



ELLERWOOD
SKIPTON

MAKE A HOME IN YORKSHIRE YOURS



ELLERWOOD

S P A C E

H O M E S

We know that choosing a new home is one of the biggest decisions you'll ever make, that's why we're committed to making your buying experience as smooth as possible.

We're a Yorkshire based developer so we know the areas people want to live and with this in mind, we build high quality homes across the Yorkshire region.

Whatever your current situation, we're committed to helping you choose a home that is perfect for you and advising you on how best to buy.



ELLERWOOD

Introducing Ellerwood, a collection of 2, 3, 4 and 5 bedroom homes complimented by picturesque and scenic views over Skipton.

Voted the happiest place to live in the UK, Skipton is a highly sought-after market town in North Yorkshire you'll be proud to call home.

With its famous 900 year old castle, ruined priory and historic cobbled high street, Skipton is rich in both history and natural beauty. Living at Ellerwood, you're just a short stroll from the award-winning town centre, giving you easy access to all your most loved high street shops as well as a collection of independent retailers, restaurants, and coffee shops.

Ellerwood is perfectly positioned for growing families. Several schools are within walking distance and hold good and outstanding Ofsted reports including Brooklands School and Greatwood Community Primary School.



ELLERWOOD



Selected homes at Ellerwood 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
- Local Connection *on selected plots.





DISCOVER SKIPTON

Nestled on the edge of the Yorkshire Dales National Park, Skipton is the perfect starting point for your Sunday walk. You're never more than a few minutes away from the natural beauty of God's Own County, with a range of woodland wanders and riverside rambles to choose from.

Independent shops run by people who live in and around the town have been the lifeblood of Skipton for over 100 years – and it shows no sign of changing. As well as your favourite high street shops, the town centre is full to the brim of unique, individual, and independent shops selling locally made gifts, food, art and more.

Skipton is well connected to nearby towns and cities with regular transport links. Trains from Skipton's Victorian railway station run up and down the country and connect you to nearby cities Leeds, Bradford and Harrogate. There is also a direct train to London Kings Cross.

The bus station in the town centre gives you regular access to local communities including Keighley, Ilkley and Burnley. There are also several bus services to cities such as Manchester and Leeds.

Medical & Health

1. Skipton General Hospital
2. Dyneley House Surgery
3. Fisher Medical Centre

Education

4. Ermysted's Grammer School
5. Skipton Girls' High School
6. Skipton Academy
7. Craven College

Sports & Outdoors

8. Raven Tree Top Adventure
9. Aireville Park
10. Sandylands Sports Centre
11. Skipton Castle Woods
12. Skipton Golf Club

Shopping

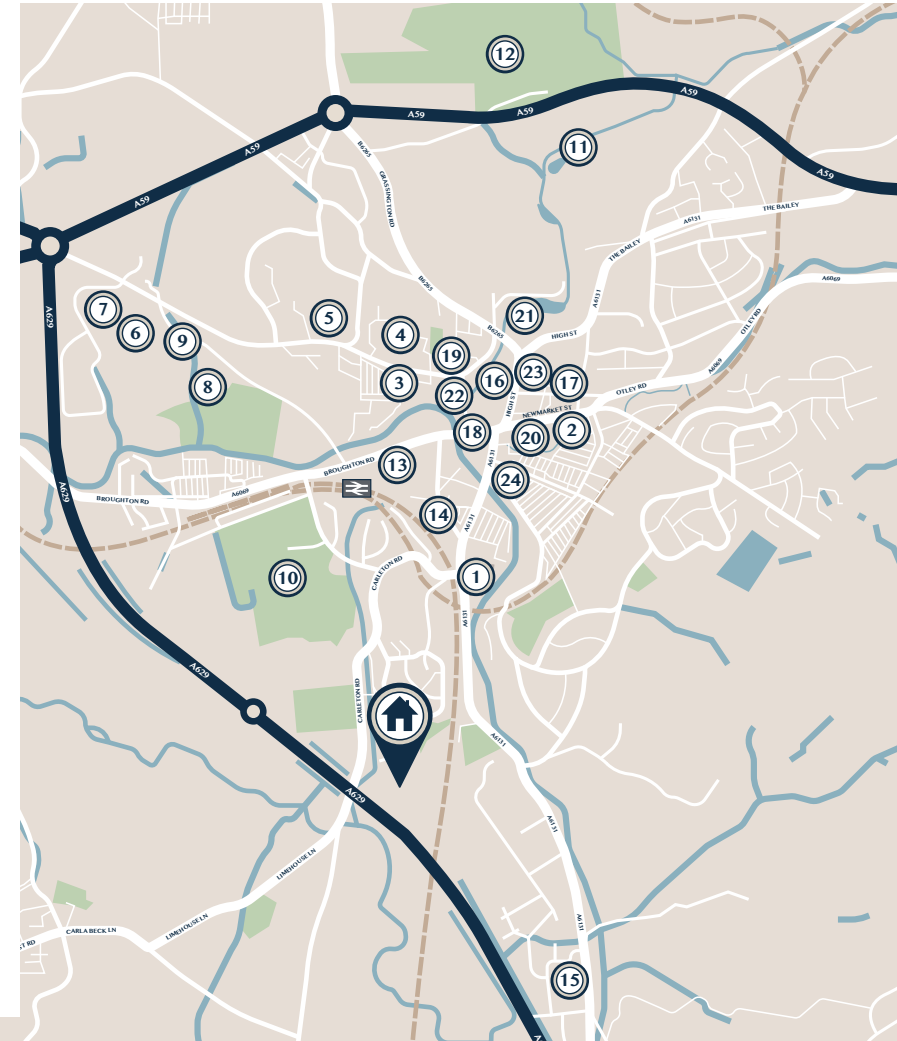
13. Morrisons
14. Tesco Superstore
15. Aldi
16. Skipton Market
17. M&S Simply Food

Pubs & Restaurants

18. Bizzie Lizzie's
19. Calico Jack
20. The Devonshire

Attractions

21. Skipton Castle
22. Skipton Boat Trips
23. Craven Museum
24. Plaza Cinema



FROM
ELLERWOOD
BY FOOT

SKIPTON GENERAL
HOSPITAL
15 mins

TESCO
SUPERSTORE
18 mins

TRAIN
STATION
19 mins

THE WOOLLY
SHEEP INN
20 mins



FROM
ELLERWOOD
BY CAR

TRAIN
STATION
4 mins

MORRISONS
SUPERMARKET
5 mins

SKIPTON
CASTLE
8 mins

RAVEN TREE TOP
ADVENTURE
10 mins



FROM
ELLERWOOD
BY TRAIN

LEEDS
40 mins

BRADFORD
40 mins

HARROGATE
1hr 22 mins

LONDON
3hr 11 mins

ELLERWOOD



There's plenty to do for all the family with a few local favourites being the Craven Museum and Gallery home to an impressive display of social history, archaeology, costume, and art.

Thornton Hall Farm Country Park is a working farm where you can join in and bottle feed lambs and calves or go for a ride on the Farm Safari, giant caterpillar, or ride-on tractors.

THE TOP THREE 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 'A+' rated UPVC windows

External Walls

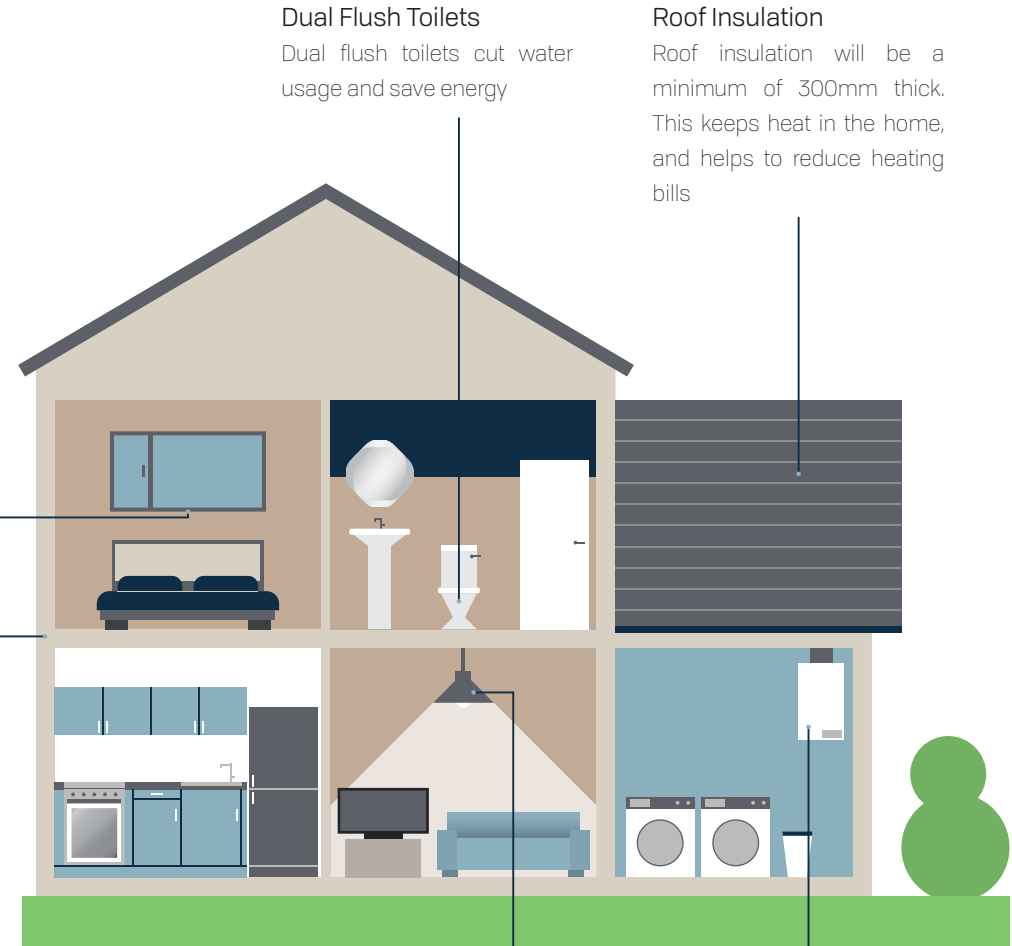
External walls will have a U value that is in excess of building regulations, providing better insulating properties

Dual Flush Toilets

Dual flush toilets cut water usage and save energy

Roof Insulation

Roof insulation will be a minimum of 300mm thick. 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

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

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

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
- Local Connection *on selected plots.

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

100% SHARE

£210,000

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

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

We will carry out a no obligation valuation on 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 RIDGEWAY

A two bedroom home



THE HOLBY

A two bedroom home



THE BAILEY

A three bedroom home



THE BARLEY

A three bedroom home



THE BROUGHTON

A four bedroom home



THE HAYTON

A three bedroom home



THE HALTON

A four bedroom home



THE BARDEN

A four bedroom home



THE WINDSOR

A five bedroom home



AFFORDABLE

THE RIDGEWAY

A semi-detached two bedroom home



Open plan kitchen diner
Oven, hob & extractor fan
Ground floor WC
Two double bedrooms

The Ridgeway collection

Plots 17, 18, 19, 20, 55, 93, 94

Selected homes available with Shared Ownership

GROUND FLOOR

Kitchen / Dining

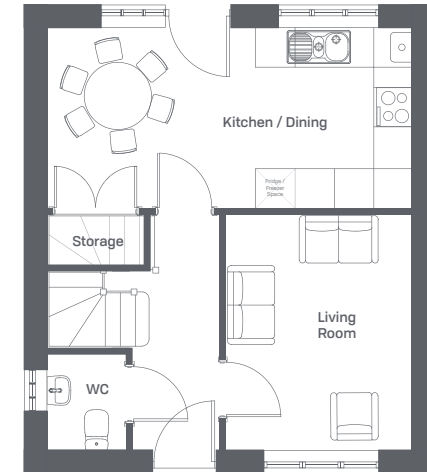
5.6m x 2.7m / 18'3" x 8'8"

Living Room

2.8m x 3.6m / 9'1" x 11'8"

WC

1.2m x 1.5m / 3'9" x 4'9"



GROUND FLOOR

FIRST FLOOR

Bedroom 1

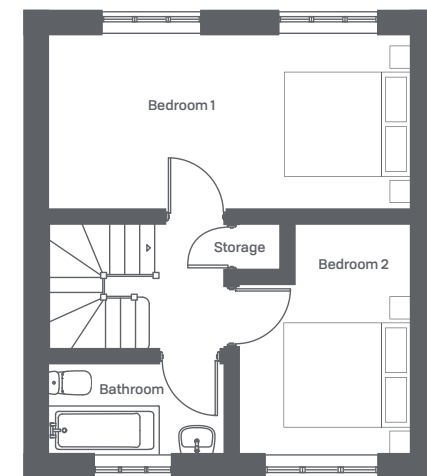
5.6m x 2.7m / 18'3" x 8'8"

Bedroom 2

2.7m x 3.6m / 8'8" x 11'8"

Bathroom

2.7m x 1.4m / 8'8" x 4'5"



FIRST FLOOR

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THE HOLTBY

A two bedroom home



- Open kitchen dining area with bi-fold doors
- Oven, hob & extractor fan
- Master bedroom with walk-in-wardrobe and en-suite
- Two double bedrooms

The Holtby collection

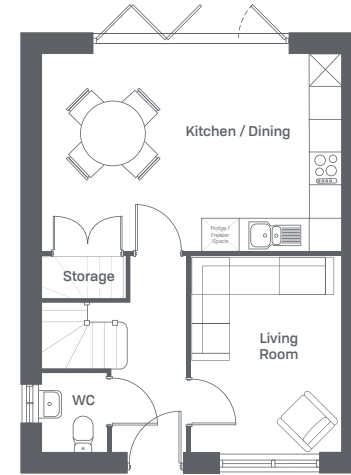
Town house: plots 14, 15, 16,

Semi-detached: plots 23, 24, 39, 40, 56, 57, 74, 75

Selected homes available with Shared Ownership

GROUND FLOOR

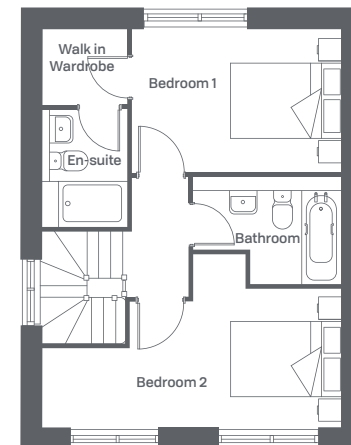
- Kitchen / Dining**
5.5m x 3.6m / 18'0" x 11'8"
- Living Room**
2.8m x 3.6m / 9'1" x 11'8"
- WC**
1.2m x 1.4m / 3'9" x 4'5"



GROUND FLOOR

FIRST FLOOR

- Bedroom 1**
3.8m x 2.6m / 12'4" x 8'5"
- Bedroom 2**
5.5m x 2.3m / 18'0" x 7'5"
- Bathroom**
2.7m x 1.9m / 8'8" x 6'2"
- Ensuite**
1.6m x 2.9m / 5'2" x 9'5"



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THE BAILEY

A semi-detached three bedroom home



Open plan kitchen diner
Oven, hob & extractor fan
Three double bedrooms
Downstairs WC

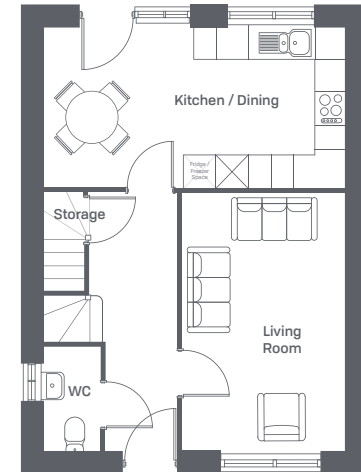
The Bailey collection

Plots 46, 47, 95, 96

Selected homes available with Shared Ownership

GROUND FLOOR

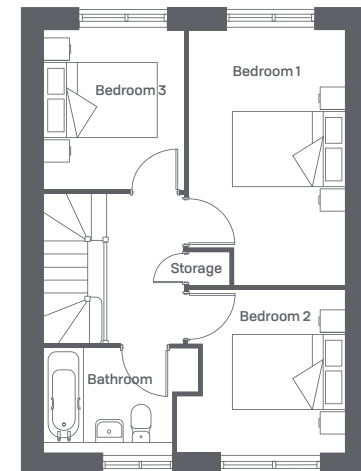
Kitchen / Dining
5.6m x 2.9m / 18'3" x 9'5"
Living Room
3.0m x 4.7m / 9'8" x 15'4"
WC
1.1m x 1.9m / 3'6" x 6'2"



GROUND FLOOR

FIRST FLOOR

Bedroom 1
2.9m x 4.7m / 9'5" x 15'5"
Bedroom 2
2.6m x 2.9m / 8'5" x 9'5"
Bedroom 3
3.1m x 3.0m / 10'1" x 9'8"
Bathroom
2.3m x 1.9m / 7'5" x 6'2"



FIRST FLOOR

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THE BARLEY

A three bedroom home



Open kitchen dining area with bi-fold doors

Oven, hob & extractor fan

Kitchen breakfast bar

Three double bedrooms

Master bedroom en-suite

The Barley collection

Semi-detached: plots 21, 22

Town house: plots 36, 37, 38

Selected homes available with Shared Ownership

GROUND FLOOR

Kitchen / Dining

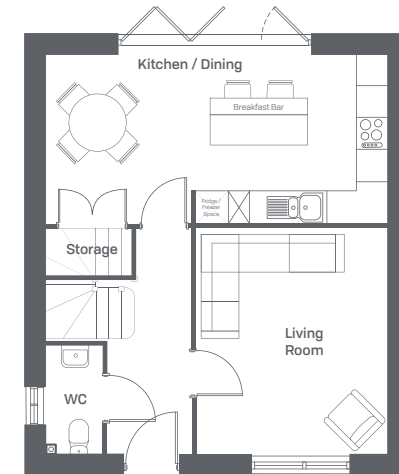
6.4m x 3.1m / 21'0" x 10'1"

Living Room

3.5m x 4.2m / 11'4" x 13'7"

WC

1.0m x 2.0m / 3'2" x 6'5"



GROUND FLOOR

FIRST FLOOR

Bedroom 1

3.4m x 3.2m / 11'1" x 10'5"

Ensuite

2.2m x 1.2m / 7'2" x 3'9"

Bedroom 2

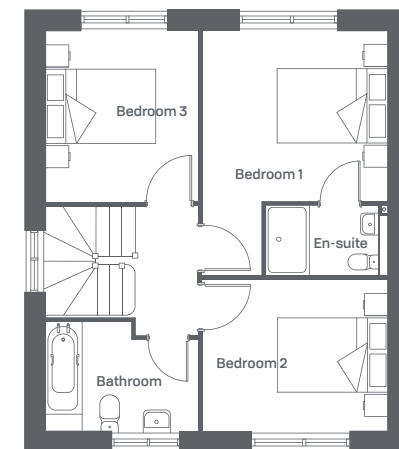
3.4m x 2.8m / 11'1" x 9'1"

Bedroom 3

2.8m x 3.2m / 9'1" x 10'5"

Bathroom

2.8m x 2.0m / 9'1" x 6'5"



FIRST FLOOR

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THE HAYTON

A semi-detached three bedroom home



Open kitchen dining area with bi-fold doors

Oven, hob & extractor fan

Three double bedrooms

Master bedroom en-suite

The Hayton collection

Plots 12, 13, 32, 33, 34, 35

Selected homes in the Hayton collection have a detached garage

Selected homes available with Shared Ownership

GROUND FLOOR

Kitchen / Dining

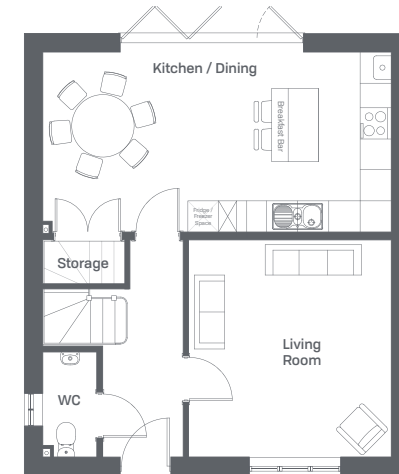
6.7m x 3.5m / 21'9" x 11'4"

Living Room

3.9m x 4.2m / 12'8" x 13'7"

WC

1.0m x 2.0m / 3'2" x 6'5"



GROUND FLOOR

FIRST FLOOR

Bedroom 1

3.4m x 3.5m / 11'1" x 11'4"

Ensuite

2.2m x 1.2m / 7'2" x 3'9"

Bedroom 2

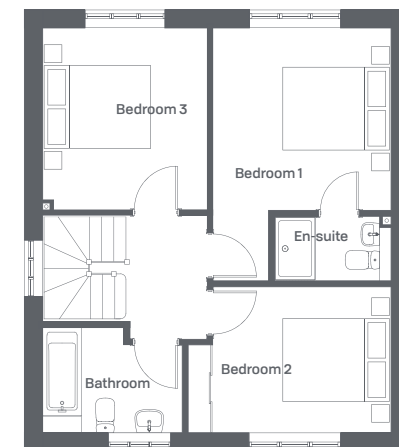
3.9m x 2.8m / 12'8" x 9'1"

Bedroom 3

3.2m x 3.5m / 10'5" x 11'4"

Bathroom

2.7m x 2.0m / 8'8" x 6'5"



FIRST FLOOR

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THE BROUGHTON

A semi-detached four bedroom home



Open plan kitchen diner with bi-fold doors

Four double bedrooms

Walk-in-wardrobe to bedroom two

Master bedroom with en-suite and walk-in-wardrobe with storage

Velux windows

The Broughton collection

Plots 48, 49, 64, 65, 76, 77, 108, 109

Selected homes available with Shared Ownership

GROUND FLOOR

Kitchen/Dining

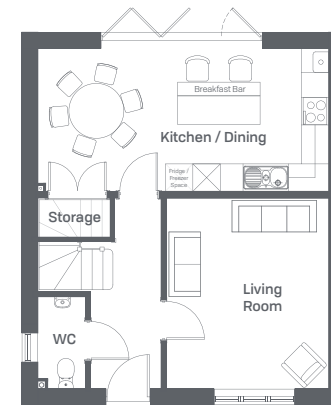
6.4m x 3.1m 21'0" x 10'1"

Living Room

3.5m x 4.2m 11'4" x 13'7"

WC

1.0m x 2.0m 3'2" x 6'5"



GROUND FLOOR

FIRST FLOOR

Bedroom 2

3.4m x 3.2m / 11'1" x 10'5"

Bedroom 3

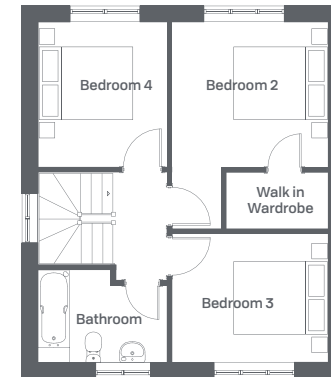
3.4m x 2.8m / 11'1" x 9'1"

Bedroom 4

2.8m x 3.2m / 9'1" x 10'5"

Bathroom

2.8m x 2.0m / 9'1" x 6'5"



FIRST FLOOR

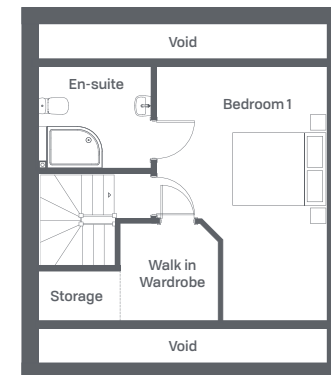
SECOND FLOOR

Bedroom 1

3.8m x 5.6m / 12'4" x 18'3"

Ensuite

2.5m x 2.3m / 8'2" x 7'5"



SECOND FLOOR

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THE HALTON

A semi-detached four bedroom home



Open plan kitchen diner with bi-fold doors

Kitchen breakfast bar

Oven, hob & extractor fan

Walk-in-wardrobe to bedroom two

Master bedroom with en-suite and walk-in-wardrobe with storage

Four double bedrooms

The Halton collection

Plots 25, 26, 28, 29, 44, 45, 60, 61, 62, 66, 67, 68, 69,

70, 71, 78, 79, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92

GROUND FLOOR

Kitchen/Dining

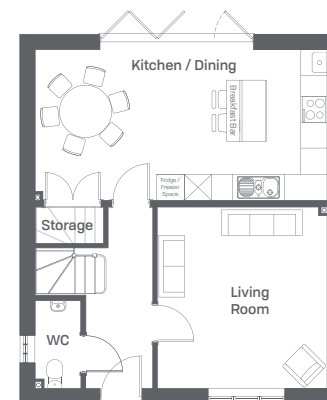
6.7m x 3.6m / 21'9" x 11'8"

Living Room

3.9m x 4.2m / 12'8" x 13'7"

WC

1.1m x 2.0m / 3'6" x 6'5"



GROUND FLOOR

FIRST FLOOR

Bedroom 2

3.4m x 3.0m / 11'1" x 9'8"

Walk-in-Wardrobe

2.2m x 1.8m / 7'2" x 5'9"

Bedroom 3

3.9m x 2.8m / 12'8" x 9'1"

Bedroom 4

3.2m x 3.5m / 10'5" x 11'4"

Bathroom

2.6m x 2.0m / 8'5" x 6'5"



FIRST FLOOR

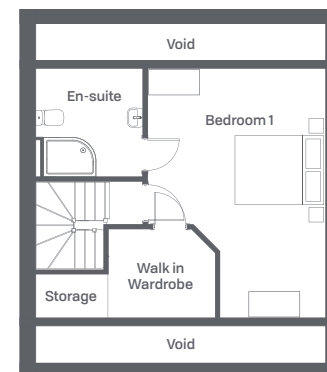
SECOND FLOOR

Bedroom 1

4.1m x 5.7m / 13'4" x 18'7"

Ensuite

2.5m x 2.5m / 8'2" x 8'2"



SECOND FLOOR

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THE BARDEN

A detached four bedroom home with garage



- Open plan kitchen dining area with bi-fold doors
- Kitchen breakfast bar
- Ground floor study
- Living room bi-fold doors
- Master bedroom en-suite
- Detached garage

The Barden collection

Plots 27, 30, 31, 43, 73

GROUND FLOOR

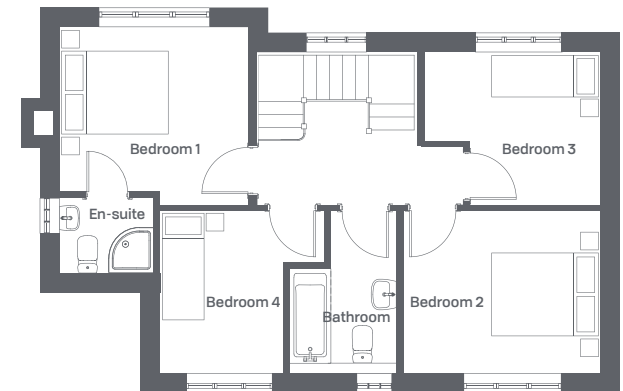
- Kitchen / Dining**
3.2m x 5.7m / 10'5" x 18'7"
- Living Room**
3.4m x 4.4m / 11'1" x 14'4"
- Study**
1.4m x 2.7m / 4'5" x 8'8"
- WC**
1.6m x 1.7m / 5'2" x 5'5"



GROUND FLOOR

FIRST FLOOR

- Bedroom 1**
3.4m x 2.9m / 11'1" x 9'5"
- Ensuite**
1.7m x 1.3m / 5'5" x 4'2"
- Bedroom 2**
3.5m x 2.9m / 11'4" x 9'5"
- Bedroom 3**
3.2m x 2.7m / 10'5" x 8'8"
- Bedroom 4**
2.2m x 2.9m / 7'2" x 9'5"
- Bathroom**
1.9m x 2.9m / 6'2" x 9'5"



FIRST FLOOR

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THE WINDSOR

A detached five bedroom home with detached garage



Open plan kitchen diner

Oven, hob & extractor fan

Garden room with bi-fold doors

Utility room

Living room bi-fold doors

Four double bedrooms

Master en-suites to bedroom 1 and bedroom 2

The Windsor collection

Plots 63, 72, 80, 81

GROUND FLOOR

Kitchen/Dining

3.4m x 6.1m / 11'1" x 20'0"

Living Room

3.4m x 5.2m / 11'1" x 17'0"

Garden Room

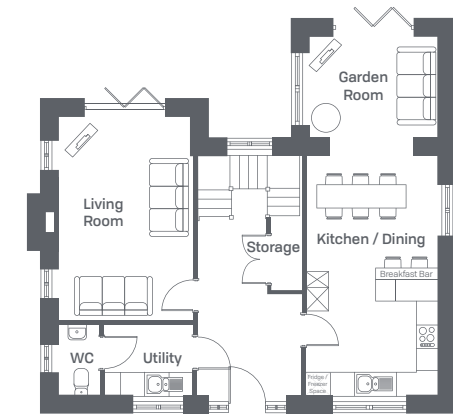
3.4m x 2.7m / 11'1" x 8'8"

Utility

2.2m x 1.8m / 7'2" x 5'9"

WC

1.1m x 1.8m / 3'6" x 5'9"



GROUND FLOOR

FIRST FLOOR

Bedroom 1

3.4m x 3.9m / 11'1" x 12'8"

Ensuite

1.9m x 3.0m / 6'2" x 9'8"

Bedroom 2

3.5m x 3.0m / 11'4" x 9'8"

Ensuite

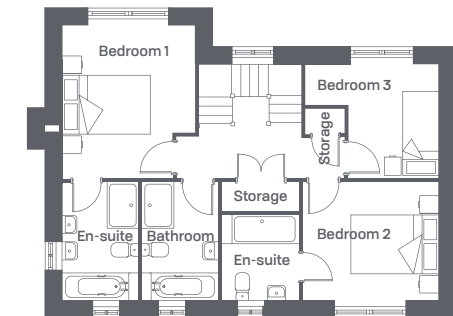
2.0m x 2.2m / 6'5" x 7'2"

Bedroom 3

3.4m x 2.9m / 11'1" x 9'5"

Bathroom

1.9m x 3.0m / 6'2" x 9'8"



FIRST FLOOR

SECOND FLOOR

Bedroom 4

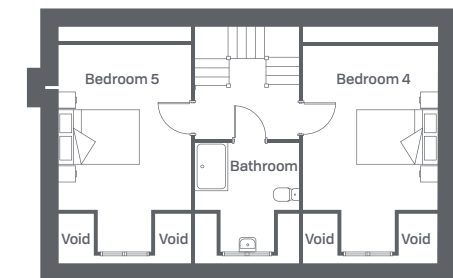
3.4m x 4.8m / 11'1" x 15'7"

Bedroom 5

3.4m x 4.8m / 11'1" x 15'7"

Bathroom

2.6m x 2.7m / 8'5" x 8'8"



SECOND FLOOR

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S P A C E

H O M E S

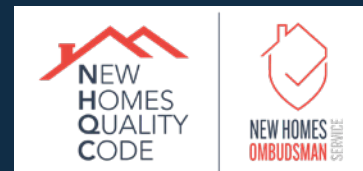
ELLERWOOD

CARLETON ROAD
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