south facing mature gardens, every aspect is designed for sophisticated modern living.











Green roof

Concealed parking

Gated entrance

Living wall

Rear entrance

Mature gardens





## EMBRACE NATURE- INSPIRED LUXURY LIVING

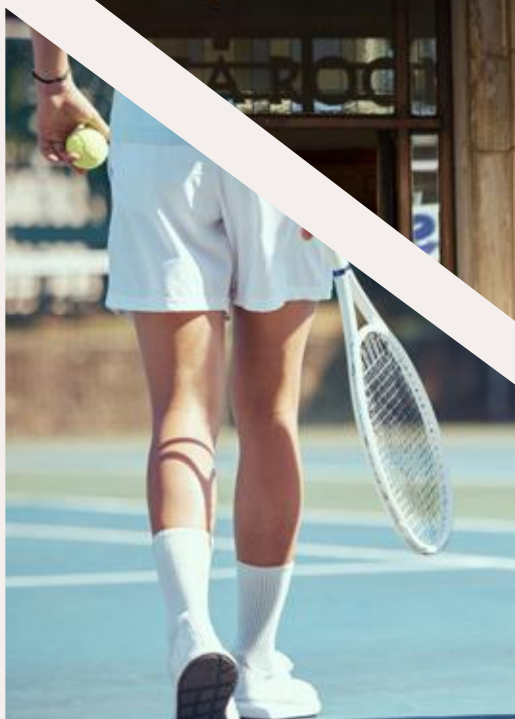
This secure development offers more than just luxury living - it's a sanctuary where every detail has been meticulously curated to elevate your lifestyle. Discover a new standard of sophistication amidst the tranquillity of leafy Middleton.

Nature takes centre stage with innovative features such as a living wall, promoting biodiversity and fostering a connection with mature gardens that envelop the development. A green roof carport further enhances biodiversity, while discreetly concealing parking areas within the natural contours of the site.

Pedestrian  
gate

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# DISCOVER THE CHARM OF MIDDLETON, ILKLEY

## MIDDLETON AREA

The conservation area provides a high-quality setting with large houses, wide roads, generous landscaped gardens, mature trees and hedgerows that create a spacious, leafy and prestigious suburban character.

Middleton is predominantly residential, and benefits from large areas of open space, sports and recreational facilities along the banks of the River Wharfe, just a few minutes walk from Robin Hill.

Robin Hill is just a 15-minute walk into the town centre of Ilkley.

## FOOD AND DRINK

Ilkley is a culinary haven, offering a delightful array of food and drink experiences to suit every palate. From the award-winning Box Tree restaurant, where culinary legend Marco Pierre White honed his skills, to the iconic Betty's Tearoom, known for its exquisite cakes and traditional afternoon tea, the town is a food lover's paradise.

High street favourites sit alongside boutique eateries, while traditional pubs and stylish wine bars provide the perfect setting for a relaxed evening out. Whether you're seeking a gourmet dining experience, a casual bite, or the finest local ingredients, Ilkley's vibrant food and drink scene is sure to satisfy.

## SHOPS

Ilkley offers a sophisticated shopping experience, blending the charm of high street convenience with the allure of boutique individuality.

The town centre is lined with an array of independent shops, offering everything from bespoke fashion and unique homewares to artisan crafts and local delicacies. High street staples sit comfortably alongside specialty stores, ensuring residents have access to both everyday essentials and luxurious indulgences.

Notably, Ilkley is home to the award-winning Lishman's butcher and an array of premium food shops, ensuring you have access to the finest local produce.

## THINGS TO DO

Ilkley offers an abundance of activities to suit all interests, making it an ideal location for those who enjoy an active and culturally rich lifestyle.

The town is home to the beautiful Edwardian King's Hall and Winter Garden, where you can enjoy a variety of performances, from plays and concerts to comedy nights and the popular annual beer festival.

For outdoor enthusiasts, Ilkley Moor and the surrounding Yorkshire Dales National Park provide stunning landscapes perfect for hiking, cycling, and nature walks. Sports lovers will appreciate the town's excellent facilities, including the Ilkley Lawn Tennis and Squash Club, Ilkley Golf Club, and Ilkley Rugby Club. Families can enjoy the historic 1930s lido, one of the country's few remaining outdoor pools, offering a unique and picturesque spot to swim and relax.

With its blend of cultural, recreational, and natural attractions, Ilkley ensures that there is always something to see and do.





Ilkley Golf Club

*Betty's*  
EST. 1908



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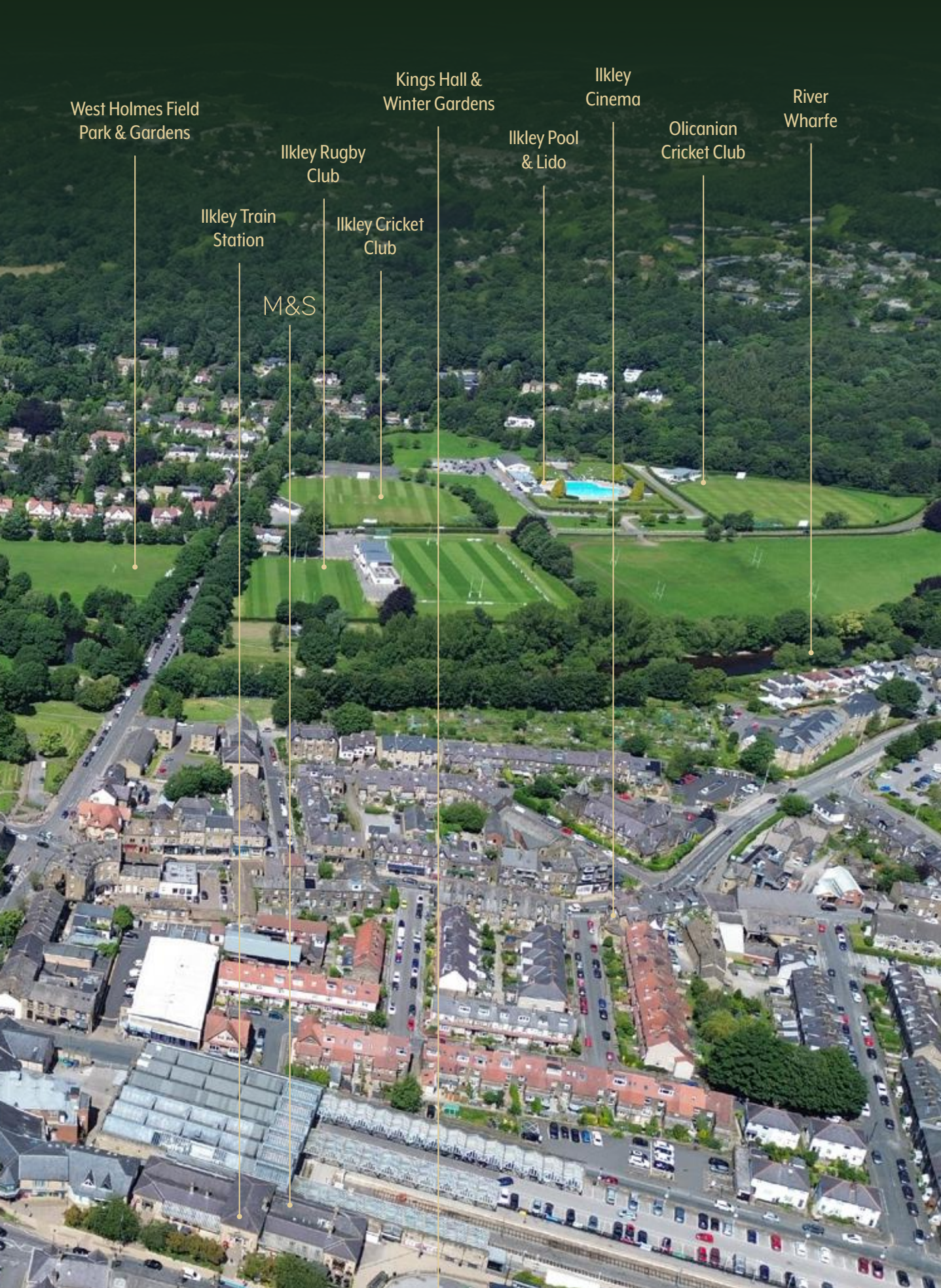
Ilkley Lawn Tennis & Squash Club

Ilkley Bowling Club

Start of  
The Dales Way

Ilkley Park &  
Riverside Gardens





West Holmes Field  
Park & Gardens

Kings Hall &  
Winter Gardens

Ilkley  
Cinema

River  
Wharfe

Ilkley Rugby  
Club

Ilkley Pool  
& Lido

Olicanian  
Cricket Club

Ilkley Train  
Station

Ilkley Cricket  
Club

M&S



## A PRIME LOCATION

Ilkley is an elegant Yorkshire spa town in the heart of the Wharfe Valley, characterised by Victorian architecture, wide streets, and floral displays.

Nature enthusiasts will find themselves surrounded by some of England's most breathtaking landscapes, including Ilkley Moor and the Yorkshire Dales National Park, with their magnificent hill and fell scenery perfect for exploration.

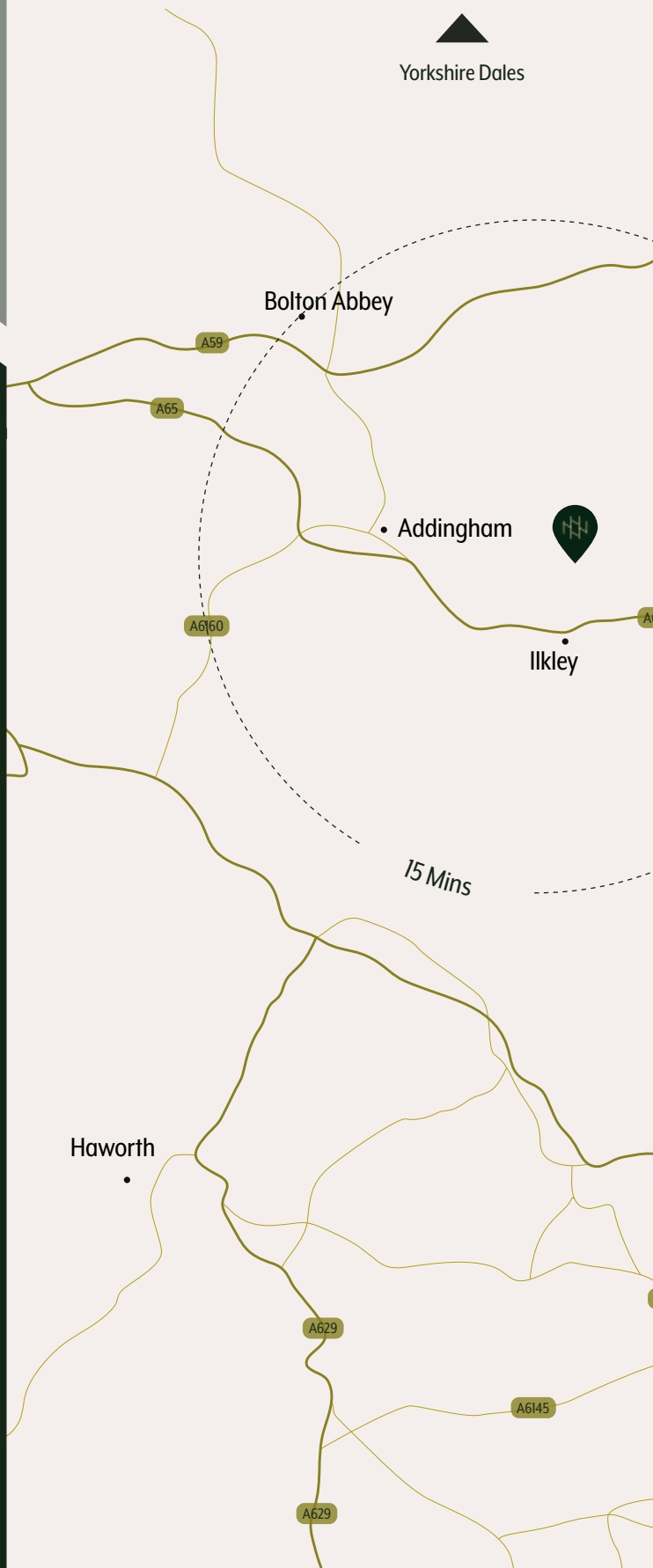
Offering beautiful countryside on the doorstep with the convenience of a thriving town centre and excellent transport links to Leeds and beyond. Nearby cities such as Leeds and York offer a diverse array of shopping, dining, and cultural experiences, each with their own unique charm and heritage.

For those travelling further afield, Leeds Bradford International Airport is just over nine miles away.

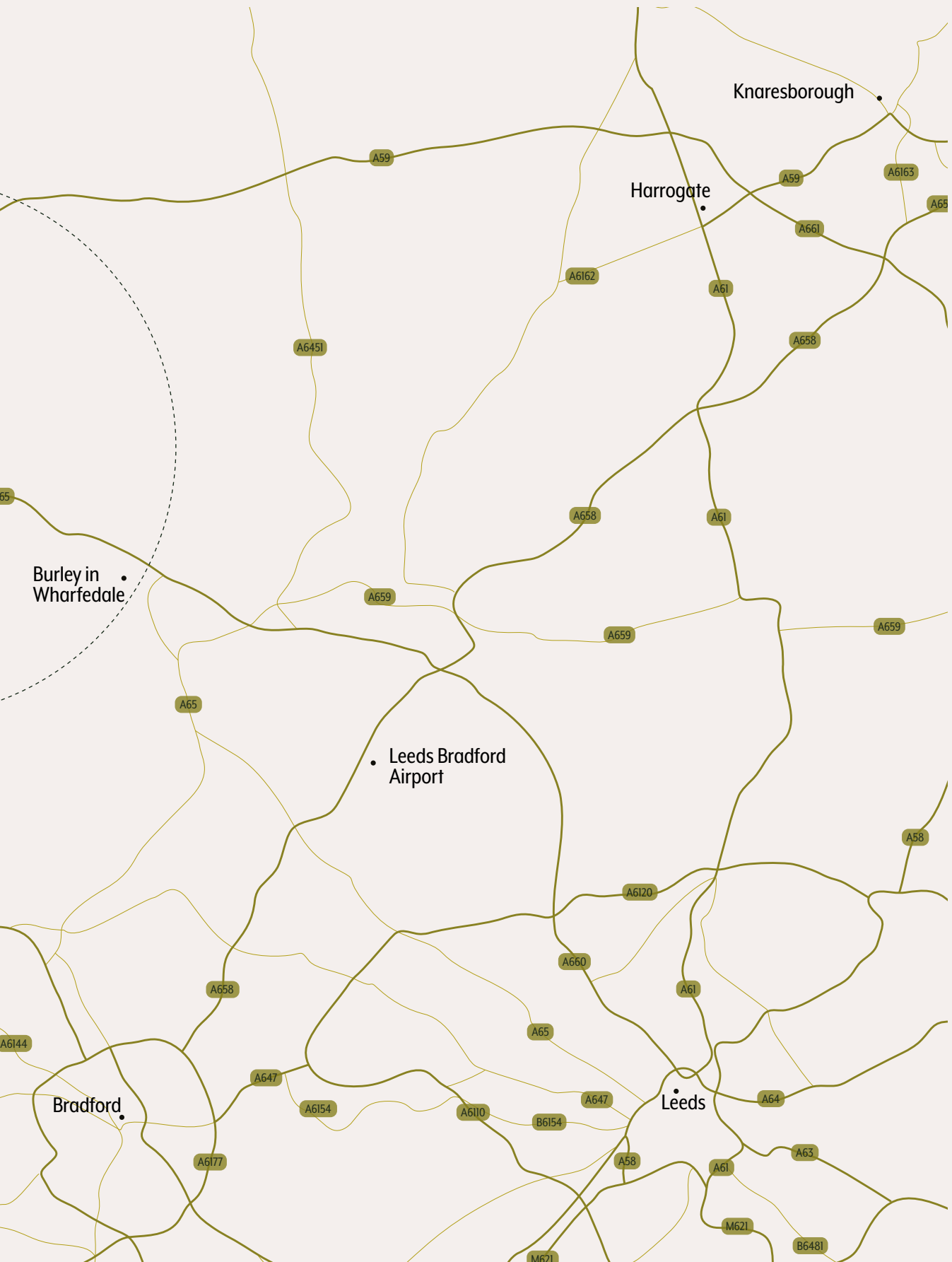
Robin Hill is well located to visit local towns and cities within an hour including the Cow and Calf on Ilkley Moor.



<u>Skipton</u>	<u>20 mins</u>
<u>Leeds Bradford Airport</u>	<u>25 mins</u>
<u>Harrogate</u>	<u>40 mins</u>
<u>Bradford</u>	<u>45 mins</u>
<u>Leeds</u>	<u>50mins</u>
<u>York</u>	<u>1hr 20 mins</u>
<u>Manchester Airport</u>	<u>1hr 40 mins</u>











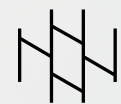


# THE APARTMENTS









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# DISCOVER SPACIOUS, LUXURIOUS LIVING

This exclusive development unveils seven luxurious two- and three-bedroom spacious apartments, perfectly crafted for discerning individuals seeking a downsized yet refined lifestyle in the heart of this desirable locale.

Meticulously designed to surpass expectations, Robin Hill brings finesse, seamlessly blending modernity with tradition while paying homage to the area's rich heritage.

At the forefront of design innovation, our approach marries contemporary elegance with timeless charm, boasting superior craftsmanship and high-quality details. Each apartment is thoughtfully appointed to maximise comfort and convenience, with expansive living spaces, individual balconies, and a sleek lift for effortless access.

Three interconnected apartment buildings create a chalet-style design that features large overhangs for shading and extended glazed areas offering captivating views from the living spaces over the mature gardens and the iconic Cow and Calf rocks.

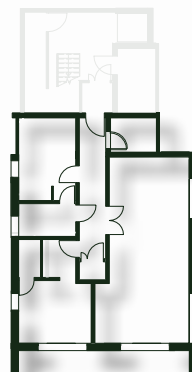




# APARTMENT LG01

A two-bedroom apartment - 1,347ft<sup>2</sup>

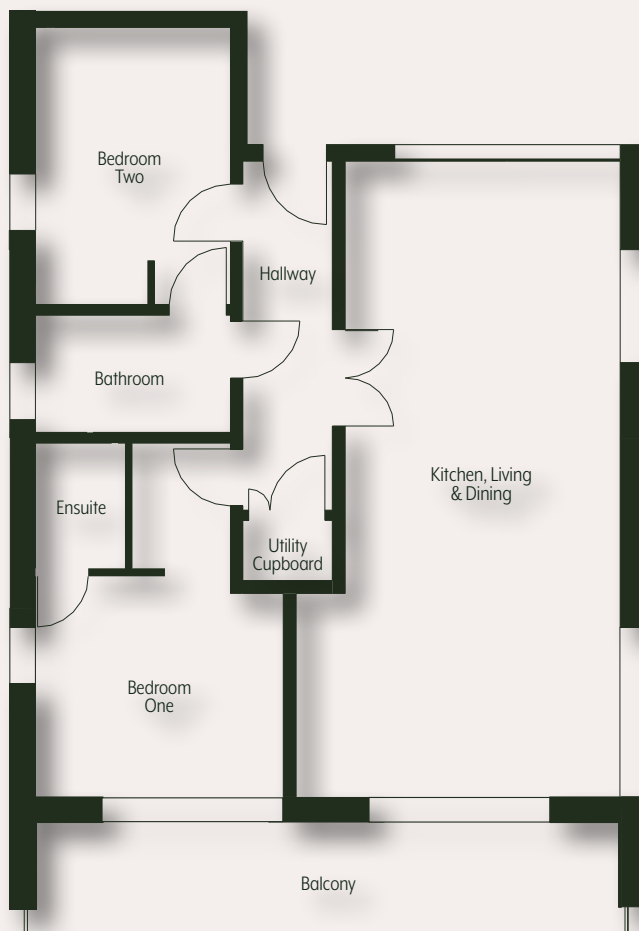
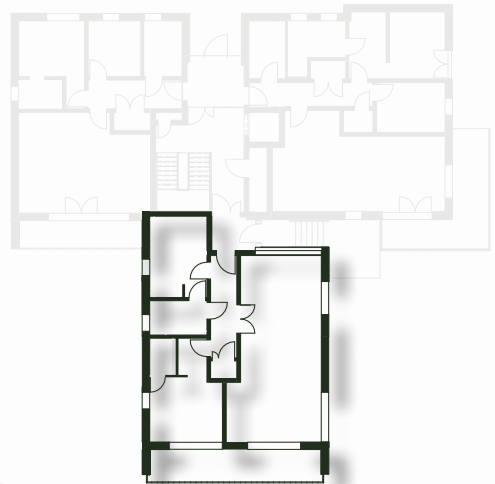
Kitchen, Living & Dining	4.2 x 6.8m
Living	3.2 x 5.0m
Hall	1.4 x 7.6m
Utility	2.4 x 1.8m
Bedroom One	5.5 x 3.9m
Ensuite	2.0 x 1.1m
Bedroom Two	4.4 x 3.0m
Bathroom	3.0 x 1.7m
Balcony	1.7 x 9.2m



# APARTMENT G01

A two-bedroom apartment - 1,294ft<sup>2</sup>

Kitchen, Living & Dining	4.3 x 6.8m
Living	3.2 x 5.1m
Hall	1.4 x 5.5m
Bedroom One	3.9 x 5.5m
Ensuite	1.1 x 2.0m
Bedroom Two	3.0 x 5.3m
Bathroom	3.0 x 1.8m
Balcony	1.7 x 9.2m

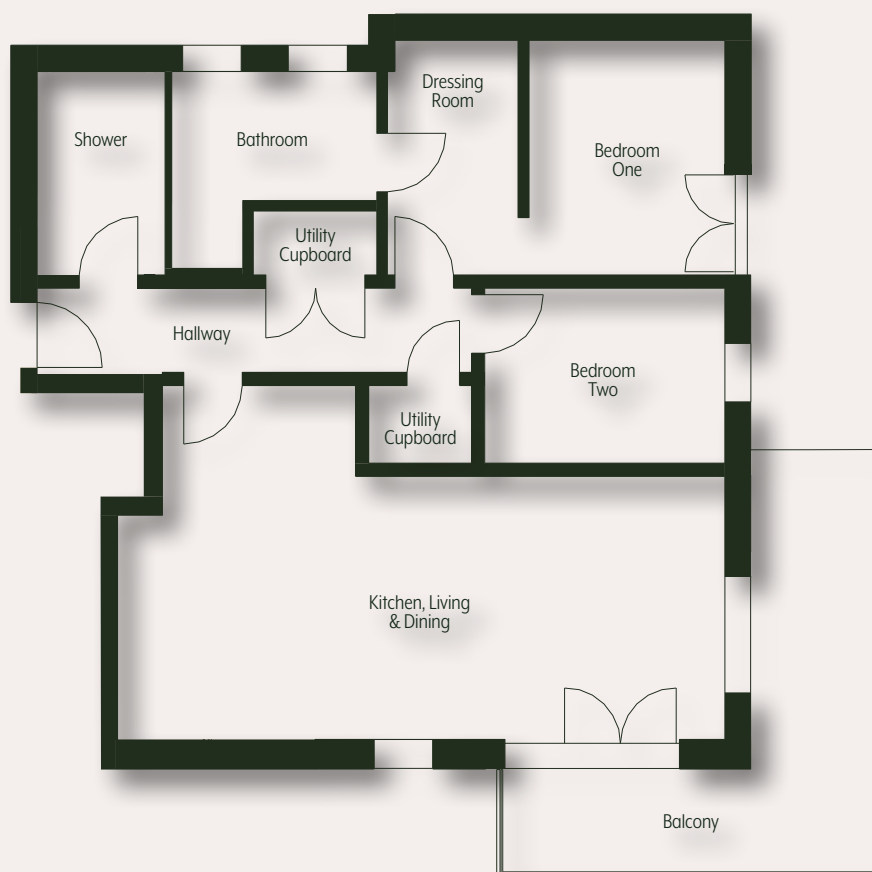




# APARTMENT G02

A two-bedroom apartment - 1,125ft<sup>2</sup>

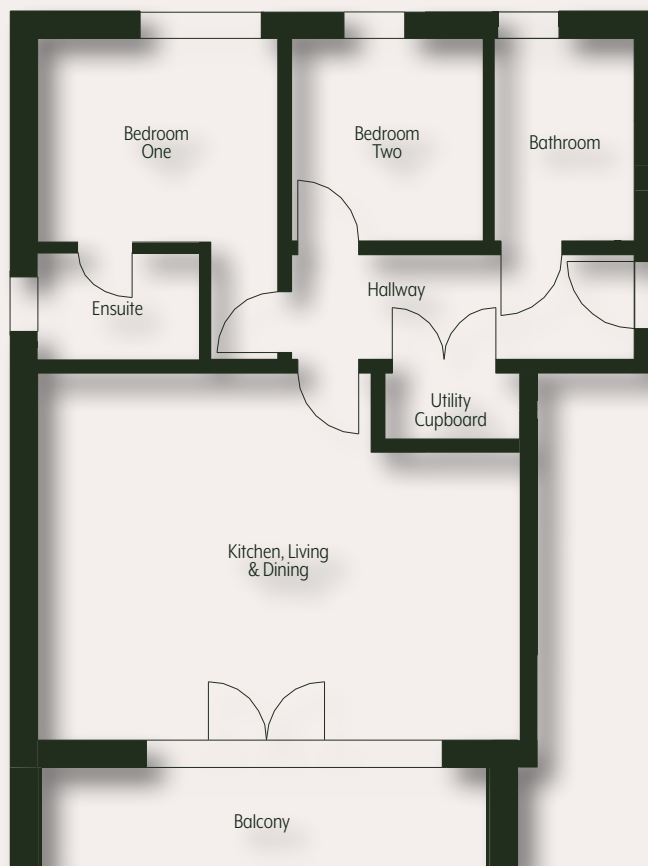
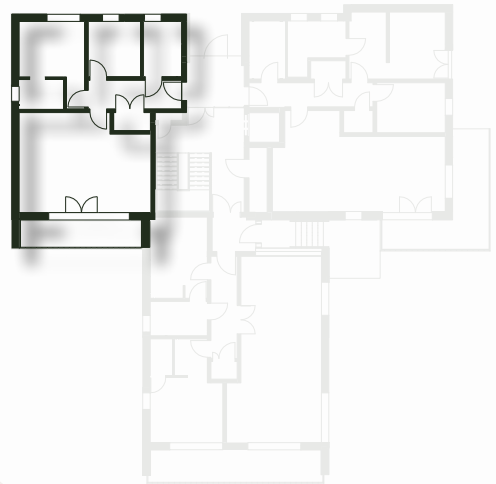
Kitchen, Living & Dining	4.8 x 5.4m
Living	4.4 x 4.0m
Hall	6.6 x 1.2m
Bedroom One	5.0 x 3.5m
Ensuite	3.5 x 1.8m
Bedroom Two	3.7 x 2.6m
Bathroom	1.3 x 3.1m
Balcony	6.4 x 1.9m



# APARTMENT G03

A two-bedroom apartment - 1,033ft<sup>2</sup>

Kitchen, Living & Dining	3.8 x 5.4m
Living	3.2 x 5.4m
Hall	5.0 x 1.5m
Bedroom One	3.5 x 3.0m
Ensuite	2.3 x 1.2m
Bedroom Two	2.8 x 2.9m
Bathroom	17 x 2.9m
Balcony	1.4 x 6.5m

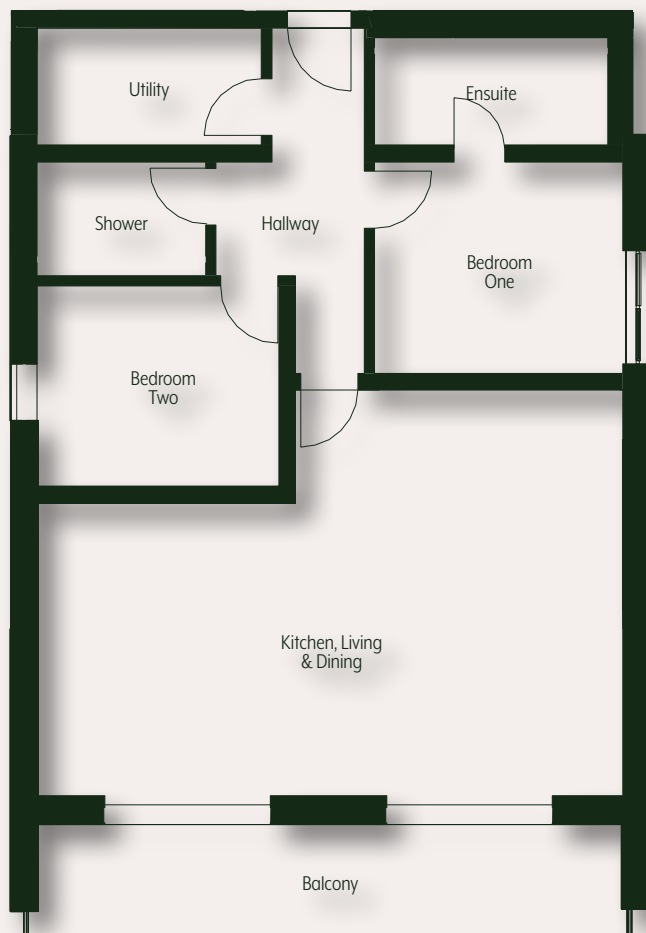




# APARTMENT 101

A two-bedroom apartment - 1,425ft<sup>2</sup>

Kitchen, Living & Dining	5.1 x 6.3m
Living	4.6 x 4.0m
Hall	1.4 x 3.8m
Utility	3.4 x 1.8m
Bedroom One	3.8 x 3.3m
Ensuite	1.4 x 3.6m
Bedroom Two	3.1 x 3.8m
Bathroom	1.4 x 2.6m
Balcony	1.7 x 9.2m



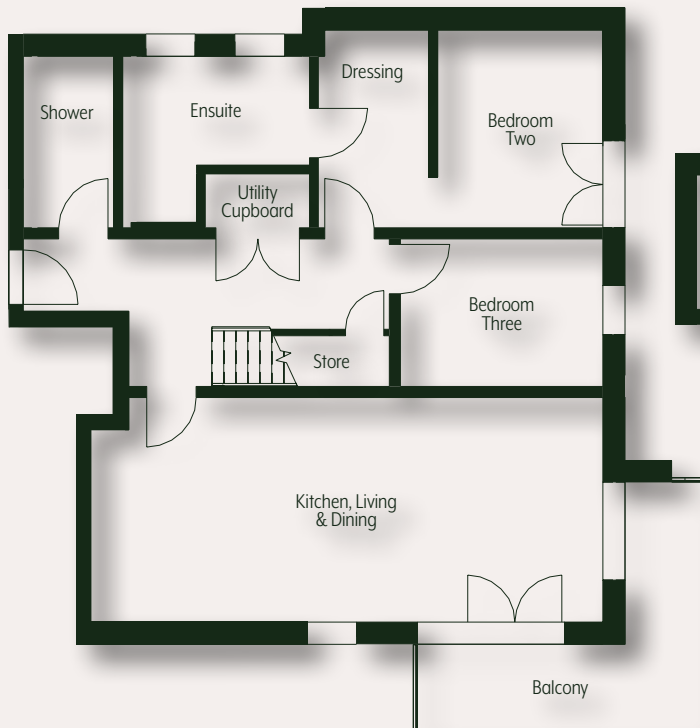
# APARTMENT 102

A three-bedroom apartment - 1,561ft<sup>2</sup>

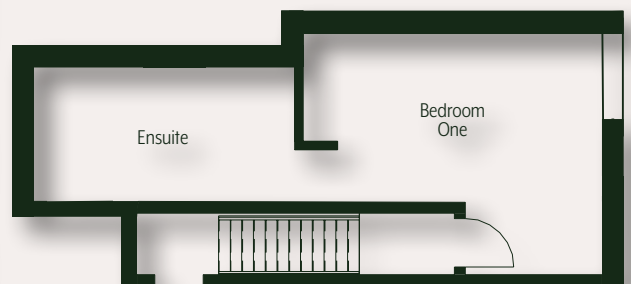
Kitchen, Living & Dining	4.7 x 4.0m
Living	4.5 x 4.0m
Hall	2.6 x 6.6m
Bedroom One	5.5 x 4.4m
Ensuite	4.7 x 2.2m
Bedroom Two	5.0 x 3.5m
Ensuite	3.1 x 1.9m
Bedroom Three	3.6 x 2.6m
Bathroom	3.1 x 1.3m
Balcony	1.5 x 4.5m



Level 1



Level 2





# APARTMENT 103

A three-bedroom apartment - 1,470ft<sup>2</sup>

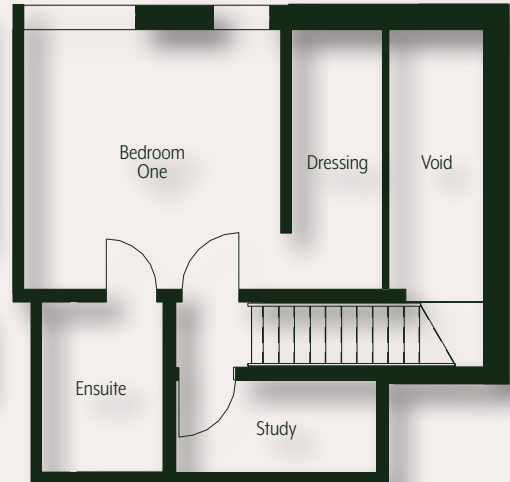
Kitchen, Living & Dining	4.7 x 3.5m
Living	3.6 x 5.3m
Hall	5.0 x 1.5m
Bedroom One	4.1 x 5.6m
Ensuite	3.1 x 2.7m
Bedroom Two	3.5 x 3.0m
Ensuite	2.4 x 1.2m
Bedroom Three	2.8 x 2.9m
Bathroom	1.7 x 2.9m
Balcony	1.4 x 6.6m



Level 1



Level 2



# SPECIFICATIONS

## KITCHEN

- Individually designed bespoke kitchens
- Feature lighting
- Quartz work surfaces with upstand
- Franke undermount sinks
- Miele kitchen appliances
- Quooker boiling tap
- Feature tiled flooring

## UTILITY (WHERE APPLICABLE)

- Bespoke furniture
- Quartz work surfaces

## BATHROOMS

- Individually designed bathrooms
- Luxurious sanitary ware
- Tiled wet room shower tray with glazed screen
- Tiled floor and contemporary full height tiled walls
- Heated towel rails to ensembles and bathrooms
- Night time motion detection setting to ensuite
- Bespoke vanity storage
- Backlit mirror

## INTERIOR

- Superior craftsmanship with designer finishes
- Feature lighting to coffered ceiling area
- Bespoke staircases to duplex apartments
- Bespoke oversized feature internal doors
- Award winning ironmongery
- Smart lighting control and USB sockets
- Fitted wardrobes to master bedroom
- Underfloor heating system throughout
- High quality flooring
- Triple glazed windows

## TECHNOLOGY & SECURITY

- Starlink superfast broadband
- Integrated home automation
- Programmable lighting to living space

- Wiring for blinds to kitchen/living and master bedroom
- Air source heat pumps
- Mechanical ventilation with heat recovery (MVHR)
- Facial recognition entry system
- Exterior security lighting
- ANPR-operated electric gates
- CCTV

## EXTERNAL & COMMUNAL AREAS

- Feature staircase and lighting
- Bespoke six person passenger lift accessing all floors
- Dedicated refuse and plant area
- A mix of natural split faced and ashlar stone with stone detail
- Slate roof and bespoke cladding
- Living green wall
- Individually designed balcony or terrace
- External water supply
- External sockets
- Established gardens
- Basement storage for each apartment
- Secondary pedestrian gate entrance
- Square profile aluminium gutters and downpipes

## CAR PARKING

- Two designated spaces for each apartment
- Andersen EV car chargers
- Carport with Sedum roof

## MANAGEMENT

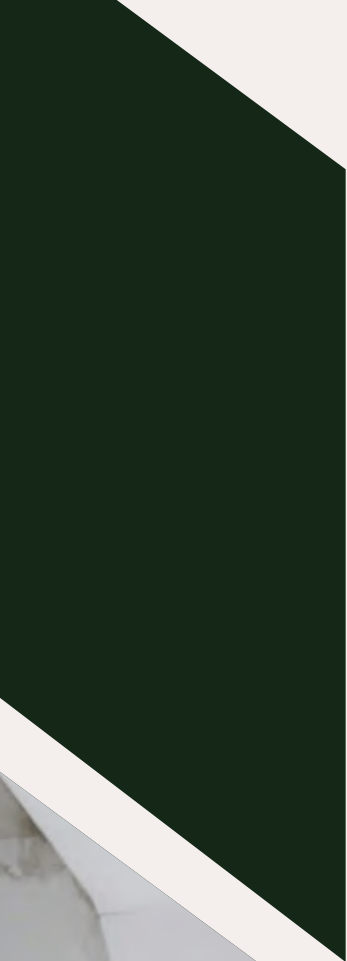
- Maintenance of the communal areas will be carried out by dedicated management company, for which a service charge will be levied and apportioned per apartment.

## PEACE OF MIND

- A-Rated environmental impact rating
- A-Rated 10 year structural warranty with ICW
- 999 year lease with share of the freehold
- Peppercorn ground rent







# ENQUIRIES

Thank you for your interest in Robin Hill, an exclusive collection of luxurious two and three-bedroom apartments in the heart of Ilkley's Middleton conservation area. We are excited to help you explore the possibility of making Robin Hill your new home.

Whether you have questions about our unique development, wish to schedule a private viewing, or need more information about the purchasing process, our team is here to assist you every step of the way.

Feel free to get in contact in the following ways:

## SALES ENQUIRIES



Hunters Exclusive, Ilkley & Otley

01943 660002

[Ilkley@hunters.com](mailto:Ilkley@hunters.com)

## STAY CONNECTED

Stay up to date with the latest news and updates about Robin Hill by following us on Instagram [@bankhead\\_group](https://www.instagram.com/bankhead_group)

## VISIT OUR WEBSITE

[ROBINHILL.UK](http://ROBINHILL.UK)





# 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/ All illustrations are for identification purposes only and are not to scale. 3/ Measurements have been obtained during the build programme and may be subject to variation due to finish levels. They should not be relied on as being sufficiently accurate for sizing of floor coverings etc. 4/ There is no implication that an item is included within the sale by virtue of its inclusion within any photograph or CGI image. 5/ 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.



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