



BLACKBERRY WALK

DERWENTHORPE
YORK YO31 0TN

Bringing quality to life



CAMSTEAD
HOMES

CONTENTS

EXPLORE TO YOUR HEART'S CONTENT

Discover the charm of York

BLACKBERRY WALK HOMES

Choose your perfect home

SPECIFICATION

Feel the Camstead quality



Welcome to Blackberry Walk, a beautiful development of 3 & 4 bedroom homes offering stylish, modern living in the award-winning development of Derwenthorpe. Just a stone's throw from the historic city of York, and the perfect base to explore the stunning countryside to the East, you'll discover your home for life.

Spacious, light-filled, energy-efficient homes featuring high specification kitchens and bathrooms, exquisite living and dining areas, and private gardens, the homes at Blackberry Walk have been designed to offer the very best in modern living.

*Discover a new home
for your way of life*



BLACKBERRY
WALK



“From first light through to sunset all of the main rooms in the house use sun and light to good effect. It is endlessly pleasant.”

Derwenthorpe resident



Explore to your heart's content

and discover the charm of York and its surroundings



York is a well-known historical gem, with the history of the city spanning over 2000 years from its establishment by Romans, to then being invaded by the Vikings, as well as its position as the Capital of the North. York also has an extensive chocolate history with Terry's of York and Rowntree beginning their sweet journeys here. York boasts over 20 visitor attractions located within the historic city walls including the world famous JORVIK Viking Centre, the iconic York Minster and the National Railway Museum.

York has quirky cafés, two Michelin Star restaurants, innovative businesses and one of the fastest internet connections in Britain. As you explore York you will discover that every aspect of York's modern life is inextricably linked with its past. Within its ancient, encircling walls, York's medieval streets and buildings are beautifully preserved in the historic heart of the city. Shambles is a must-visit, as one of the most recognised historic streets in England dating back to the 15th century, often referred to as the best-preserved medieval street in Europe.

Voted best place to live in the UK 2018



On your doorstep

Blackberry Walk is located on the edge of the City of York and is part of the award-winning development of Derwenthorpe, an area which boasts a wealth of local amenities, schools, leisure activities and beauty spots.

Local amenities in the village include schools, nurseries and doctors' surgeries. There are dentists, chemists, vets, supermarkets, a health club, a library and a post office. It is served by excellent transport links into York city centre and beyond.



Leisure:

4 leisure centres within 2 miles
Sports - cricket, football, rugby, Fulford Golf, swimming, gyms

Shopping:

Within 10 mins - York City Centre, Monks Cross, Vangarde, McArthurGlen Designer Village



Local schools

Primary:

St Aelred's
Osbalwick
Hemland

Secondary:

Archbishop Holgates (OUTSTANDING)
Fulford (OUTSTANDING)

Independent Schools*:

St Peter's
The Mount
Bootham
Queen Margaret's
York Steiner (3-16)
University of York



*Ages 3-18 apart from Queen Margaret's

Blackberry Walk is named after the nearby Derwent Valley Light Railway which gained its nickname of the Blackberry Line when, in the 1920's, it used to transport blackberries to markets in Yorkshire and London, as well as running excursions know as 'Blackberry Specials' for York residents to pick blackberries in the surrounding countryside.





WE ARE DELIGHTED TO INTRODUCE BLACKBERRY WALK, 40 BEAUTIFUL, THREE AND, FOUR BEDROOM NEW HOMES, CRAFTED TO EXCEPTIONALLY HIGH STANDARDS, IN A HIGHLY DESIRABLE PART OF YORK.

Blackberry Walk is the final phase of the multi award winning Joseph Rowntree Housing Trust development which has established Derwenthorpe as a prime location promoting sustainable and affordable living.

Started in 2013, the Derwenthorpe scheme has delivered over 400 new homes based on a garden village model, putting people at the centre of the development with 17 acres of community space and energy efficient homes.

Derwenthorpe Awards

AJ Architecture Awards 2017 - Sustainable Project of the Year
RIBA Awards 2017 - National Award
Regional Sustainability Award Regional Project Architect of the Year
Inside Housing Development Awards 2017
Best Affordable Housing Development (rural/ suburban)
Housing Design Awards - Project Winner 2010
Housing Design Awards - Completed Winner 2013
York Design Awards - Residential - Winner 2011
The Sunday Times British Homes Awards
Best Affordable Housing Development - Winner 2012

York Design Awards - Residential - Winner 2013

York Design Awards - The Press Peoples Award - Winner 2013
York Design Awards Press Peoples Award Landscaping Winner 2014
Built For Life Commendation 2014
AJ Architecture Awards 2017 - Sustainable Project of the Year
RIBA Awards 2017 - National Award
Regional Sustainability Award Regional Project Architect of the Year
Inside Housing Development Awards 2017
Best Affordable Housing Development (rural/ suburban)

SITE PLAN



“The quality landscaping and the pedestrianised design of the estate all add to a sense of joy and well-being. This is a genuinely inspirational space to live.”
Derwenthorpe resident

HOUSE TYPES



The Norwood
3 Bedrooms



The Bradley
3 Bedrooms



The Barnby
3 Bedrooms



The Evelyn
3 Bedrooms



The Byram
4 Bedrooms



The Greenwood
4 Bedrooms

The masterplan makes good use of the existing hedgerows to structure the site. These have been enhanced to create ecological zones and amenity spaces that thread through the development. A network of pedestrian and cycle routes cross the site allowing easy access between neighbourhoods and into the centre of York via the Sustrans cycle network.

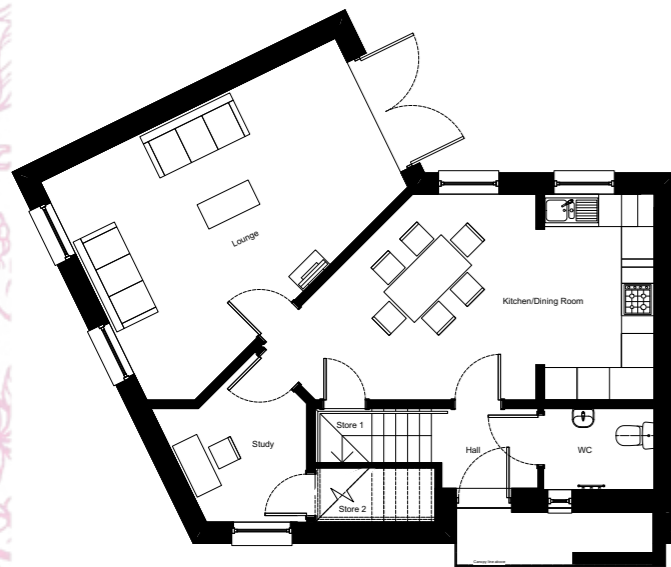
JRHT Homes

Please note: This plan is an illustration and not to be used for conveyancing.

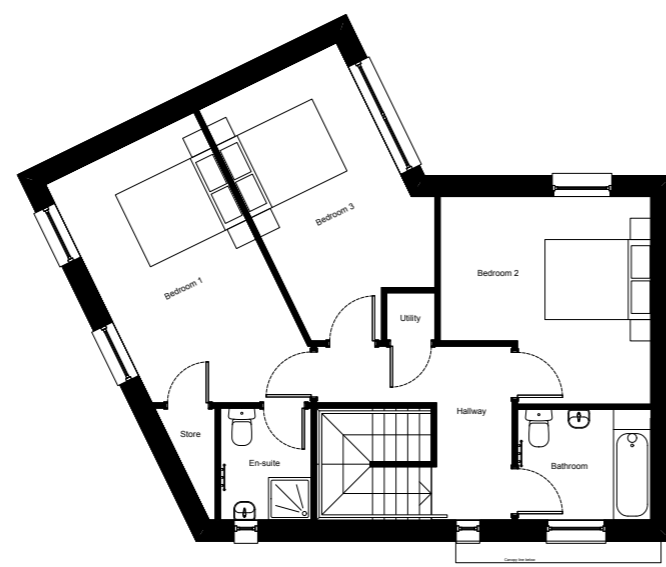
The **NORWOOD** 136.95 m² / 1,474 sq ft



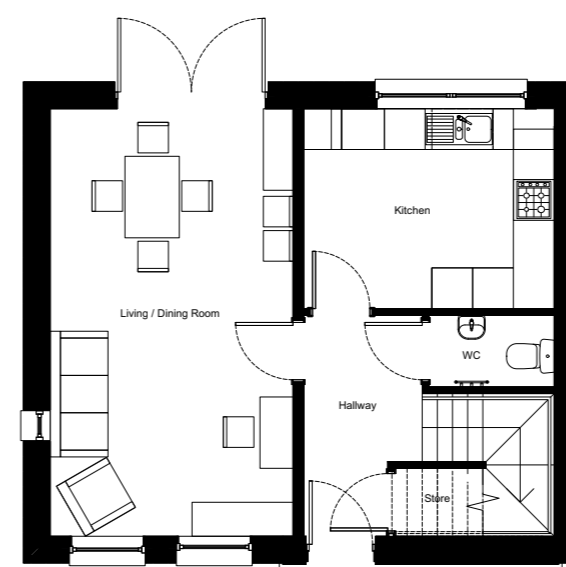
The **BARNBY** 93.84 m² / 1,010 sq ft



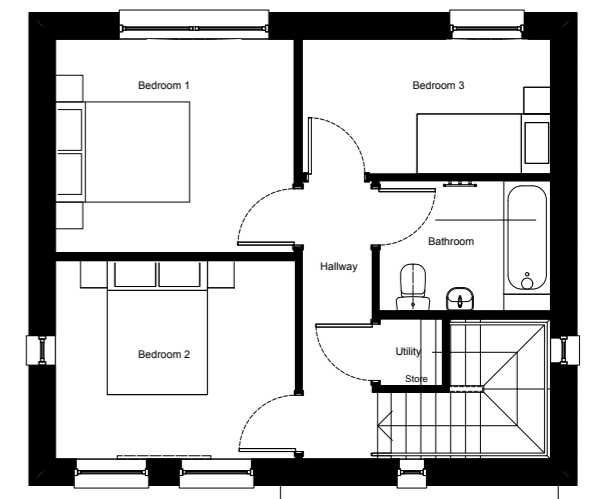
Ground Floor	m	ft
Kitchen/Dining	6.2 x 3.8	20' x 12'
Lounge	6.2 x 4.4 (max)	20' x 14' (max)
Study	2.1 x 2.8 (max)	7' x 9' (max)
WC	2.0 x 1.5	7' x 5'
Store 1	2.1 x 1.0 (max)	7' x 3' (max)
Store 2	2.2 x 1.0	7' x 3'
Hallway	1.7 x 1.5	6' x 5'



First Floor	m	ft
Bedroom 1	4.8 x 3.0 (max)	16' x 10' (max)
Bedroom 2	3.9 x 3.8 (max)	13' x 12' (max)
Bedroom 3	4.8 x 2.9 (max)	16' x 10' (max)
Bathroom	2.5 x 2.0	8' x 7'
En-suite	2.1 x 1.7	7' x 6'
Utility	0.9 x 0.9	3' x 3'
Store	2.1 x 1.3 (max)	7' x 4' (max)
Hallway	3.6 x 3.2 (max)	12' x 10' (max)



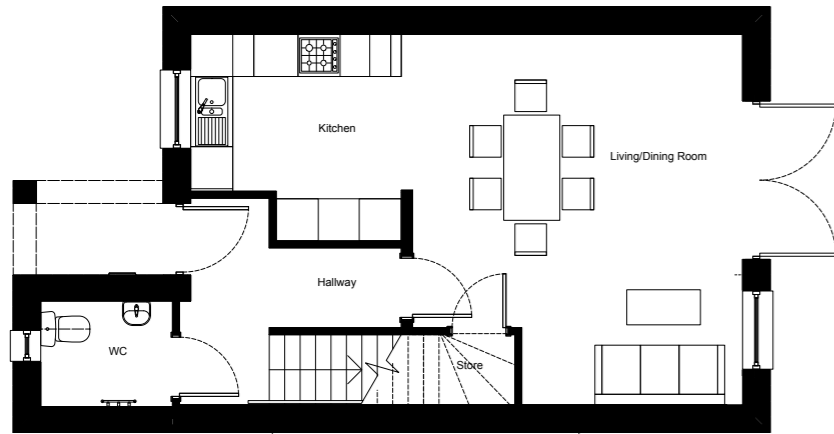
Ground Floor	m	ft
Living/Dining	6.3 x 3.6	21' x 12'
Kitchen	3.6 x 2.9	12' x 10'
WC	1.8 x 1.0	6' x 3'
Hallway	3.2 x 1.7	10' x 6'
Store	2.3 x 1.0 (max)	8' x 3' (max)



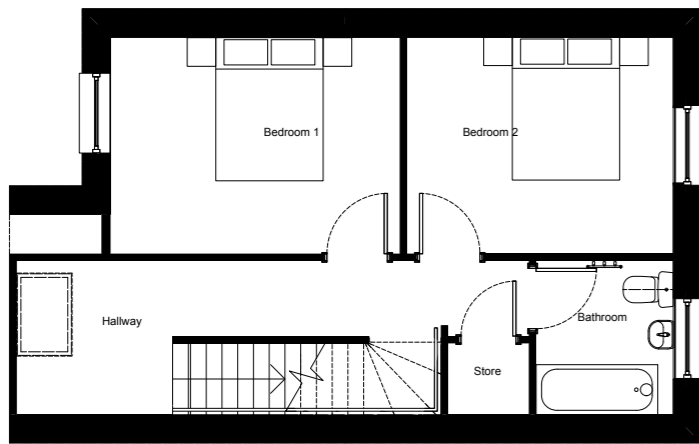
First Floor	m	ft
Bedroom 1	3.6 x 3.2	12' x 11'
Bedroom 2	3.6 x 2.9	12' x 10'
Bedroom 3	3.7 x 2.0	12' x 7'
Bathroom	2.5 x 1.9	8' x 6'
Utility	1.0 x 0.95	3' x 3'
Hallway	4.1 x 1.0	13' x 3'

The EVELYN 114.81 m² / 1,236 sq ft

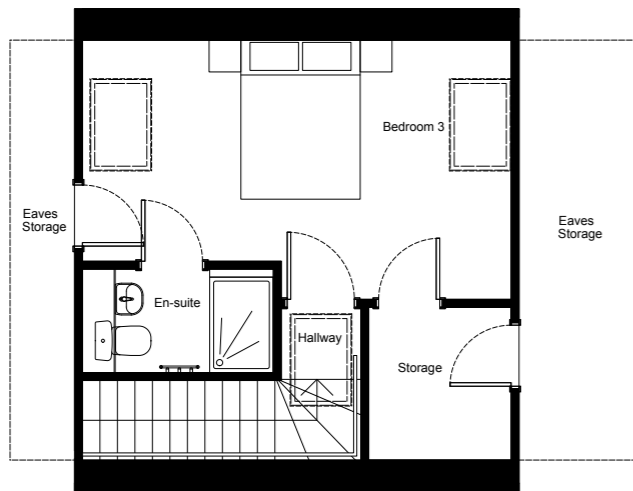
Ground Floor



First Floor



Second Floor



<i>Ground Floor</i>	m	ft
Living/Dining	5.3 x 4.7 (max)	17' x 15' (max)'
Kitchen	3.1 x 2.9 (max)	10' x 10' (max)
WC	1.8 x 1.5	6' x 5'
Store	3.2 x 1.0 (max)	10' x 3' (max)
Hallway	3.1 x 2.9 (max)	10' x 10' (max)

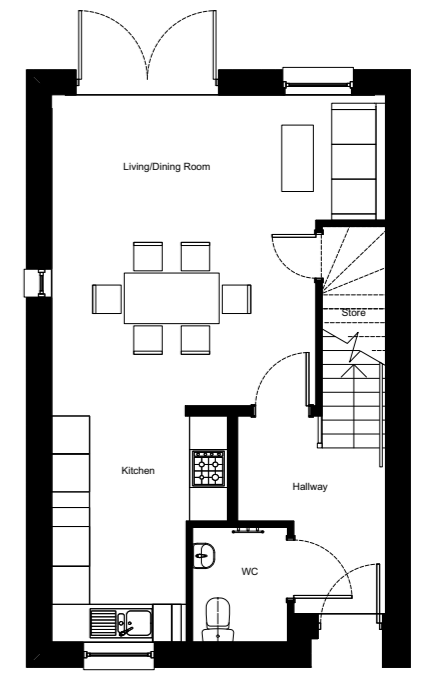
<i>First Floor</i>	m	ft
Bedroom 1	4.0 x 3.0	13' x 10'
Bedroom 2	3.7 x 3.0	12' x 10'
Bathroom	2.1 x 1.9	7' x 6'
Store	1.1 x 1.0	4' x 3'
Hallway	7.1 x 2.1 (max)	23' x 7' (max)

<i>Second Floor</i>	m	ft
Bedroom 3	4.5 x 3.2	15' x 10'
Storage	1.4 x 1.9	5' x 6'
En-Suite	1.3 x 2.0	4' x 6'
Hallway	1.9 x 1.3	6' x 4'

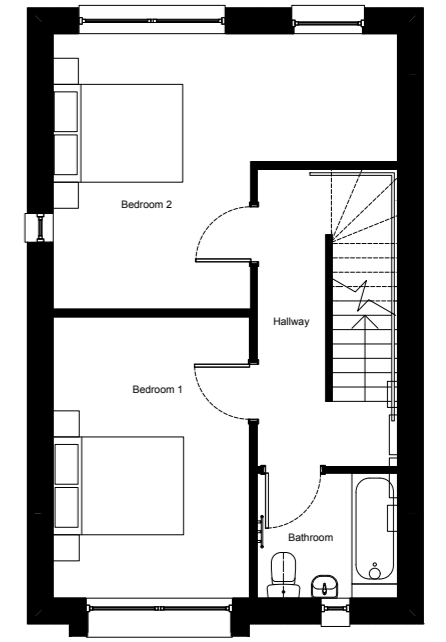
The BRADLEY 124.64 m² / 1,341 sq ft



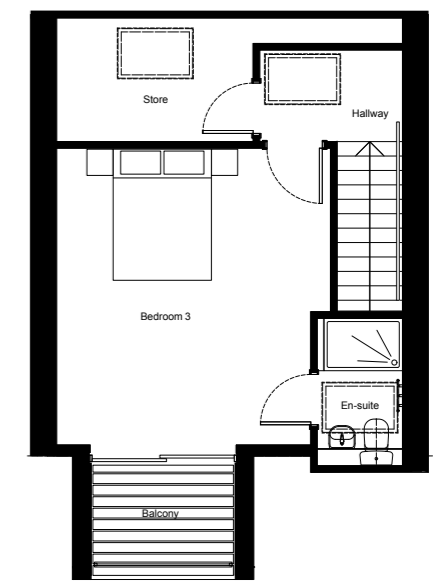
Ground Floor



First Floor



Second Floor

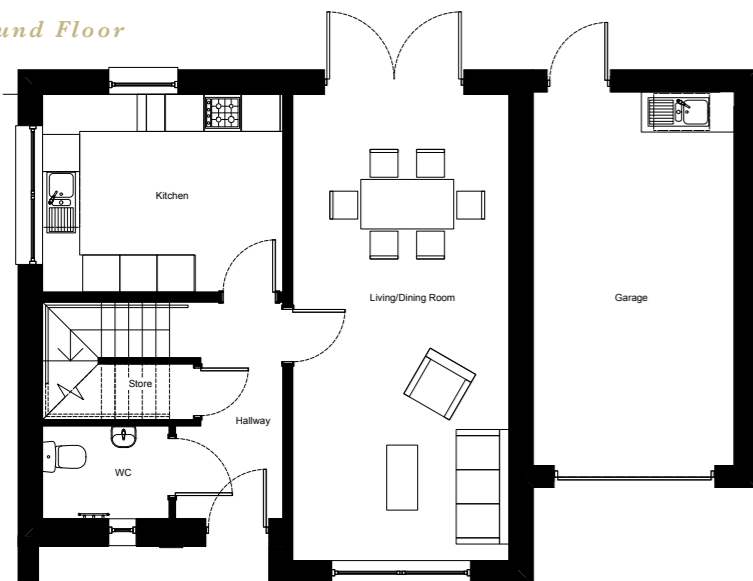


<i>Ground Floor</i>	m	ft
Living/Dining	5.2x4.9	17'x 16'
Kitchen	3.7x2.8	12'x 9'
WC	1.8x1.5	6'x 5'
Store	2.9x1.0 (max)	10'x 3' (max)
Hallway	2.6x2.3 (max)	9'x 8' (max)

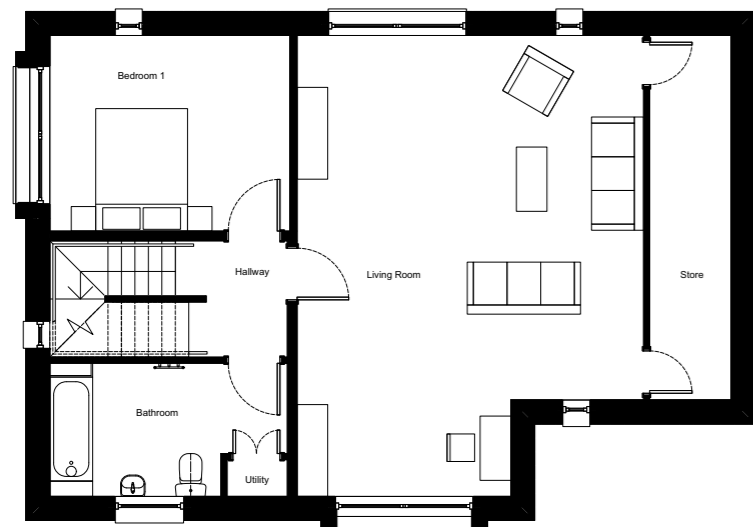
<i>First Floor</i>	m	ft
Bedroom 1	4.3x2.9	14'x 10'
Bedroom 2	4.2x5.2 (max)	14'x 17' (max)
Bathroom	1.9x2.1	6'x 7'
Hallway	4.5x2.1 (max)	15'x 7' (max)

<i>Second Floor</i>	m	ft
Bedroom 3	4.5x4.1 (max)	15'x 13' (max)
Store	5.2x1.9 (max)	17'x 6' (max)
En-Suite	1.9x1.3	6'x 4'
Balcony	2.2x1.5	7'x 5'
Hallway	2.1x1.4	7'x 5'

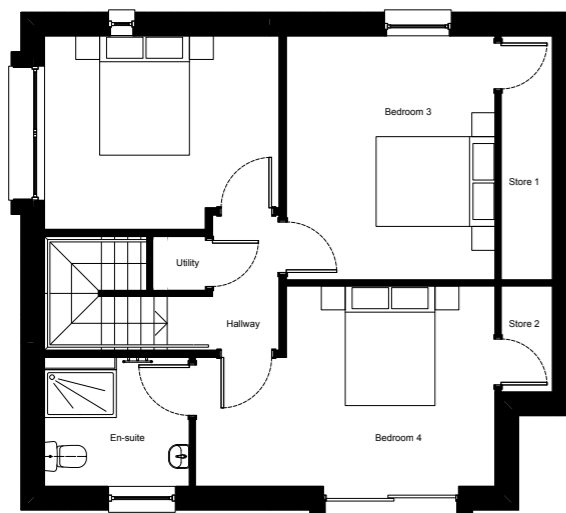
Ground Floor



First Floor



Second Floor



House Type J1



The GREENWOOD 188.52 m² / 2,029 sq ft

<i>Ground Floor</i>	m	ft
Living/Dining	7.5x3.4	25'x11'
Kitchen	3.8x3.1	12'x10'
WC	2.0x1.5	7'x5'
Store	2.4x0.9 (max)	8'x3' (max)
Hallway	3.5x1.7	11'x6'
Garage	6.0x3.2	20'x10'

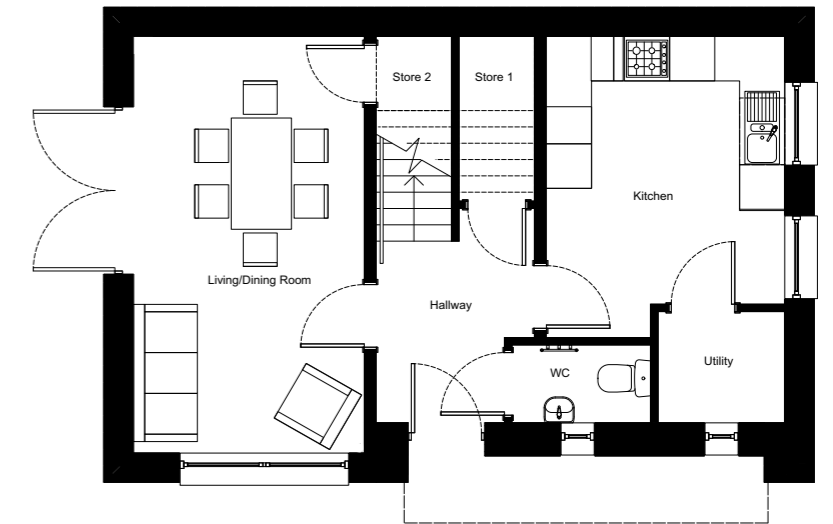
<i>First Floor</i>	m	ft
Living Room	7.5x5.6 (max)	25'x18' (max)
Bedroom 1	3.9x3.1	13'x10'
Bathroom	3.8x2.1 (max)	12'x7' (max)
Store	5.9x1.3	19'x4'
Hallway	1.9x1.8	6'x6'
Utility	0.9x0.6	3'x2'

<i>Second Floor</i>	m	ft
Bedroom 2	3.9x3.2 (max)	13'x10' (max)
Bedroom 3	4.0x3.4	13'x11'
Bedroom 4	5.0x3.3 (max)	16'x11' (max)
En-Suite	2.1x2.4	7'x8'
Store 1	4.0x0.85	13'x3'
Store 2	1.7x0.85	6'x3'
Utility	0.9x0.9	3'x3'
Hallway	1.8x2.2 (max)	6'x7'

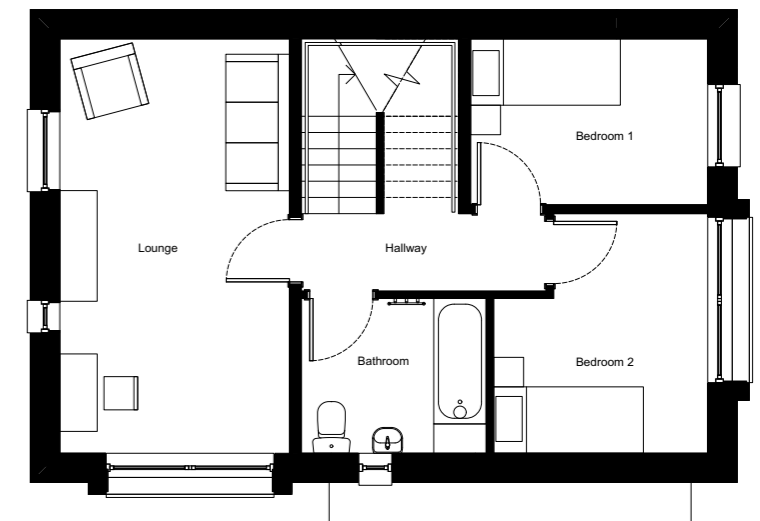


The BYRAM 140.27 m² / 1,510 sq ft

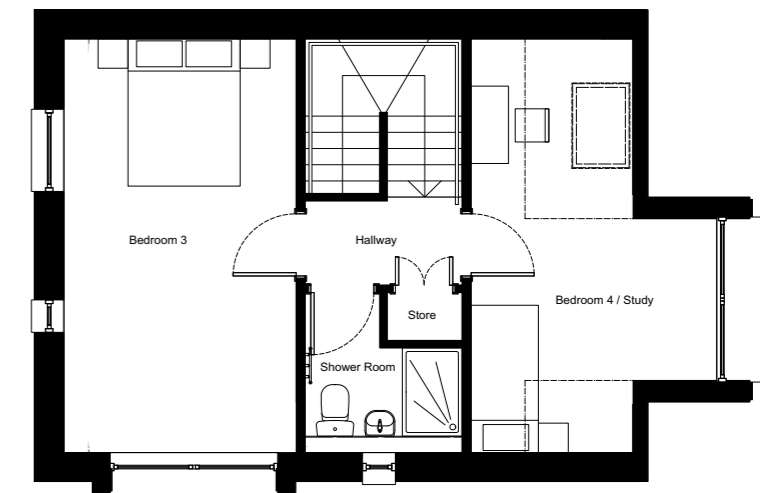
Ground Floor



First Floor



Second Floor



<i>Ground Floor</i>	m	ft
Living/Dining	5.6 x 3.0	18' x 10'
Kitchen	4.0 x 3.1 (max)	20' x 14' (max)
WC	1.8 x 1.0	6' x 3'
Utility	1.6 x 1.5	5' x 5'
Store 1	2.2 x 1.0	7' x 3'
Store 2	2.7 x 1.0 (max)	9' x 3' (max)
Hallway	2.8 x 2.1 (max)	9' x 7' (max)

<i>First Floor</i>	m	ft
Bedroom 1	3.1 x 2.2	10' x 7'
Bedroom 2	3.2 x 2.8	10' x 9'
Lounge	5.6 x 3.0	18' x 10'
Bathroom	2.4 x 2.0	8' x 7'
Hallway	3.2 x 1.0	10' x 3'

<i>Second Floor</i>	m	ft
Bedroom 3	5.6 x 3.0	18' x 10'
Bedroom 4/Study	5.6 x 3.2 (max)	18' x 10' (max)
Shower Room	2.1 x 2.1 (max)	7' x 7' (max)
Store	1.0 x 0.65	3' x 2'
Hallway	2.1 x 1.1	7' x 4'

BLACKBERRY WALK



SPECIFICATION

The homes have been designed to be light, airy and eco-efficient and are constructed using high quality materials to a luxury specification.



KITCHENS

- A select range of contemporary high quality kitchens*
- Complementary choice* of laminate worktops, upstand & splashback to kitchen and utility room, or a range of Silestone as an upgradeable extra*
- Built in single oven
- 4 ring ceramic hob as standard or Induction hob as an upgradeable extra*
- 70/30 integrated fridge freezer
- Integrated dishwasher
- Plumbing and space for washer-dryer
- An extensive choice of luxury floor tiles including exclusive tile options to Kitchen area and utility*

BATHROOMS & CLOAKROOMS

- Contemporary Ideal Standard sanitaryware
- Vanity unit to main en-suite
- Ideal Standard taps & shower fittings
- Full tiling to bath and shower areas, half tiling to basin & w/c with option to upgrade to full tile*
- Extensive choice of quality floor & wall tiles*

INTERIOR FINISHES

- White painted walls throughout
- Eggshell white paintwork to timber work throughout
- White emulsion to ceilings
- Painted handrail including apron linings, newel caps, stringers and balustrade as standard with the option to upgrade to oak and glass.*
- Moulded skirtings & architraves
- Fitted wardrobes to bedrooms available as upgradeable extra

ELECTRICAL & LIGHTING

- Recessed LED down lighters to kitchen, bathroom and en-suites
- Dimmers to kitchen and living room available as upgradeable extra*
- Black nickel sockets and switches to ground floor and upgrade available to first floor and throughout
- Shaver points to all en-suites
- Co-ax TV point to lounge and main bedroom, with additional TV sockets and cabling available as upgradeable extra*
- External light to front and rear door. Additional lighting available as upgradeable extra.
- External double power socket

HEATING & HOT WATER

- Air Source Heat Pump and underfloor heating as standard to ground floor
- Polished chrome towel radiator to en-suites**

WINDOWS & DOORS

- Contemporary, sculpted anthracite windows
- Solid white contemporary interior doors with designer black nickel ironmongery with solid Oak doors available as upgradeable extra*

EXTERNAL

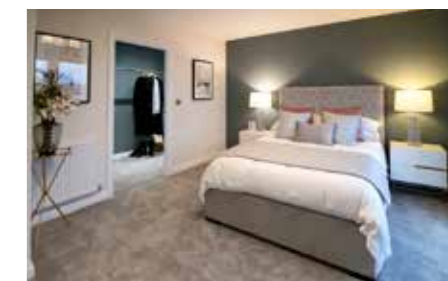
- Gardens turfed front & rear
- Patio to rear
- Glass balustrade to first floor balcony where shown**
- Outside tap to rear garden

SECURITY & PEACE OF MIND

- Secure front door with security chain
- Mains operated smoke detectors/heat detectors with battery back-up
- 10 year structural warranty
- 2 year builder defect warranty

EXPERIENCE

The Camstead Quality



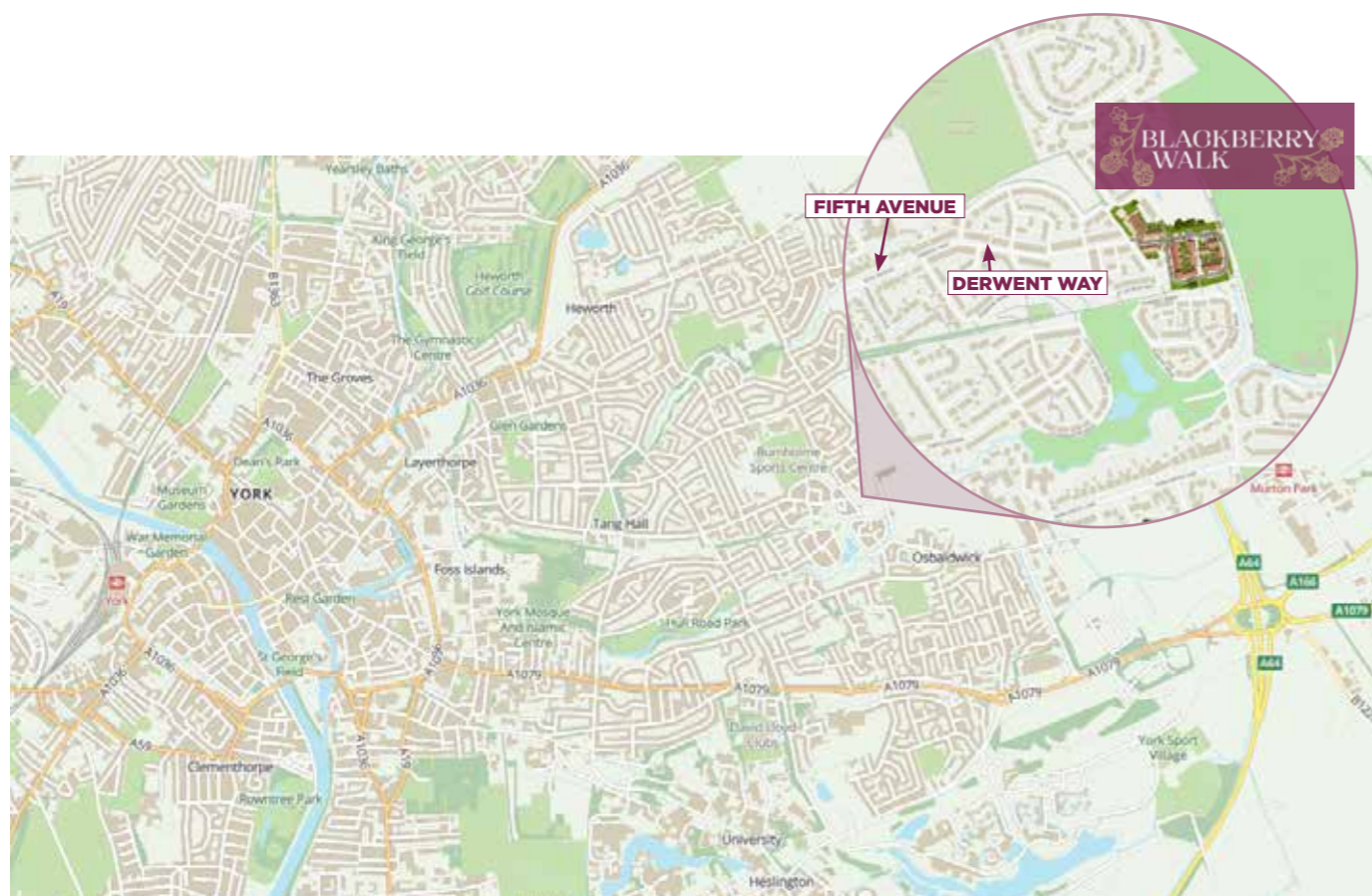
*Subject to stage of construction, please ask sales negotiator for plot specific details

**Please ask sales negotiator for plot specific details



LOCATION

DERWENTHORPE
YORK YO31 0TN



DESIGNER LIVING

Camstead Style

A FAMILY RUN COMPANY, CAMSTEAD HAS DEVELOPED A REPUTATION FOR BUILDING HIGH QUALITY DEVELOPMENTS IN PRIME LOCATIONS.

At Blackberry Walk, each new home is designed to provide a high quality, contemporary living space and the complete peace of mind afforded by a comprehensive ICW warranty.

Our team of architects strive to leave a long lasting legacy by creating homes that are the heart of the community.

We are committed to delivering real social benefits by providing material support to the wider community – from charitable donations, creation of green space for local communities and a variety of other support in the locations we are active within.

Blackberry Walk will be another example of this, providing green space surrounding the development to give enjoyment to this and future generations.

Camstead Homes is a Yorkshire-based company that has created a reputation as a high quality house builder across England.

Camstead has a passion for the region and is known most recently for the hugely successful Parklands, Willow Park, and The Heath developments in Leeds, Weavers Beck and Green Lane Mills at Yeadon, Bradwell Springs in the Peak District and St Peters Hall on The Calls in Leeds city centre.



TRAIN

York is on the London to Edinburgh main line and consequently acts as a hub to the rail network nationwide.

London 1hr 50mins,
Leeds 22mins,
Manchester 1hr 20mins,
Manchester Airport (Direct) 1hr 45mins,
Edinburgh 2hrs 20mins



ROAD

Derwenthorpe is perfectly positioned for road transport being only 4mins drive from the A64 York Ring Road which links to the motorway network to the west and the coast to the East. York city centre is a mere 10min drive.



BUS

The area is served by a number of bus routes and regular bus services run to York centre, the Vale of York and beyond to the coast.



BICYCLE

York has an extensive network of off-road cycle paths and on-road cycle lanes for cyclists of all ages and abilities to enjoy. The cycle route into York city centre is spectacular either following Osbaldwick Beck, or using the dedicated cycle path which runs through a traffic free park directly from Blackberry Walk to the city centre in under 10 minutes. The area to the East is a heaven for all serious and pleasure cyclists - it's flat!



WALKING

The countryside surrounding Derwenthorpe offers something for all who enjoy spending their leisure time walking; whether it's a stroll along one of the river paths or an ambitious day hike across the heather clad North Yorkshire Moors.

CONSUMER
CODE FOR
HOME BUILDERS
www.consumercode.co.uk

This brochure and the show home are designed to give a general idea of the type of home on the development and how it could be decorated and furnished: they are not however, to be taken as part of the specification or contract. Dimensions are as accurate as practicable, but they may vary depending on internal finishes. The latest materials are always used, therefore, certain modifications are always inevitable. Each prospective purchaser should, therefore, check the plans and specification of the home in which they are interested with the sales staff. The marketing name may not always be retained. Images used in this brochure show previous developments and are for illustrative purposes only. Specification may differ from imagery, please ask sales staff for details. Some of the images in this brochure are computer generated. November 2023

**BLACKBERRY
WALK**
DERWENTHORPE
YORK YO31 0TN



All Enquiries

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Bringing quality to life



CAMSTEAD
HOMES

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