

AVANT
homes



**WELCOME TO MODERN LIVING AT
AMBRETONE PARK**

YOUR BEST LIFE STARTS HERE. READY?



Ambretone Park will offer a range of 3 and 4 bedroom design led Avant homes. Each will feature French doors, exclusive kitchen designs with integrated appliances, stylish tiling, spacious rooms and off-street parking, all tailored to modern living.

Ambretone Park is ideally located nearby to the A1(M) providing the development with great transport links- Harrogate, and York can be accessed within 20 minutes' drive. There is an abundance of amenities nearby in the village including a local shop with a post office, a local pub and a village hall where you can take part in recreational activities and fitness classes.

OUR PROMISE TO YOU

We are committed to delivering a first class customer service. This means we care about what happens before and after you get the keys, ensuring your new home journey is rewarding and enjoyable too.

We are on the New Homes Quality Boards register of registered developers. We fully adhere to the New Homes Quality Code and the New Homes Ombudsman Service.



LIVING IN GREEN HAMMERTON

With spectacular Yorkshire countryside views and York and Harrogate just a short drive away, living at Ambretone Park in Green Hammerton offers easy access to essential amenities, days out for the whole family and an abundance of places to enjoy the great outdoors.

Our new homes for sale in Green Hammerton have all the benefits of a peaceful and quaint village with all the amenities you need on your doorstep, while a little further afield, residents will find major supermarkets in Harrogate, Knaresborough, Boroughbridge and York. For those looking for a day out shopping, then York is the place to be. With an unbeatable array of cobbled streets housing pubs, restaurants, independent and high street stores, there is something for everyone to enjoy.



Just 10 miles away, Harrogate is also filled with plenty to do such as visiting the beautiful green spaces named Valley Gardens and The Stray. Or, if you fancy a spot of retail therapy then Victoria Shopping Centre is filled with places to shop and dine. Plus, attend brilliant annual events at the Yorkshire Event Centre including the Great Yorkshire Show, Harrogate Spring Flower Show and Countryside Live.

In the village itself, you will find Green Hammerton C of E Primary School for children under the age of 11. Kirk Hammerton Church of England Primary School, St Peter's School and Queen Ethelburga's Collegiate are all within a 20-minute drive of the development.

With the A59 right on Ambretone Park's doorstep, residents have direct access to Knaresborough, Harrogate and York. For commuters, the A1(M) is just a five-minute drive away for reaching the major towns and cities in the North East, Yorkshire and beyond. For those needing to use local public transport links, Hammerton train station is a short-drive or 20-minute walk, with services taking you into Leeds and York. The development also has a nearby regular bus service which can take you to York within 30-minutes.



Nun Monkton



St Mary the Virgin Church



Buttery Pond

DEVELOPMENT PLAN





- THE FARNWELL**
3 bedroom homes
- THE HERONBRIDGE**
3 bedroom homes
- THE IRKWELL**
3 bedroom homes
- THE NILEWOOD**
4 bedroom homes
- THE PENWOOD**
4 bedroom homes
- THE SILKWOOD**
4 bedroom homes
- THE SKYWOOD**
4 bedroom homes
- THE VARNMOORE**
4+ bedroom homes
- AFFORDABLE HOUSING**

- ^SO Shared Ownership
- ^AR Affordable Rent
- ss Sub Station
- Bollards
- V Visitors Parking Space
- * Stonewater Homes

Plan not to scale.

THE FARNWELL

3 bedroom home

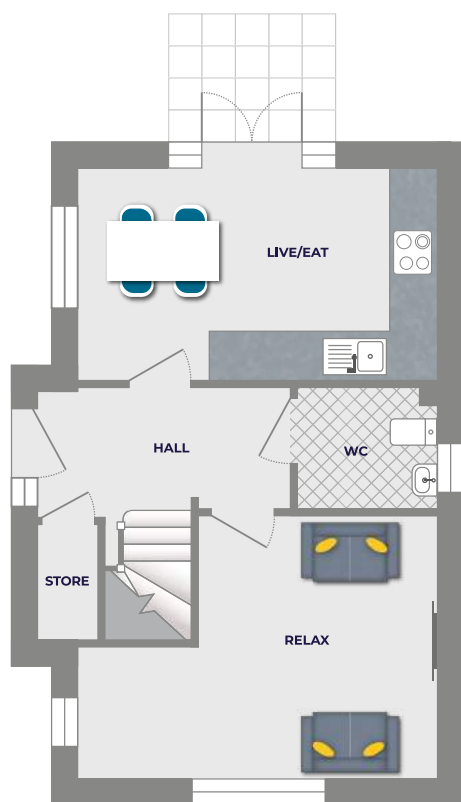
Ground Floor

Live/Eat	4.86m x 2.87m*	15' 9" x 9' 5"
Relax	4.86m* x 3.57m*	15' 9" x 11' 7"
Store	0.85m x 1.53m	2' 7" x 5' 1"
WC	1.94m x 1.65m	6' 3" x 5' 5"

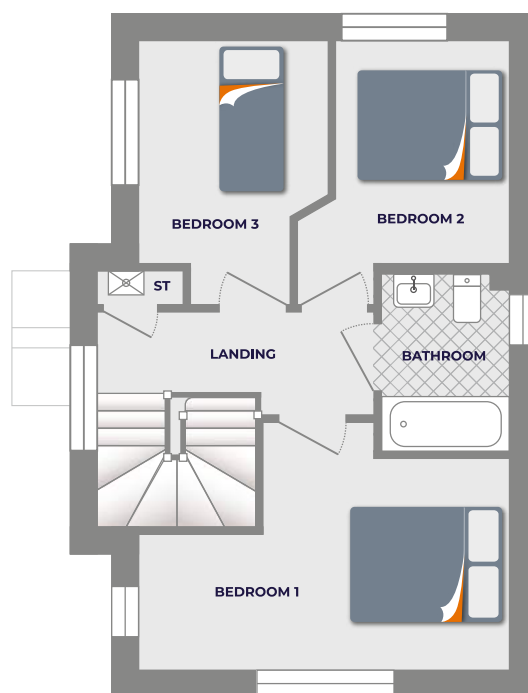
First Floor

Bedroom 1	4.86m* x 2.75m**	15' 9" x 9' 0"
Bedroom 2	2.79m x 2.98m	9' 1" x 9' 7"
Bedroom 3	1.99m x 3.48m*	6' 6" x 11' 4"
Bathroom	1.70m x 2.36m	5' 7" x 7' 7"

* Maximum dimensions
** Minimum dimensions



GROUND FLOOR



FIRST FLOOR

THE IRKWELL

3 bedroom home

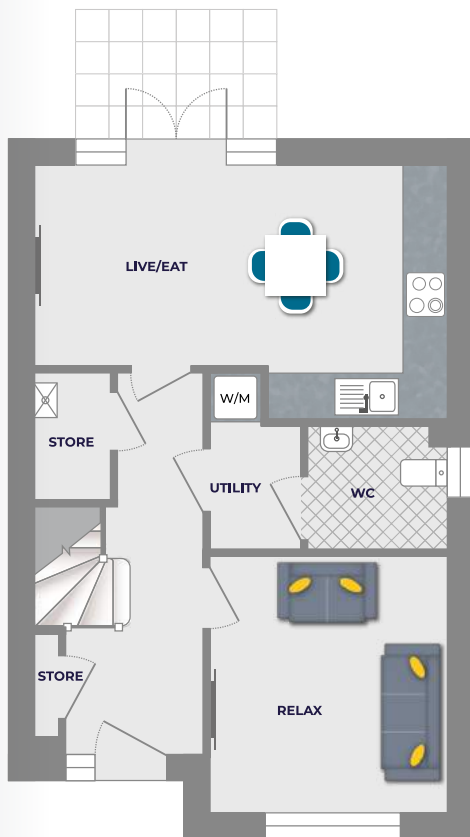
Ground Floor

Live/Eat	5.58m x 3.42m*	18' 3" x 11' 2"
Relax	3.22m x 3.43m	10' 5" x 11' 2"
Utility	1.20m x 2.38m*	3' 9" x 7' 8"
WC	1.92m x 1.66m	6' 2" x 5' 4"

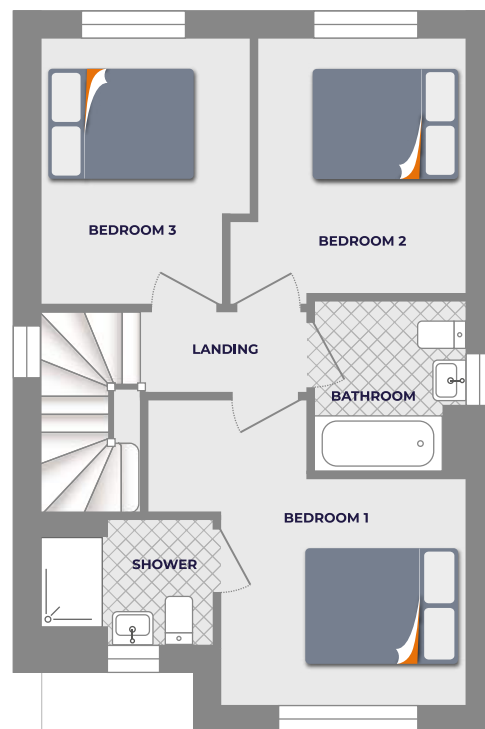
First Floor

Bedroom 1	3.22m** x 2.99m**	10' 7"*** x 9' 8"***
Shower	2.27m x 1.63m	7' 5" x 5' 3"
Bedroom 2	2.74m x 3.33m	8' 9" x 10' 9"
Bedroom 3	2.74m* x 3.48m	8' 9"*** x 11' 5"
Bathroom	2.00m x 2.18m	6' 5" x 7' 1"

* Maximum dimensions
** Minimum dimensions



GROUND FLOOR



FIRST FLOOR

THE NILEWOOD

4 bedroom home

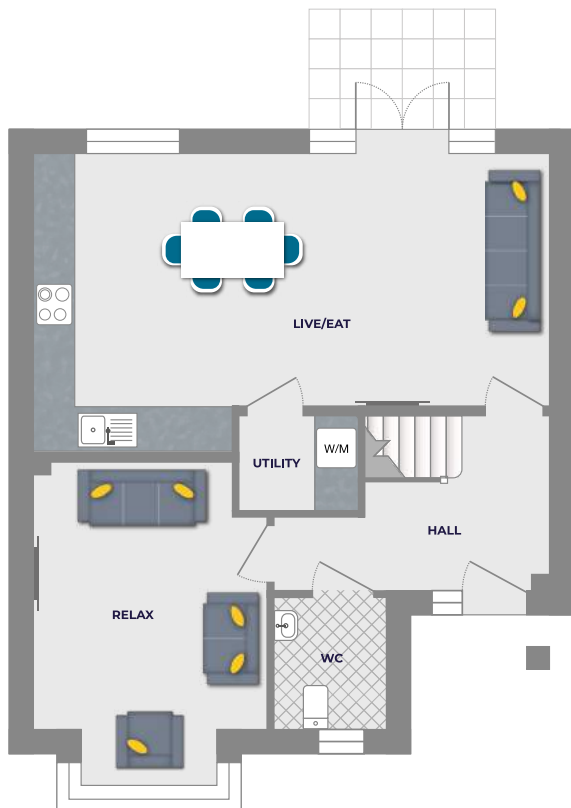
Ground Floor

Live/Eat	7.49m x 4.35m	24' 5" x 14' 3"
Relax	3.39m* x 4.70m*	10' 11" x 15' 4"*
Utility	1.72m x 1.38m	5' 6" x 4' 5"
WC	1.65m x 1.93m	5' 5" x 6' 3"

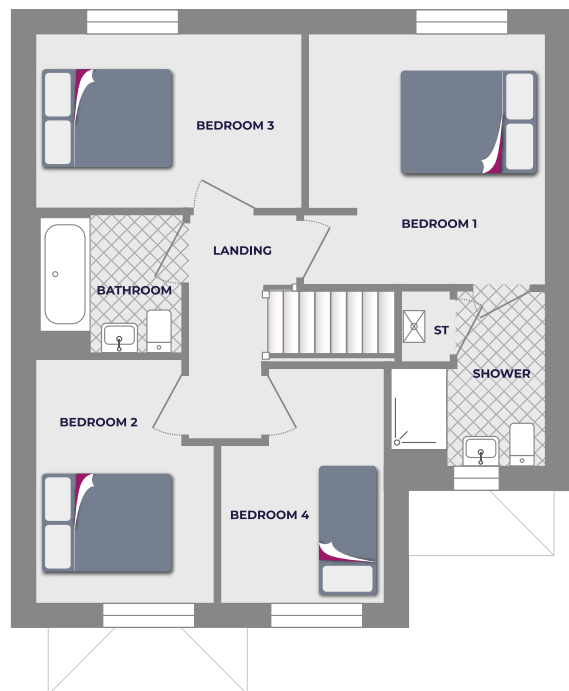
First Floor

Bedroom 1	3.48* x 4.03m	11' 5" x 13' 3"
Shower	2.27m* x 2.57m*	7' 5" x 8' 4"*
Bedroom 2	2.64m* x 3.61m*	8' 6" x 11' 8"*
Bedroom 3	3.92m x 2.58m	12' 8" x 8' 6"
Bedroom 4	2.39m* x 3.45m*	7' 8" x 11' 4"*
Bathroom	2.16m x 2.01m	7' 1" x 6' 5"

* Maximum dimensions



GROUND FLOOR



FIRST FLOOR

THE PENWOOD

4 bedroom home

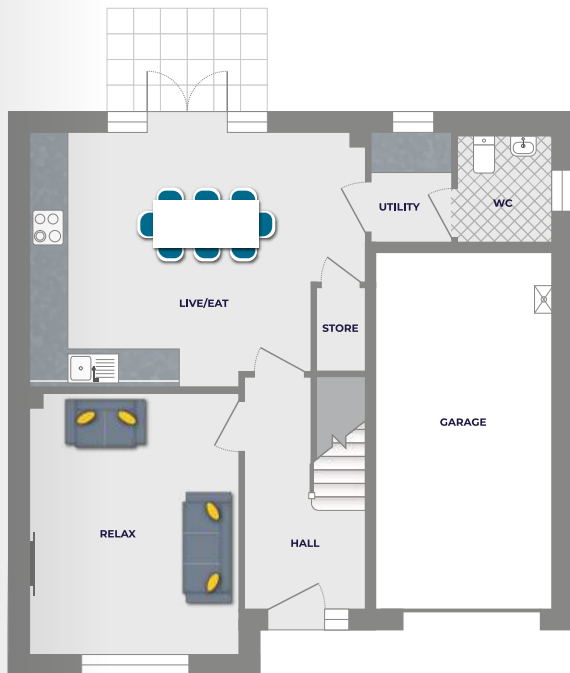
Ground Floor

Live/Eat	5.71m* x 4.31m	18' 9"* x 14' 1"
Relax	3.56m x 4.41m	11' 6" x 14' 4"
Utility	1.30m x 1.86m	4' 2" x 6' 1"
Store	0.83m x 1.42m	2' 7" x 4' 8"
WC	1.65m x 1.86m	5' 4" x 6' 1"
Garage	3.00m x 6.05m	9' 10" x 19' 10"

First Floor

Bedroom 1	3.56m x 3.51m	11' 8" x 11' 5"
Shower 1	2.39m x 1.64m	7' 8" x 5' 3"
Bedroom 2	3.07m x 4.01m	10' 1" x 13' 2"
Bedroom 4	3.52m* x 3.48m	11' 5"* x 11' 5"
Bedroom 3	3.07m x 3.95m	10' 1" x 12' 9"
Bathroom	2.50m x 2.01m	8' 2" x 6' 5"

* Maximum dimensions



GROUND FLOOR



FIRST FLOOR

THE SILKWOOD

4 bedroom home

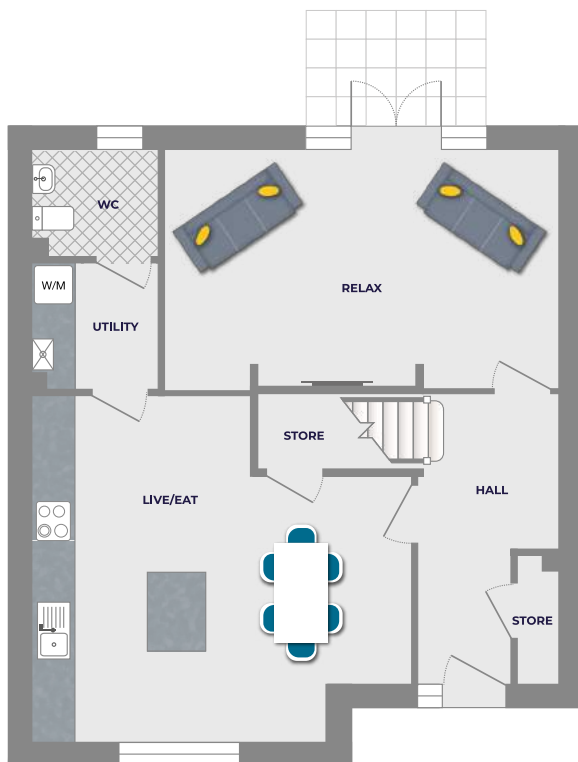
Ground Floor

Live/Eat	5.73m** x 5.20m*	18' 10"** x 17' 0"**
Relax	5.93m x 3.56m	19' 6" x 11' 8"
Utility	1.93m x 1.61m	6' 3" x 5' 3"
WC	1.93m x 1.94m	6' 3" x 6' 4"

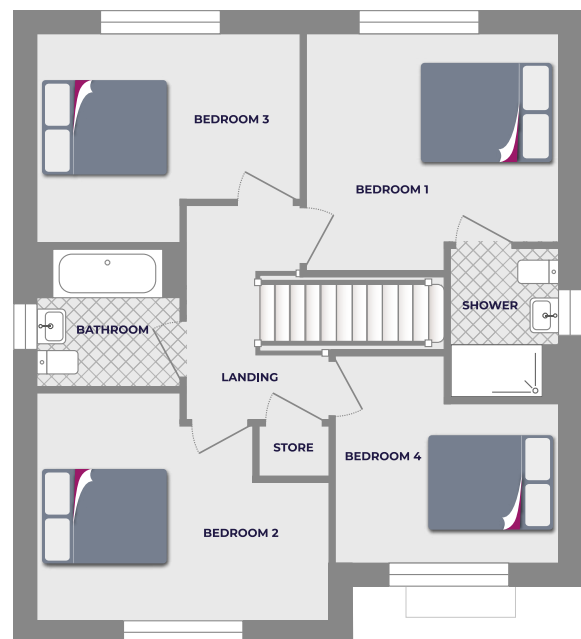
First Floor

Bedroom 1	3.83m* x 3.61m	12' 5"* x 11' 8"
Shower 1	1.63m x 2.27m	5' 3" x 7' 6"
Bedroom 2	4.45m* x 3.47m*	14' 7"* x 11' 3"**
Bedroom 3	4.02m* x 3.15m*	13' 1"* x 10' 3"**
Bedroom 4	3.39m* x 3.15m	11' 11"* x 10' 4"
Bathroom	2.18m x 2.12m	7' 1" x 6' 9"

* Maximum dimensions
** Minimum dimensions



GROUND FLOOR



FIRST FLOOR

THE SKYWOOD

3 bedroom home

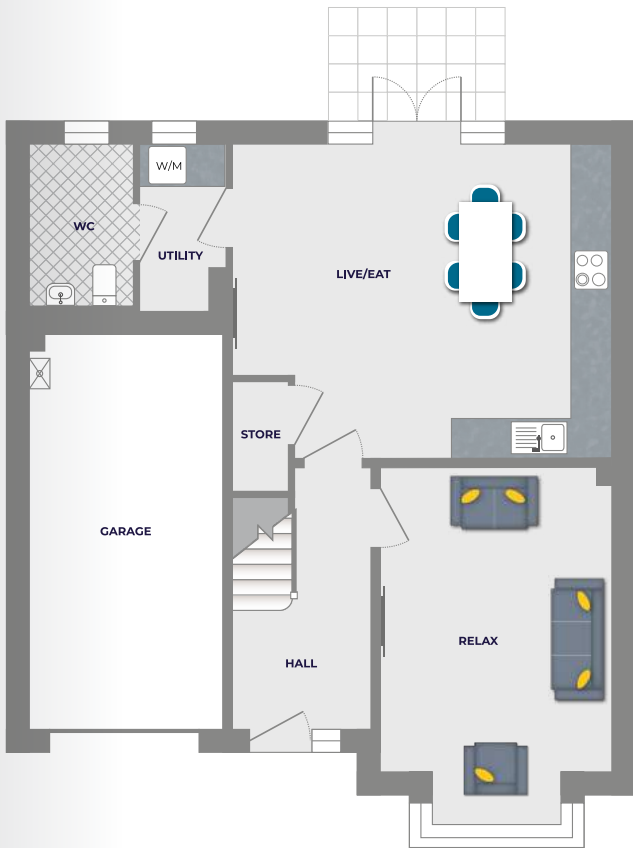
Ground Floor

Live/Eat	5.81m x 4.83m	19' 1" x 15' 8"
Relax	3.56m x 5.44m*	11' 8" x 17' 10"
Utility	1.36m x 2.55m	4' 4" x 8' 4"
WC	1.60m x 2.55m	5' 3" x 8' 4"
Garage	3.01m x 6.08m	9' 11" x 19' 9"

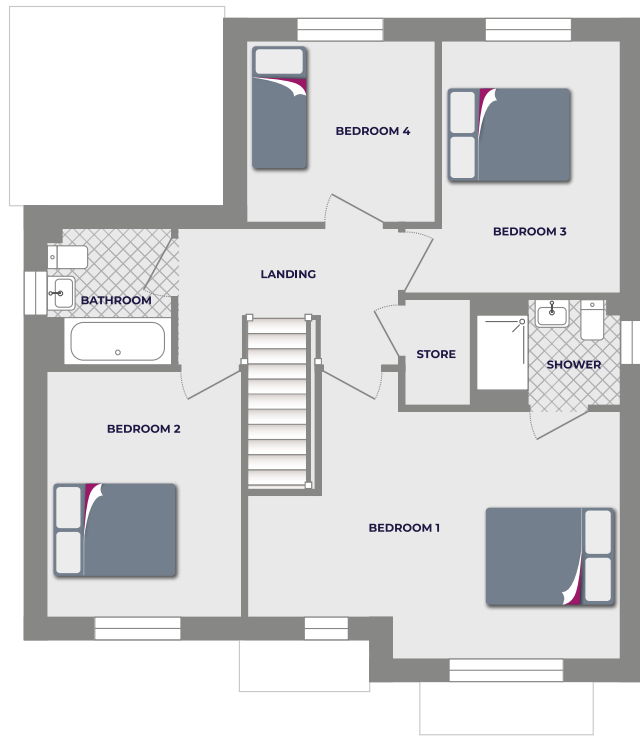
First Floor

Bedroom 1	5.81m* x 3.86m*	19' 1" x 12' 6"
Shower 1	2.26m x 1.63m	7' 5" x 5' 3"
Bedroom 2	3.05m x 3.83m	10' 0" x 12' 7"
Bedroom 3	2.78m x 3.92m	9' 11" x 12' 8"
Bedroom 4	2.93m x 2.79m	9' 6" x 9' 1"
Bathroom	1.99m x 2.11m	6' 5" x 6' 9"

* Maximum dimensions



GROUND FLOOR



FIRST FLOOR

THE VARNMOORE

4+ bedroom home

Ground Floor

Live/Eat	6.49m x 3.90m	21' 3" x 12' 7"
Live	3.78m x 2.59m	12' 5" x 8' 4"
Relax	3.78m x 4.59m	12' 5" x 15' 1"
Utility	1.95m x 1.42m	6' 5" x 4' 8"
WC	1.95m x 1.65m	6' 3" x 5' 5"
Hall	2.98m* x 5.38m*	6' 5" x 4' 8"
Study	2.52m x 2.24m	8' 3" x 7' 3"
Store	1.57m x 0.88m	6' 3" x 5' 5"

First Floor

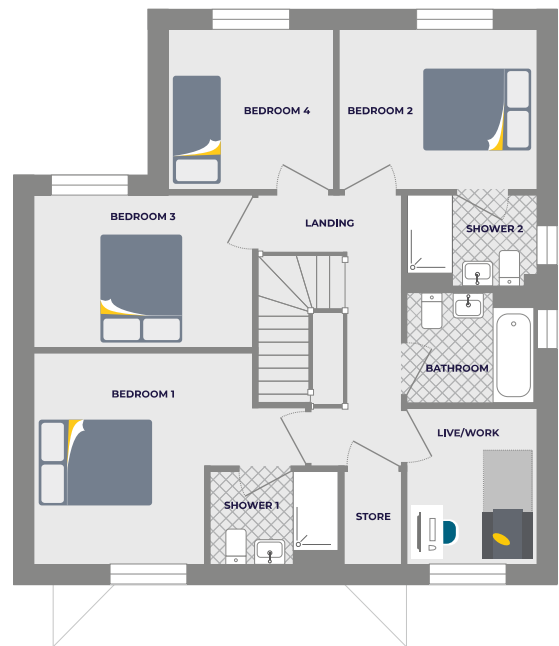
Bedroom 1	3.78m* x 3.70m*	12' 5" x 12' 2"
Shower 1	2.28m x 1.64m	7' 4" x 5' 3"
Bedroom 2	3.48m x 2.79m	11' 4" x 9' 1"
Shower 2	2.30m x 1.64m	7' 5" x 5' 2"
Bedroom 3	3.78m x 2.69m	12' 5" x 8' 10"
Bedroom 4	2.90m x 2.79m	9' 5" x 9' 1"
Bathroom	2.27m x 1.93m	7' 4" x 6' 3"
Live/Work	2.27m x 2.72m	7' 4" x 8' 9"



* Maximum dimensions



GROUND FLOOR



FIRST FLOOR

ELECTRICAL PROVISION

All electrical installations including sockets are provided in accordance with relevant building regulations to a minimum requirement shown below. You can tailor the placement and number of outlets in your property upon request. Speak to your Sales Advisor for more details.

Room	Socket Outlets (dual outlets count as 2)	Notes
Kitchen/utility	8	Where homes have separate areas, the kitchen will have a minimum of four outlets and the utility room four. Where appliances are provided, a minimum of three outlets are free for general use
Living/family room	8	A minimum of two outlets are provided near the TV aerial outlet
Bedrooms	6 (4)	A minimum of six outlets for the main bedroom and a minimum of four outlets for other bedrooms.
Dining room	4	-
Landing	2	-
Hall	2	-

MAKE YOUR HOUSE YOUR HOME

This is the fun part. Choose colour and styling options from our standard range of specifications and add extras to make it your own. Speak to your Sales Advisor about the full range of options and extras available in your property.



INTERNAL FEATURES

- Stylish white internal doors with chrome-finished door handles
- Ceilings & walls finished in white emulsion throughout
- Heat, smoke, and Carbon Monoxide detectors
- Gas central heating radiators throughout and grade A energy efficient boiler
- Power sockets and energy efficient lighting as per electrical layout drawings
- Modern profile skirting and architrave

OPTIONAL EXTRAS

- Carpet, entrance matting, vinyl and laminate flooring to various rooms
- Chrome switches and socket plates
- Data points and media option points
- Sky Q Media option
- Chrome low voltage downlighters in ceiling





EXTERNAL FEATURES

- UPVC french door/Bi-fold door** to access rear garden area
- Low maintenance black UPVC fascia
- White UPVC double glazed windows with locking system
- Front composite GRP door with sidelight** and multi-point locking system
- Driveway**
- Garage* including power and light^
- Allocated parking**
- Front entrance light
- Rotavated rear gardens
- Turf to front gardens where applicable

OPTIONAL EXTRAS

- Outside tap
- Integral garage floor paint
- Rear garden fencing
- External socket
- Wireless security alarm
- Doorbell
- Door number plaque
- Turf to rear gardens where applicable

**Sidelight, Allocated Parking , Garage, Bi-fold door and Driveway for these housetypes is Plot Specific.
^Dependent on location of garage. Speak to your Sales Advisor for more details.



BATHROOM FEATURES

- White contemporary sanitaryware
- Bath with mixer tap
- Full height tiling option to 3 sides of bath and half height tiling behind sink and WC
- Quality designer taps and fittings

SHOWER ROOM FEATURES

- White contemporary sanitaryware
- High quality shower enclosure with white shower tray and glass door with chrome trim
- Range of full height tiling options to shower and half height tiling behind sink and WC
- Quality designer taps and fittings
- Electric shower to second en-Suite in selected housetypes

WC FEATURES

- Ground floor WC with stylish white sanitaryware
- Single tile splash course above the sink
- Quality designer taps and fittings

OPTIONAL EXTRAS

- Range of contemporary upgraded tiling selections in a selection of colours
- Chrome heated towel rail
- Chrome low voltage downlights in ceiling
- A range of vinyl flooring options
- Shaver socket
- Shower head on slide rail over bath and glass shower screen
- Dual shower head to en-suite shower

OPTIONAL EXTRAS

- Range of contemporary upgraded tiling selections in a selection of colours
- Chrome heated towel rail
- Chrome low voltage downlights
- A range of vinyl flooring options

MAIN BEDROOM FEATURES

- En-suite shower room*

*Available on selected housetypes only.

OPTIONAL EXTRAS

- 'Classic' or 'Shaker' style sliding door wardrobe system in a choice of colour and glass combinations
- Extra shelving options to wardrobes



KITCHEN FEATURES

- Fully fitted designer kitchen in a range of colours and styles
- Stainless steel fan oven
- Ceramic hob
- Stainless steel Chimney extractor hood
- Integrated fridge/freezer or undercounter fridge with icebox*
- Stainless steel splashback behind hob
- Single stainless steel bowl and drainer
- Designer chrome mixer taps
- White finish sockets above worktops

*Dependent on housetype

OPTIONAL EXTRAS

- Fully fitted designer kitchen in a range of colours and styles
- Solid worktop, under mounted sink and monoblock mixer tap
- Cooking appliances - Pyro oven, induction hob, extractor hood, microwave*
- Integrated cleaning appliances - dishwasher, washing machine and washer/dryer
- Food storage – Frost free fridge/freezer, under counter freezer*
- Chrome switches and socket plates
- LED lighting strips to underneath of wall units

*Available on selected housetypes only.



MORTGAGE ADVISOR PANEL



We're proud to work with a carefully selected panel of advisors that work separately from any bank or lender. These firms are available to provide free independent financial advice and will help you find a mortgage product that suits your circumstances.

Specialising in mortgages for new homes, these companies fully understand the processes and details of buying a new build, ensuring you're getting experienced and knowledgeable support. For more information, please contact one of our recommended advisors below.

JAMES LEIGHTON FINANCIAL SERVICES

Phone: 0115 8709520 | Email: enquiries@jlfs.co.uk
Website: www.jlfs.co.uk

SAFEGUARD FINANCIAL SERVICES LTD

Phone: 0191 500 8740 | Email: advice@safegfs.co.uk
Website: www.safeguardfinancialservices.co.uk

SOLICITOR PANEL

We have a carefully selected panel of recommended independent firms that can help you on your journey. These Solicitors are specialists in new build conveyancing and fully understand the nuances of financial and legal matters, giving you confidence in their ability to help you with your purchase. For more information please contact one of the firms below.

EMSLEYS

Phone: 0113 264 4414 | Email: emma.milner@emsleys.co.uk
Website: www.emsleys.co.uk

GORDONS LLP

Phone: 0333 987 5500 | Email: mail@gordonsllp.com
Website: www.gordonsllp.com

RHODES & WALKER

Phone: 01274 019845 | Email: l.croker@rhodeswalker.co.uk
Website: www.rhodesandwalker.co.uk



PLEASE NOTE: Avant Homes can not offer legal or financial advice. Our Panel professionals are entirely independent – Avant Homes receives no incentive for recommending them. There is no obligation to select from our Panel, but you are advised to seek financial and legal guidance when buying a new home.

AVANT homes

We're here to help you every step of the way, so please don't hesitate to contact us for more information.

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The information contained herein is for general guidance only. Photographs portray a reasonable impression of the properties we build and sell, but some images and show homes may include upgrades or options that have since been discontinued or do not form part of a standard specification. Changes in circumstances or availability of materials may force us to make changes to finishes or elevations from those illustrated. Floor plans demonstrate the general layout of the property and room dimensions are duplicated from working drawings but these are not precise measurements to be relied upon as slight variances will occur on construction of individual properties. Site plans show the intended layout of the development, but we reserve the right to alter layouts subject to appropriate planning consents. Avant Homes cannot offer you financial or legal advice. Please speak to an independent IFA or Solicitor for financial and legal guidance when buying a new home