



CASTLE LOCKE
KNARESBOROUGH

MAKE A HOME IN YORKSHIRE YOURS



S P A C E

H O M E S

Here at Space Homes, we know just how hard buying a house can be. Finding the perfect place to call home requires many big decisions to be made. The process can seem very daunting at times, particularly for our first-time buyers. This is why we are so committed to making your journey as smooth as possible while improving your move.

We are a Yorkshire based developer, so we have dedicated our time to getting to know our customers. We recognise the areas people want to live, and we use this to build high quality homes across the Yorkshire region.

With a reputation you can trust, we offer a wide range of buying options to suit every customer's needs. Whatever your situation may be, we are committed to helping you find the perfect space and deciding on the best way to buy.



CASTLE LOCKE

Introducing Castle Locke, a development of 2, 3 and 4 bedroom homes located within the desirable market town of Knaresborough.

Living at Castle Locke, you'll be well connected to everything that Knaresborough has to offer. The town boasts a traditional market square giving you the best mix of Yorkshire retail, a long high street and countless side streets and courtyards each of which hides their own collection of independent shops waiting to be discovered, florists, art and craft shops, music shops and fine wine specialists.

There are several well regarded schools close by; King James School, Meadowside Academy and The Forest School, all with outstanding Ofsted reports.

Knaresborough train station offers direct links into close by cities Harrogate, York and Leeds. The town has a large supermarket as well as a retail park on the outskirts of town boasting popular restaurants and shops.



CASTLE LOCKE



Selected homes at Castle Locke are available with Shared Ownership. Shared Ownership is a great way to get on to the property ladder when you can't quite afford to buy a home on the open market. Based upon your affordability, you can buy an initial share of your home between 35% and 75% and make a small monthly rent payment for the remaining share that we retain.

You can purchase additional shares as and when you can afford it, this is called 'staircasing'. There are no timescales or deadlines on when you must staircase however, the more shares you purchase, the lower your monthly rent payments become. You are eligible for Shared Ownership if:

- You have a household income of less than £80,000
- You have no ties to any other properties on completion
- You are unable to buy on the open market

DISCOVER KNARESBOROUGH

Medical & Health

1. Stockwell Road Surgery
2. Purely Dental
3. Eastgate Surgery
4. Harrogate District Hospital

Education

5. Meadowside Academy
6. Knareborough St John's
7. King James's School

Sports & Outdoors

8. Nidd Gorge
9. Harrogate Golf Club
10. Calmwater Bay
11. Knareborough Golf Club
12. Knareborough Swimming Pool

Shopping

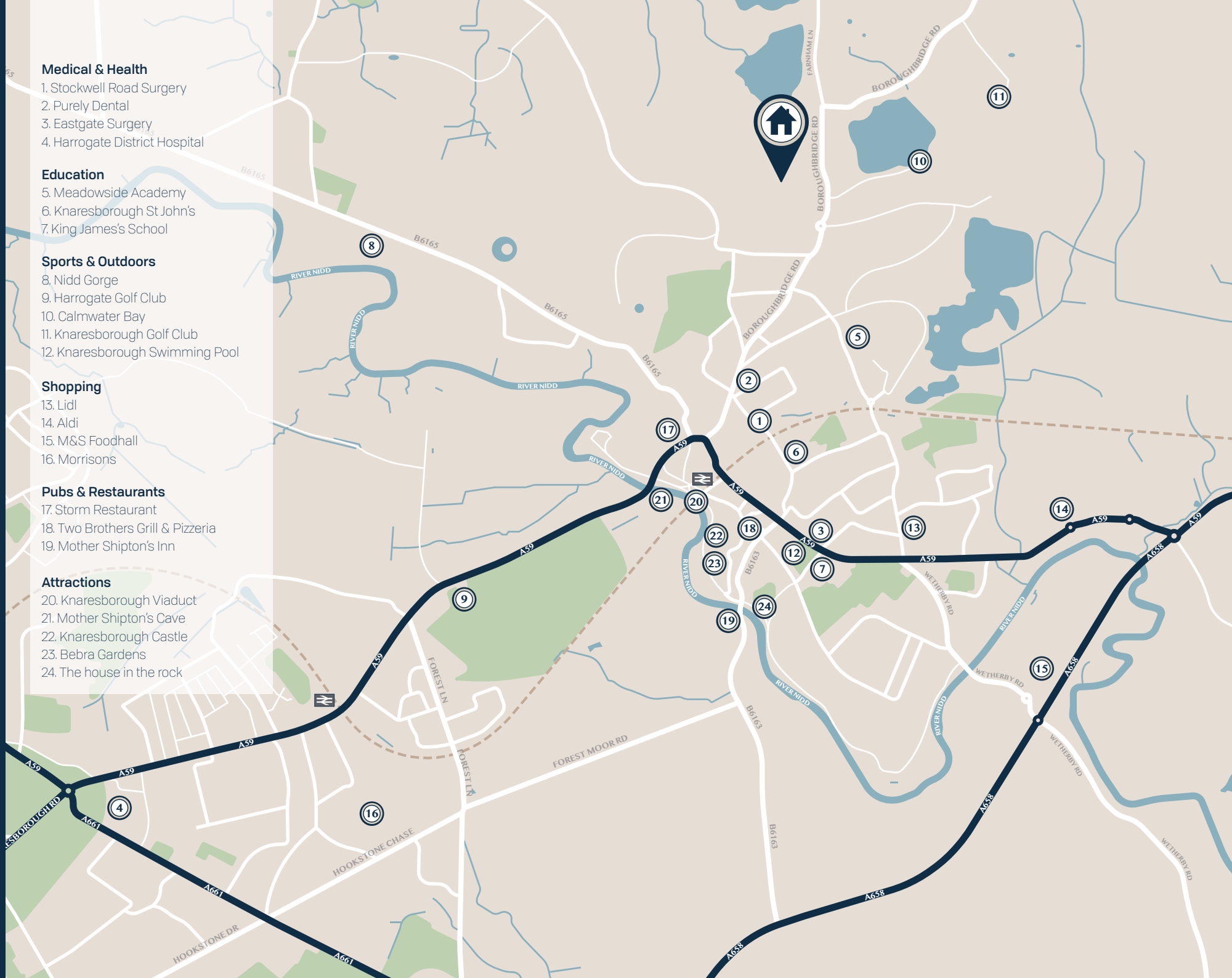
13. Lidl
14. Aldi
15. M&S Foodhall
16. Morrisons

Pubs & Restaurants

17. Storm Restaurant
18. Two Brothers Grill & Pizzeria
19. Mother Shipton's Inn

Attractions

20. Knareborough Viaduct
21. Mother Shipton's Cave
22. Knareborough Castle
23. Bebra Gardens
24. The house in the rock



CASTLE LOCKE



Located a short drive away from junction 47 of the A1 motorway, Castle Locke offers easy access to nearby towns and cities.

The town is served by Transdev and Connections who both run buses in the area going towards surrounding communities such as Harrogate, York, Boroughbridge and Ripon. The train station is also near the development which has links going to Leeds and York which makes Castle Locke a great location to suit everybody.



**FROM
CASTLE LOCKE
BY FOOT**

—

**CALMWATER BAY
9 mins**

—

**MEADOWSIDE
ACADEMY
15 mins**

—

**KNARESBOROUGH
GOLF CLUB
20 mins**

—

**KNARESBOROUGH
30 mins**



**FROM
CASTLE LOCKE
BY CAR**

—

**STOCKWELL ROAD
SURGERY
3 mins**

—

**KNARESBOROUGH
TRAIN STATION
4 mins**

—

**ALDI
6 mins**

—

**HARROGATE
15 mins**



**FROM
CASTLE LOCKE
BY TRAIN**

—

**HARROGATE
8 mins**

—

**YORK
28 mins**

—

**LEEDS
45mins**

—

**BRADFORD
1hr 30 mins**



CASTLE LOCKE



Cobbled paths and stone staircases lead down to the riverside for boat hire, mini-golf, picturesque walks, and little cafes. With great pubs, plenty of independent shops, a thriving Wednesday market and a vibrant calendar of events, you'll never be lost for things to do.

BENEFITS TO BUYING NEW

Cheaper and Greener

New-build homes are substantially cheaper to run than many existing properties. They are built to the latest environmental standards, with better insulation, more efficient heating systems and better appliances. According to the Home Builders Federation, more than 80% of new-builds have an A or B energy performance rating, while only 2.2% of older homes have the same.

A and B are the top classifications available, meaning that they are of the highest standards in terms of energy efficiency. This is a huge benefit to buying new, not only for keeping energy bills low but for also doing our bit to protect the environment

Windows

Windows are UPVC with 28mm 'A' rated glazing

Charging Point

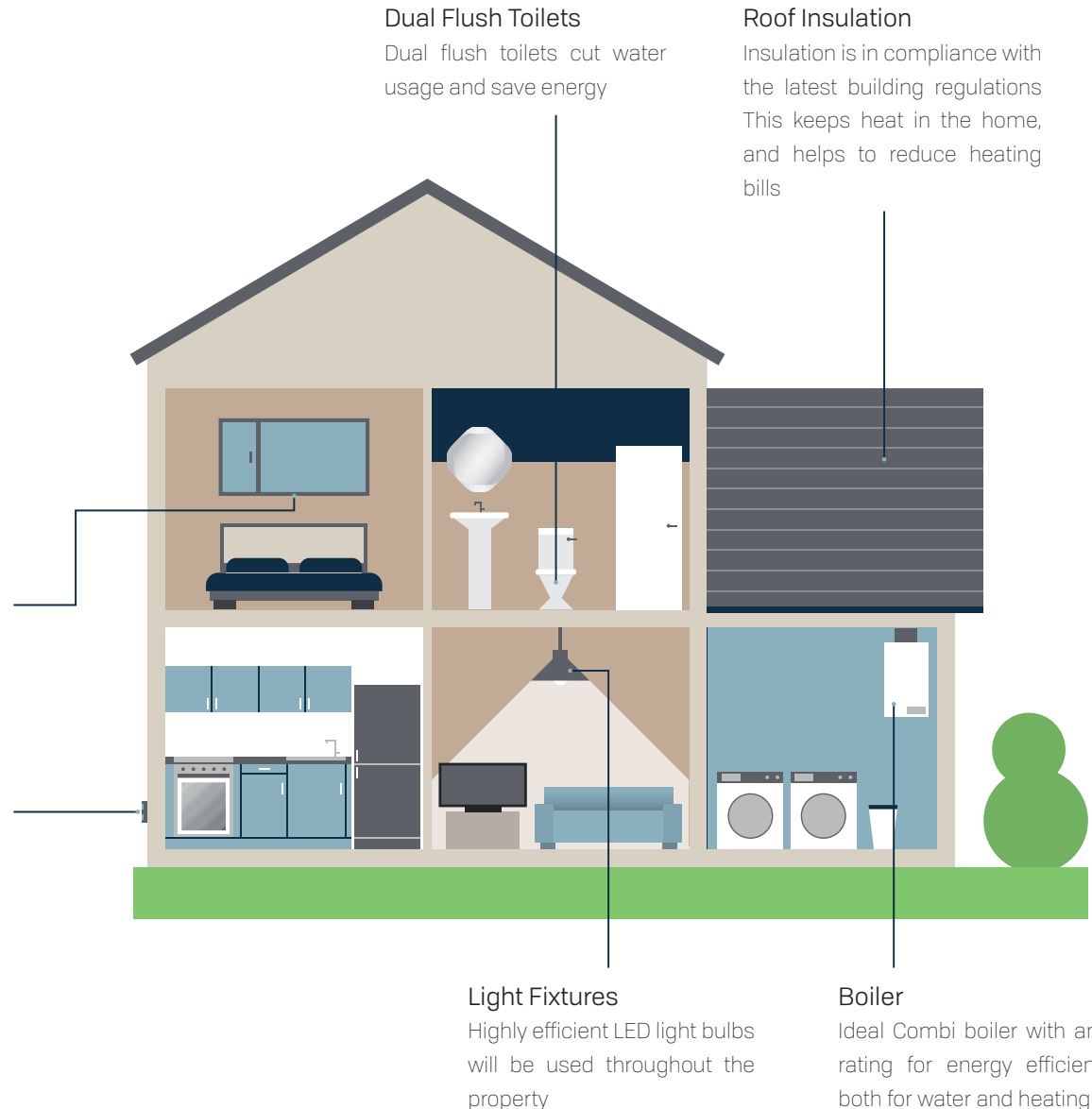
Rolec electric car charging point

Dual Flush Toilets

Dual flush toilets cut water usage and save energy

Roof Insulation

Insulation is in compliance with the latest building regulations. This keeps heat in the home, and helps to reduce heating bills



Light Fixtures

Highly efficient LED light bulbs will be used throughout the property

Boiler

Ideal Combi boiler with an A rating for energy efficiency, both for water and heating

Information is based on 2020 building regulations

New Homes Quality Code (NHQC)

The New Homes Quality Code (NHQC) is an independent, not-for-profit designed to make the process of buying a home fairer and more transparent for our customers. We comply with the NHQC code of practice, we will ensure that you have all the correct and reliable information you will need throughout your home purchase from when you initially walk into our sales suite, through to two years after you've moved into your home. For more information on the NHQC code of practice, please speak with your sales consultant.

Peace of mind

Our homes come with an NHBC 10 year warranty, which includes a one-two year* builder warranty followed by an eight year* insurance agreement. For more information on your new homes warranty, please speak with your sales consultant.

*Please note warranty period is plot specific, for more information please speak with your sales consultant





HOW IT WORKS

100% SHARE

£210,000

You can choose to step up to 100% share after 1 year

SHARED OWNERSHIP

Shared Ownership is a great way to get on to the property ladder when you can't quite afford to buy a home on the open market. Based upon your affordability, you can buy an initial share of your home between 35% and 75% and make a small monthly rent payment for the remaining share.

Eligibility Criteria:

- A household income less than £80,000
- No ties to any other properties on completion
- You are unable to buy on the open market

The Advantages:

- Buy as much as you can afford
- Get out of the renting cycle
- Purchase without needing a large deposit
- Benefit from increases in value when you sell

75% SHARE

SHARE PRICE	5% DEPOSIT	RENT (PCM)
£157,500	£7,875*	£120.31

50% SHARE

SHARE PRICE	5% DEPOSIT	RENT (PCM)
£105,000	£5,250*	£240.63

35% SHARE

SHARE PRICE	5% DEPOSIT	RENT (PCM)
£73,500	£3,675*	£312.81

*5% Deposit based upon mortgage lender. Breakdown is an example of a full market value of £210,000. For more information on service charge, please speak with our sales consultant.

ASSISTED MOVE

Having a house to sell doesn't need to stop you from reserving your brand new home

Am I eligible?

You can use our Assisted Move scheme when selling any type of property regardless of its value, making this an excellent scheme to take advantage of whether you're moving to a bigger, smaller, or similar style of home.

Assisted Move enables you to reserve your brand-new home whilst you wait for your current home to sell. Appoint a specialist agent of your choice to take care of your homes marketing activity and we will contribute to your estate agent fees on completion.



How does it work?

Step 1

Find your dream home with Space Homes



Step 2

Appoint your choice of specialist to carry out a no obligation valuation of your property.



Step 3

If you are happy to proceed, you can reserve your plot of choice under our Assisted Move scheme. The marketing period for your current home will start.



Step 4

When a buyer is found who is in a position to move, we will instruct solicitors and proceed with the sale.



Step 5

We will exchange contracts within 6 weeks which will mean we're able to give you 10 days notice of your new home being ready to move into.



Step 6

On legal completion, we will contribute to your estate agent fees.

For more information on Assisted Move, please speak with our Sales Consultant



● THE BARDALE

● THE GARSDALE

● THE STONESDALE

● THE WHARFEDAILE

● THE BIRKDALE

● THE LITTONDALE

● THE WENSLEYDALE

THE BIRKDALE

A semi-detached two bedroom home



Oven, hob & extractor fan

Dining area French doors

Ground floor WC

Two bedrooms

The Birkdale Collection

Plots 24, 30, 41, 42, 52, 102, 103, 104, 105, 108

Selected homes available with Shared Ownership

GROUND FLOOR

Kitchen / Diner

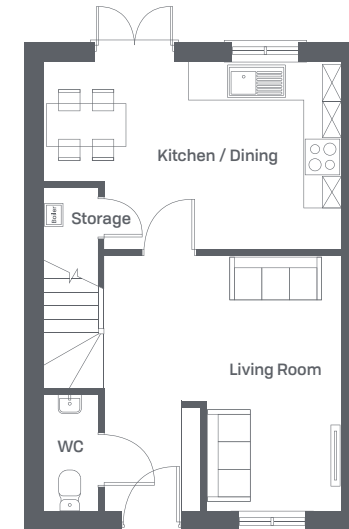
4.9m x 3m / 16'0" x 9'8"

Living Room

3.9m x 4.2m / 12'7" x 13'7"

WC

0.9m x 1.9m / 2'9" x 6'2"



GROUND FLOOR

FIRST FLOOR

Bedroom 1

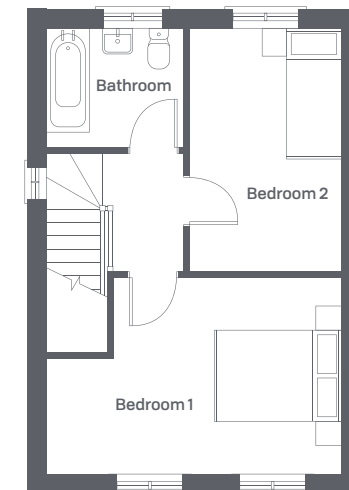
4.9m x 3.2m / 16'0" x 10'4"

Bedroom 2

2.5m x 4m / 8'2" x 13'1"

Bathroom

2.2m x 1.9m / 7'2" x 6'2"



FIRST FLOOR

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THE LITTONDALE

A semi-detached two bedroom home



- Open plan kitchen diner
- Oven, hob & extractor fan
- Dining area French doors
- Ground floor WC
- Two double bedrooms

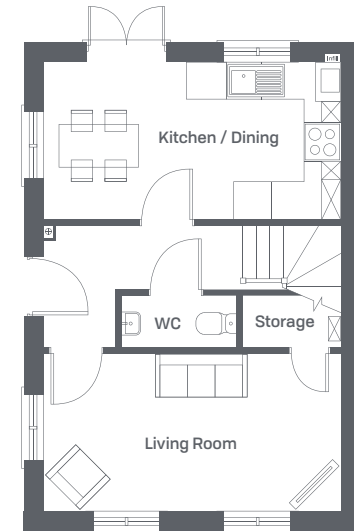
The Littondale Collection

Plots 18, 25, 31, 53, 68, 107

Selected homes available with Shared Ownership

GROUND FLOOR

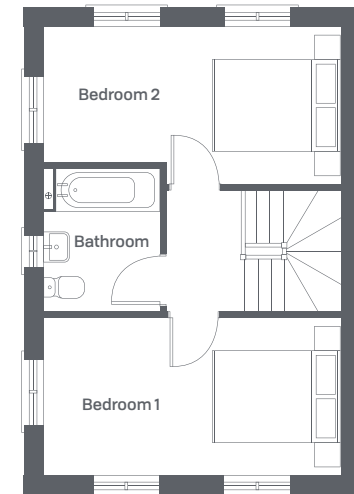
- Kitchen / Diner**
4.8m x 2.6m / 15'7" x 8'5"
- Living Room**
4.8m x 2.6m / 15'7" x 8'5"
- WC**
1.9m x 0.8m / 6'2" x 2'6"



GROUND FLOOR

FIRST FLOOR

- Bedroom 1**
4.8m x 2.6m / 15'7" x 8'5"
- Bedroom 2**
4.8m x 2.2m / 15'7" x 7'2"
- Bathroom**
1.9m x 2.3m / 6'2" x 7'5"



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THE STONESDALE

A semi-detached three bedroom home



- Open plan kitchen diner
- Oven, hob & extractor fan
- Dining area French doors
- Ground floor WC
- Three bedrooms

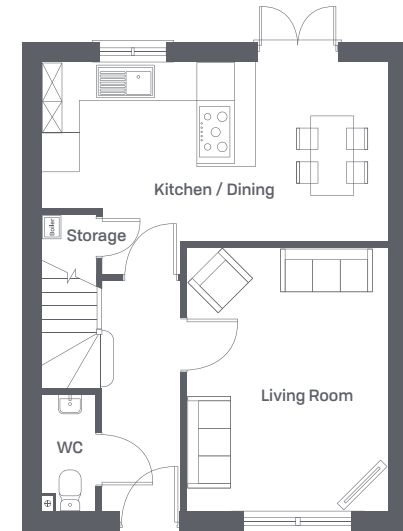
The Stonesdale Collection

Plots 8, 9, 14, 15, 26, 28, 29, 66, 67, 80, 81, 82, 83, 84, 85, 86, 94, 95, 98, 99

Selected homes available with Shared Ownership

GROUND FLOOR

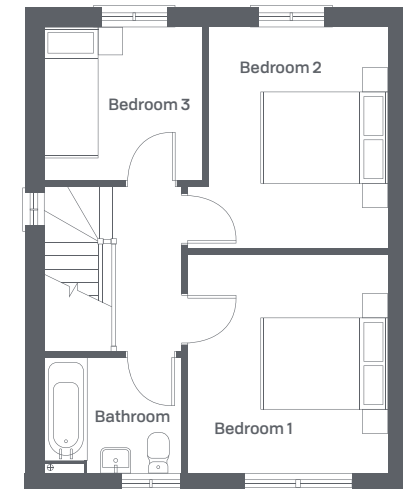
- Kitchen / Diner**
5.6m x 2.9m / 18'3" x 9'5"
- Living Room**
3.3m x 4.3m / 10'8" x 14'1"
- WC**
0.9m x 1.9m / 2'9" x 6'2"



GROUND FLOOR

FIRST FLOOR

- Bedroom 1**
3.3m x 3.6m / 10'8" x 11'8"
- Bedroom 2**
3.3m x 3.6m / 10'8" x 11'8"
- Bedroom 3**
2.6m x 2.5m / 8'5" x 8'2"
- Bathroom**
2.2m x 1.9m / 7'2" x 6'2"



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THE GARSDALE

A detached three bedroom home



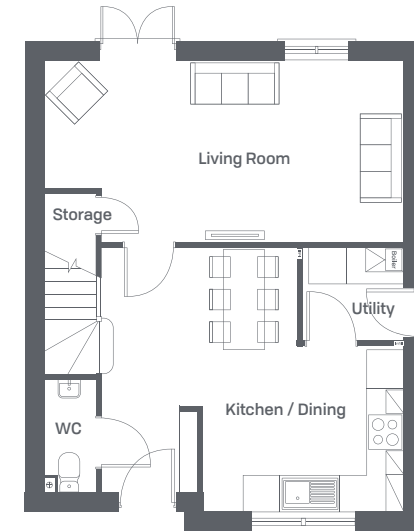
- Open plan kitchen diner
- Oven, hob & extractor fan
- Living room with French doors
- Utility
- Master bedroom with en-suite

The Garsdale Collection

Plots 1, 3, 43, 54, 89, 109

GROUND FLOOR

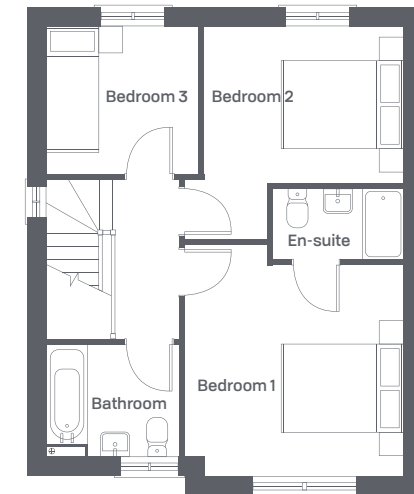
- Kitchen / Diner**
5.1m x 4.5m / 16'7" x 14'7"
- Living Room**
6.1m x 3.1m / 20'0" x 10'1"
- Utility**
1.7m x 1.6m / 5'5" x 5'2"
- WC**
0.9m x 1.9m / 2'9" x 6'2"



GROUND FLOOR

FIRST FLOOR

- Bedroom 1**
3.7m x 3.6m / 12'1" x 11'8"
- En-suite**
2.2m x 2.2m / 7'2" x 7'2"
- Bedroom 2**
3.4m x 2.7m / 11'1" x 8'8"
- Bedroom 3**
2.6m x 2.5m / 8'5" x 8'2"
- Bathroom**
2.2m x 1.9m / 7'2" x 6'2"



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THE BARDALE

A three bedroom home



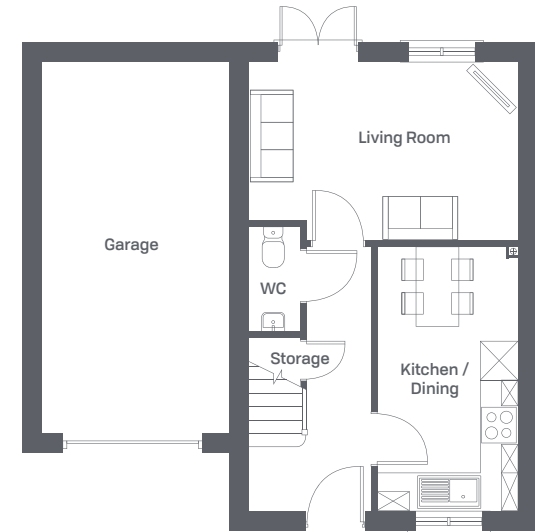
- Oven, hob & extractor fan
- Living room with French doors
- Master bedroom with en-suite
- Three double bedrooms
- Garage

The Bardale Collection

Semi-detached plots: 17, 18, 69, 70,
Detached plots: 10, 11, 23, 55, 74, 106

GROUND FLOOR

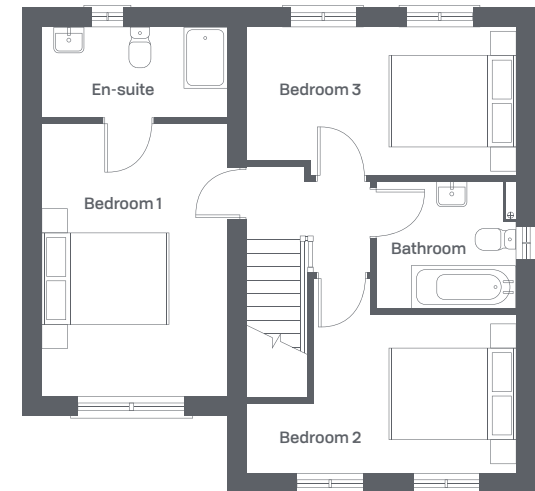
- Kitchen / Diner**
2.3m x 4.3m / 7'5" x 14'1"
- Living Room**
4.4m x 2.9m / 14'4" x 9'5"
- WC**
0.8m x 1.7m / 2'6" x 5'5"
- Garage**
3m x 6.1m / 9'8" x 20'0"



GROUND FLOOR

FIRST FLOOR

- Bedroom 1**
3m x 4.5m / 9'8" x 14'7"
- En-suite**
3m x 1.5m / 9'8" x 4'9"
- Bedroom 2**
4.4m x 2.6m / 14'4" x 8'5"
- Bedroom 3**
4.4m x 2.4m / 14'4" x 7'8"
- Bathroom**
2.3m x 2.1m / 7'5" x 6'8"



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THE WENSLEYDALE

A detached four bedroom home



- Open plan kitchen diner
- Oven, hob & extractor fan
- Dining area French doors
- Study
- Master bedroom en-suite
- Garage

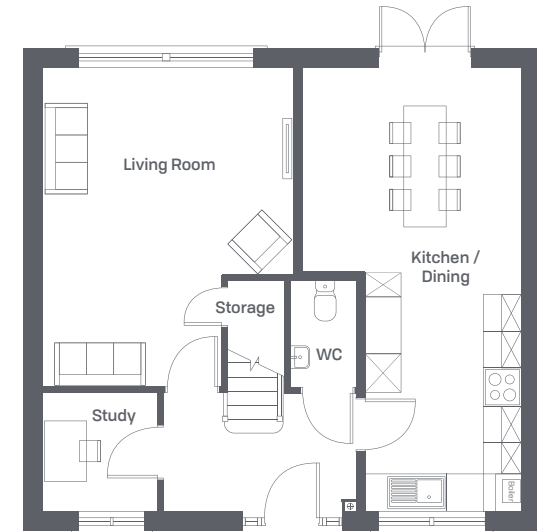
The Wensleydale Collection

Plots 2, 12, 44, 45, 47, 60, 73, 110, 118, 120

Selected homes available with Shared Ownership

GROUND FLOOR

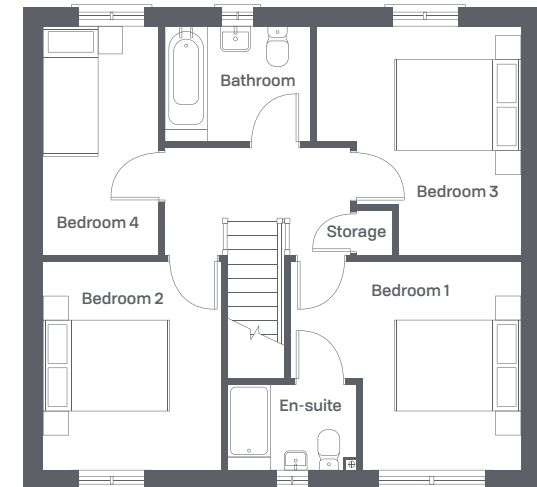
- Kitchen / Diner**
3.6m x 7.3m / 11'8" x 23'9"
- Living Room**
4.1m x 5.3m / 13'4" x 17'3"
- Study**
1.9m x 1.9m / 6'2" x 6'2"
- WC**
0.9m x 1.9m / 2'9" x 6'2"



GROUND FLOOR

FIRST FLOOR

- Bedroom 1**
2.9m x 3.4m / 9'5" x 11'1"
- En-suite**
2.1m x 1.4m / 6'8" x 4'5"
- Bedroom 2**
3.4m x 3.8m / 11'1" x 12'4"
- Bedroom 3**
2.9m x 3.4m / 9'5" x 11'1"
- Bedroom 4**
1.9m x 3.8m / 6'2" x 12'4"
- Bathroom**
2.4m x 1.9m / 7'8" x 6'2"



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THE WHARFEDALE

A detached four bedroom home



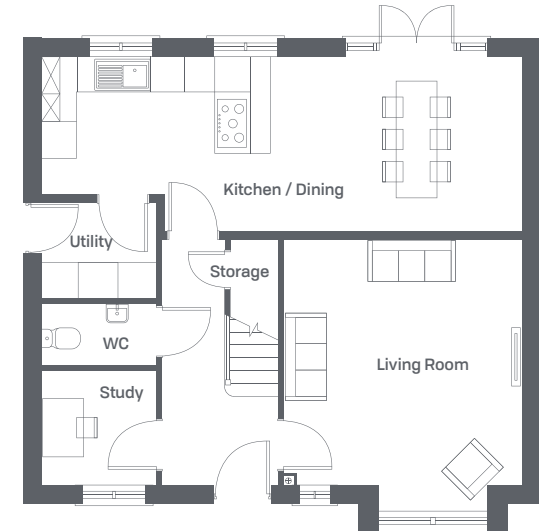
- Open plan kitchen diner
- Oven, hob & extractor fan
- Dining area French doors
- Study
- Utility
- Master bedroom en-suite

The Wharfedale Collection

Plots 13, 46, 56, 57, 58, 59, 71, 72, 111, 119

GROUND FLOOR

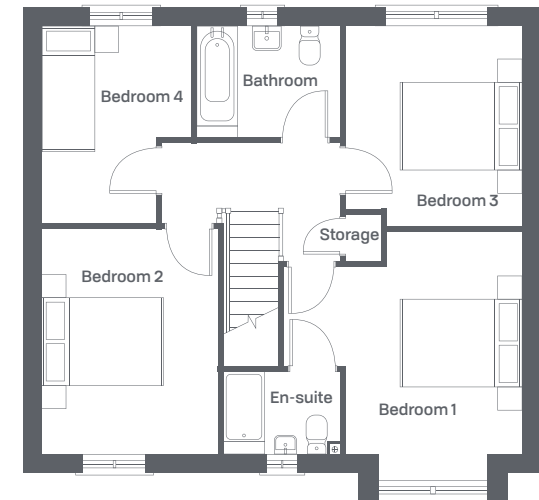
- Kitchen / Diner**
8.2m x 2.4m / 26'9" x 7'8"
- Living Room**
4.1m x 4.2m / 13'4" x 13'7"
- Study**
2m x 1.9m / 6'5" x 6'2"
- Utility**
2m x 1.6m / 6'5" x 5'2"
- WC**
2m x 1m / 6'5" x 3'2"



GROUND FLOOR

FIRST FLOOR

- Bedroom 1**
4.1m x 3.8m / 13'4" x 12'4"
- En-suite**
2m x 1.4m / 6'5" x 4'5"
- Bedroom 2**
3m x 3.8m / 9'8" x 12'4"
- Bedroom 3**
3m x 3.4m / 9'8" x 11'1"
- Bedroom 4**
2.5m x 3.4m / 8'2" x 11'1"
- Bathroom**
2.4m x 1.9m / 7'8" x 6'2"



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S P A C E
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BOROUGHBRIDGE ROAD
KNARESBOROUGH, HG5 0LZ

CASTLELOCKE@SPACEHOMES.CO.UK

WWW.SPACEHOMES.CO.UK



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