

AVANT
homes



**WELCOME TO MODERN LIVING AT
BROMPTON MEWS**

YOUR BEST LIFE STARTS HERE. READY?



In North Yorkshire, we have a selection of new energy-efficient houses in Catterick for sale, at our Brompton Mews development.

Each of our new houses come with several exciting features including French doors, exclusive kitchen designs with integrated appliances, generous rooms, off-street parking and so much more.

Ideally situated, the larger neighbouring market town of Richmond is only a short drive away from Catterick via the A6136

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 CATTERICK

A historic village, dating back to ancient times when it was a fort called Cataractonium, which loosely translates to 'place of a waterfall'.

Well-preserved, Catterick even boasts a church that's over 600 years old – the Church of St Anne was built in 1412 and is a Grade I listed building.

Catterick is known for its natural beauty, with plenty of green walking paths to choose from and the idyllic Brough Beck flowing alongside them.

Neighbouring the larger market town, Richmond, our houses in Catterick are ideally situated to allow residents at our Brompton Mews development to enjoy the best of both worlds: the serenity of Catterick and the excitement of Richmond.

Richmond, a market town only a short drive away from Catterick, via the A6136, and a town that is also well connected to Catterick thanks to the regular Arriva North East bus services that run between the two areas, is the entertainment capital of the Richmondshire area.

Considered by some as one of the most romantic spots in the North East, Richmond is also an incredibly popular tourist destination thanks, in large part, to the impressive Richmond Castle.

However, beyond just its tourist-attracting landmarks, Richmond has a lot to offer the county's locals too.

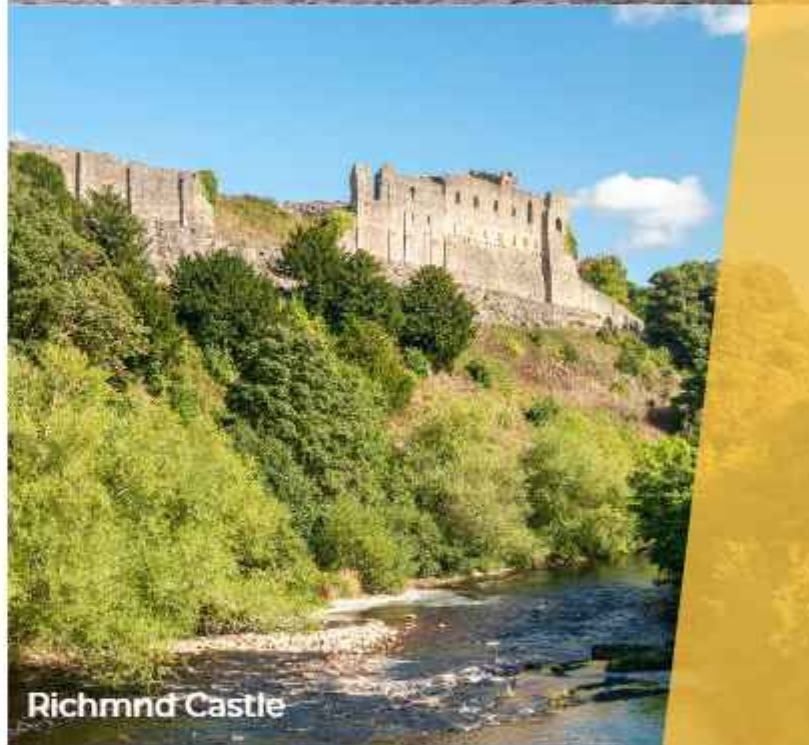
The Influence Church, for example, regularly hosts concerts organised by Richmondshire Concerts – putting on 6 performances a year.

There's also the recently restored Georgian Theatre Royal, a theatre that dates back to the 18th century and is the oldest working theatre in its original form in the UK. Definitely worth grabbing a show here even just for the novelty of saying that you managed to see a show in such a beautiful and storied venue.

Richmond also annually hosts the Richmond Meet, a celebration every Whit Monday which features a parade and amusement rides, a thrilling day for the whole family.



Market Place, Richmond



Richmond Castle



Kiplin Hall and Park

DEVELOPMENT PLAN

THE CADEBY
3 bedroom home

THE FERNLEE
3 bedroom home

THE OAKWOOD
3 bedroom home

THE RIPON
3 bedroom home

THE DALTON
4 bedroom home

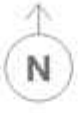
THE SALTAIRE
4 bedroom home

THE WENTBRIDGE
4 bedroom / suite

AFFORDABLE HOUSING



-  Bin Storage Area
-  Sub Station
- Plan not to scale.
- For plot & public open space planting see detailed landscaping plan.



THE ASKERN

2 bedroom home

Ground Floor

Kitchen/Dining	3.99m x 2.78m	13'1" x 9'1"
Lounge	3.99m x 4.13m	13'1" x 13'7"
WC	1.55m x 1.15m	5'1" x 3'9"
Store	1.01m x 0.94m	3'4" x 3'1"

First Floor

Bedroom 1	3.89m x 3.21m	13'1" x 10'6"
Bedroom 2	3.99m x 2.75m	13'1" x 9'0"
Bathroom	1.70m x 2.07m	5'7" x 6'10"



GROUND FLOOR



FIRST FLOOR

THE BAILDON

3 bedroom home

Ground Floor

Kitchen/Dining	3.99m x 2.70m	13'1" x 9'1"
Lounge	3.99m x 4.10m	13'1" x 13'2"
WC	1.55m x 1.15m	5'1" x 3'9"
Store	1.01m x 0.94m	3'4" x 3'1"

First Floor

Bedroom 2	3.99m x 2.21m	13'1" x 7'0"
Bedroom 3	3.99m x 2.70m	13'1" x 9'0"
Bathroom	1.70m x 2.07m	5'7" x 6'10"

Second Floor

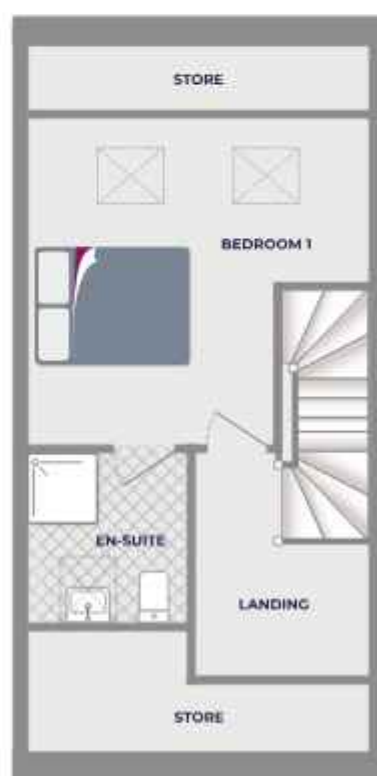
Bedroom 1	3.99m x 4.09m	13'1" x 13'5"
En-suite	1.99m x 1.99m	6'7" x 6'7"



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

THE CADEBY

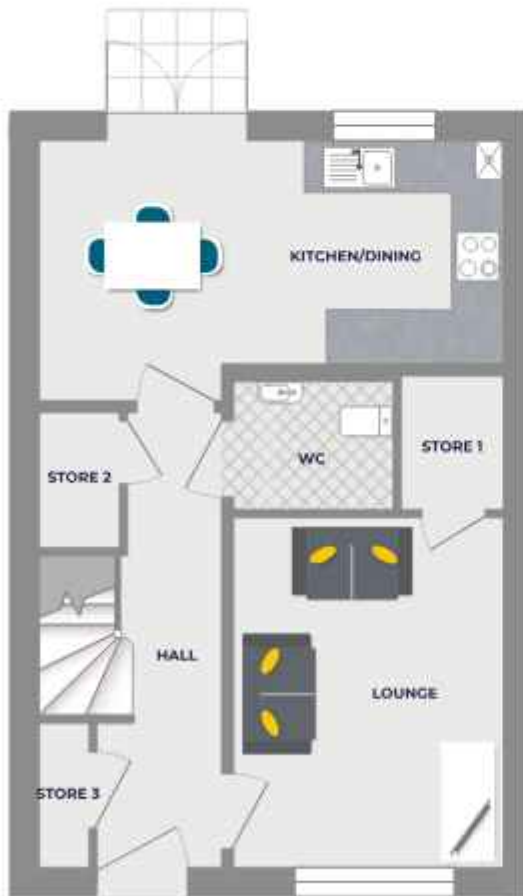
3 bedroom home

Ground Floor

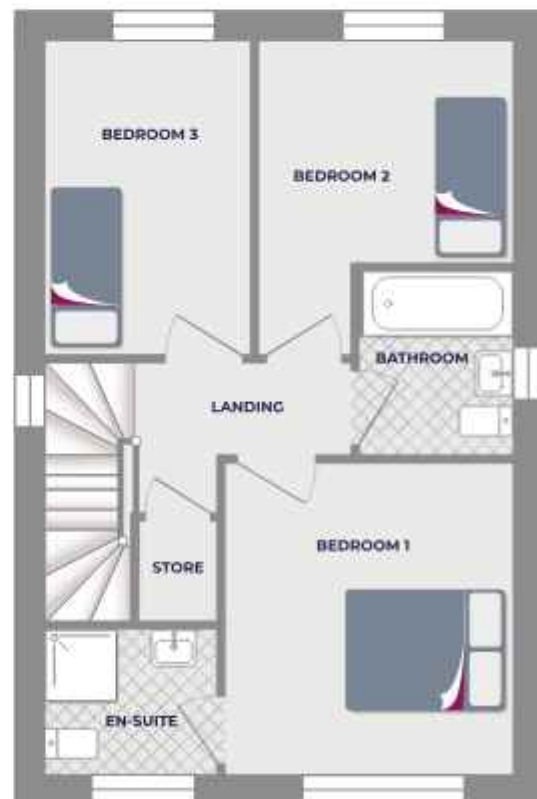
Kitchen/Dining	3.99m x 2.78m	13'1" x 9'1"
Lounge	3.99m x 4.13m	13'1" x 13'7"
WC	1.55m x 1.15m	5'1" x 3'9"
Store	1.01m x 0.94m	3'4" x 3'1"

First Floor

Bedroom 1	3.89m x 3.21m	13'1" x 10'6"
Bedroom 2	3.99m x 2.75m	13'1" x 9'0"
Bathroom	1.70m x 2.07m	5'7" x 6'10"



GROUND FLOOR



FIRST FLOOR

THE FERNLEE

3 bedroom home

Ground Floor

Hall	3.60m ² x 1.04m ²	11' 10" x 3' 5"
Kitchen/Dining	4.57m ² x 2.76m ²	15' 0" x 9' 1"
Lounge	4.57m ² x 3.01m ²	15' 0" x 9' 10"
WC	1.56m ² x 1.15m ²	5' 1" x 3' 9"
Store	1.01m ² x 1.00m ²	3' 4" x 3' 4"

First Floor

Bedroom 1	3.28m ² x 2.77m ²	10' 9" x 9' 1"
En-Suite	1.20m ² x 2.76m ²	3' 11" x 9' 1"
Bedroom 2	2.60m ² x 3.13m ²	8' 6" x 10' 3"
Bedroom 3	1.86m ² x 2.37m ²	6' 1" x 7' 6"
Bathroom	1.70m ² x 2.15m ²	5' 7" x 7' 1"



GROUND FLOOR



FIRST FLOOR

THE LEYBURN

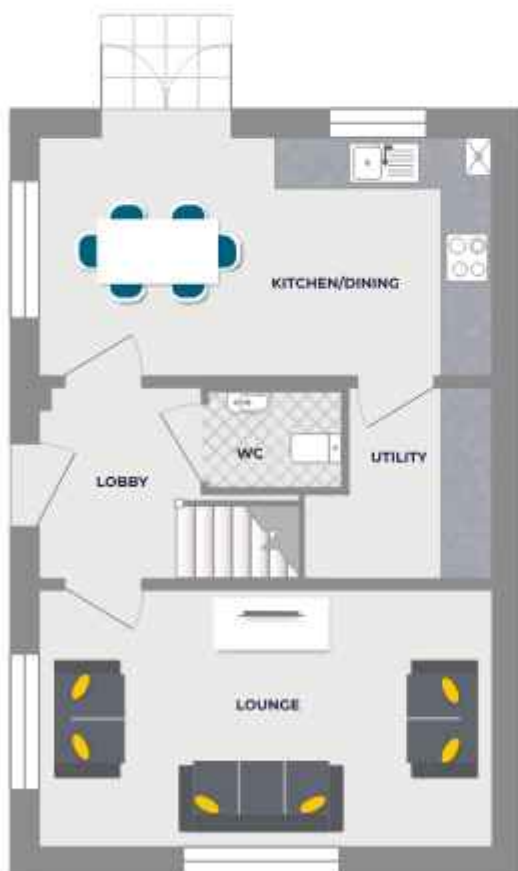
3 bedroom home

Ground Floor

Kitchen/Dining	5.31m x 2.79m	17' 5" x 9' 2"
Utility	1.69m x 2.21m	5' 6" x 7' 3"
Lounge	5.31m x 3.00m	17' 5" x 9' 10"
Lobby	1.89m x 2.21m	6' 2" x 7' 3"
WC	1.55m x 1.10m	5' 1" x 3' 7"

First Floor

Bedroom 1	5.30m x 3.06m	17' 5" x 10' 1"
En-Suite	2.09m x 1.43m	6' 10" x 4' 8"
Bedroom 2	2.69m x 2.90m	8' 10" x 9' 6"
Bedroom 3	2.50m x 2.16m	8' 4" x 6' 9"
Bathroom	1.70m x 2.07m	5' 7" x 6' 10"



GROUND FLOOR



FIRST FLOOR

THE OAKWOOD

3 bedroom home

Ground Floor

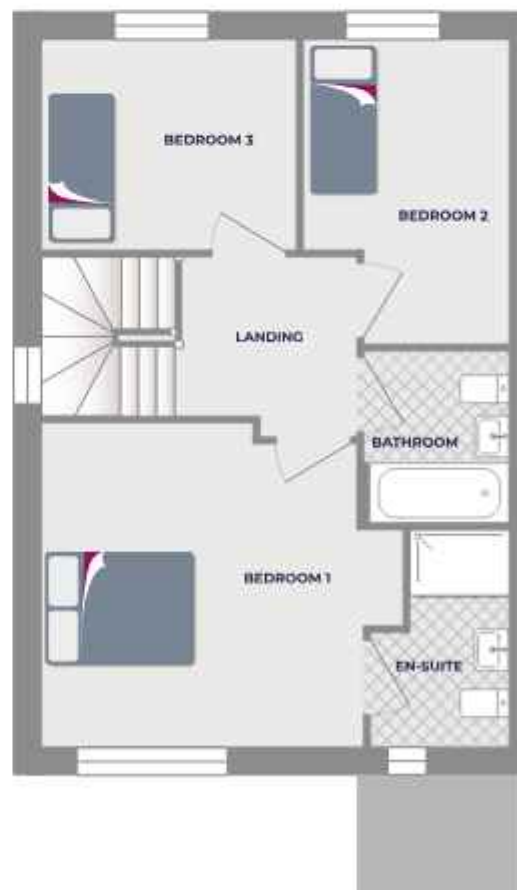
Lobby	1.34m x 1.34m	14' 5" x 14' 5"
Kitchen/Dining	5.69m x 2.55m	18' 8" x 8' 4"
Lounge	3.09m x 4.27m	10' 2" x 14' 0"
Hall	2.40m x 1.51m	7' 10" x 5' 0"
WC	1.55m x 1.51m	5' 1" x 5' 0"
Garage Store	2.40m x 4.71m	7' 10" x 15' 5"

First Floor

Bedroom 1	3.91m x 3.92m	12' 10" x 12' 10"
En-Suite	1.59m x 2.63m	5' 7" x 8' 7"
Bedroom 2	2.50m x 3.09m	8' 2" x 12' 1"
Bedroom 3	3.10m x 3.33m	10' 2" x 10' 11"
Bathroom	1.77m x 2.07m	5' 9" x 6' 10"



GROUND FLOOR



FIRST FLOOR

THE RIPON

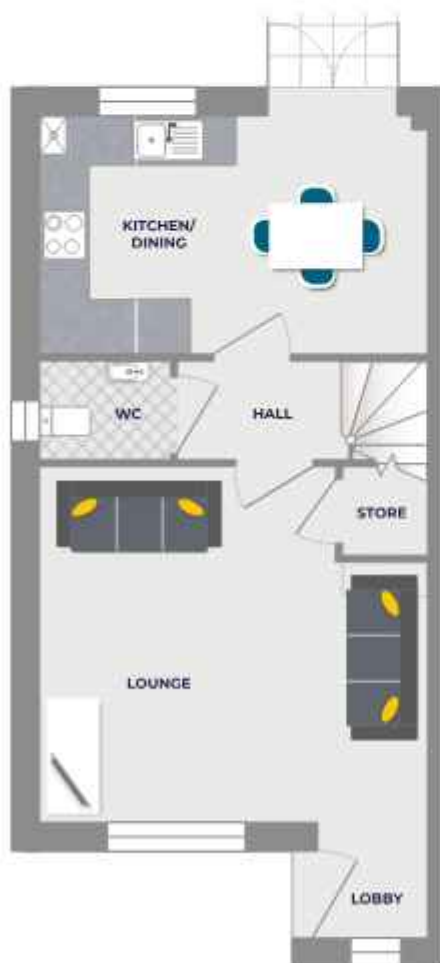
2+ bedroom home

Ground Floor

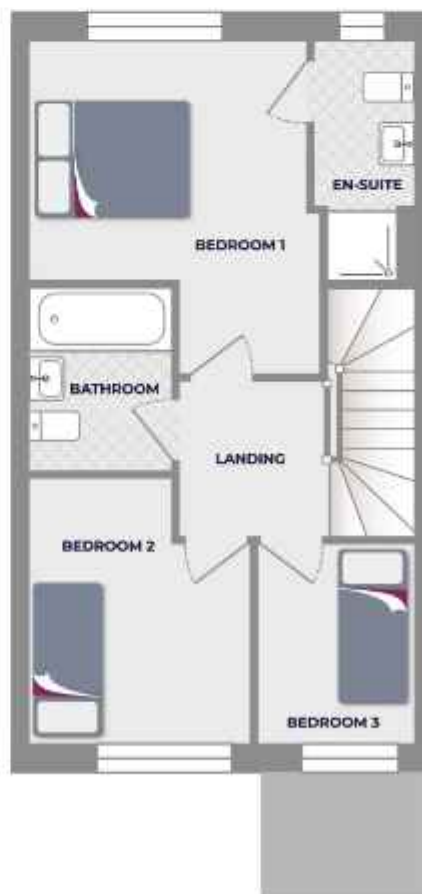
Lobby	1.29m x 1.35m	4' 3" x 4' 5"
Kitchen/Dining	4.57m x 2.79m	15' 0" x 9' 1"
Lounge	4.57m x 4.13m	15' 0" x 13' 7"
Hall	1.90m x 1.15m	6' 3" x 3' 9"
WC	1.52m x 1.19m	5' 0" x 3' 9"
Store	1.61m x 1.02m	5' 4" x 3' 4"

First Floor

Bedroom 1	3.20m ² x 2.77m ²	10' 6" ² x 9' 1" ²
En-Suite	1.20m x 2.70m	3' 11" x 9' 1"
Bedroom 2	2.60m ² x 3.13m ²	8' 6" ² x 10' 3" ²
Living/Work	1.88m x 2.37m	6' 1" x 7' 8"
Bedroom 3	1.70m x 2.15m	5' 7" x 7' 1"



GROUND FLOOR



FIRST FLOOR

THE DALTON

4 bedroom home

Ground Floor

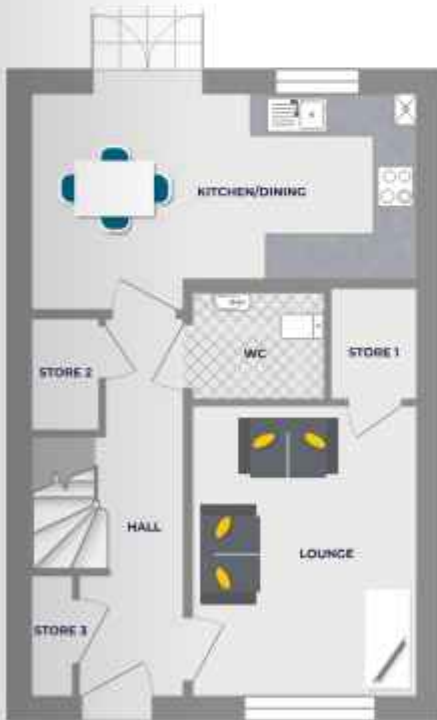
Kitchen/Dining	6.31m x 2.56m	21' 0" x 8' 4"
Lounge	3.07m x 4.00m	10' 1" x 13' 1"
Hall	1.06m x 5.16m	3' 5" x 17' 0"
WC	1.25m x 1.51m	4' 1" x 5' 0"
Store 1	1.16m x 1.51m	3' 11" x 5' 0"
Store 2	0.84m x 1.52m	2' 7" x 5' 0"
Store 3	0.59m x 1.67m	1' 11" x 5' 6"

First Floor

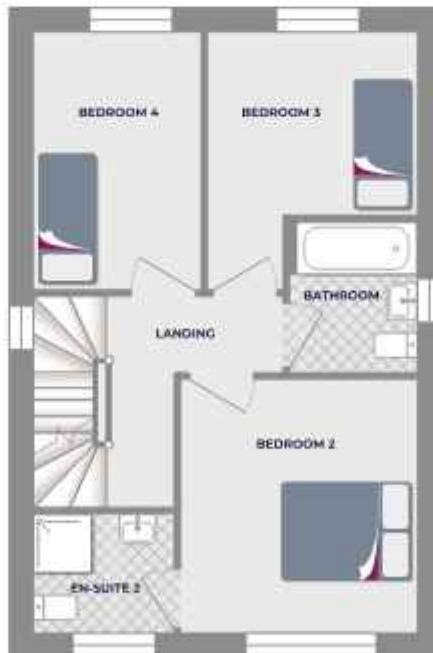
Bedroom 2	3.25m x 2.53m	10' 8" x 11' 7"
En-Suite 2	1.90m x 1.67m	6' 2" x 5' 6"
Bedroom 3	3.88m x 2.52m	12' 7" x 8' 3"
Bedroom 4	2.33m x 3.44m	7' 8" x 11' 7"
Bathroom	1.76m x 2.07m	5' 9" x 6' 10"

Second Floor

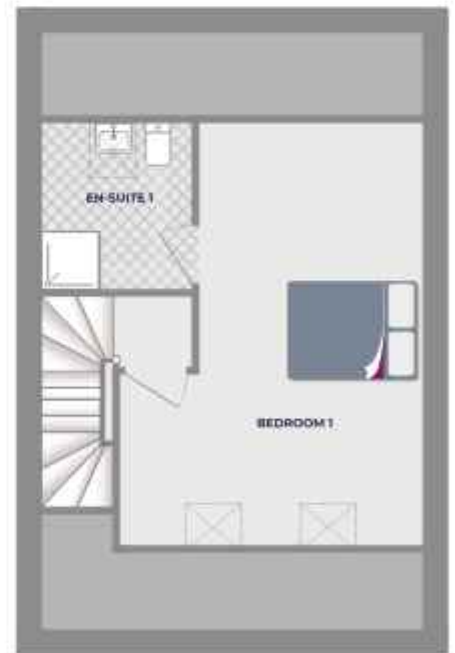
Bedroom 1	3.06m x 5.99m	10' 0" x 19' 4"
En-Suite 1	2.12m x 2.34m	7' 0" x 7' 8"



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

THE HORBURY

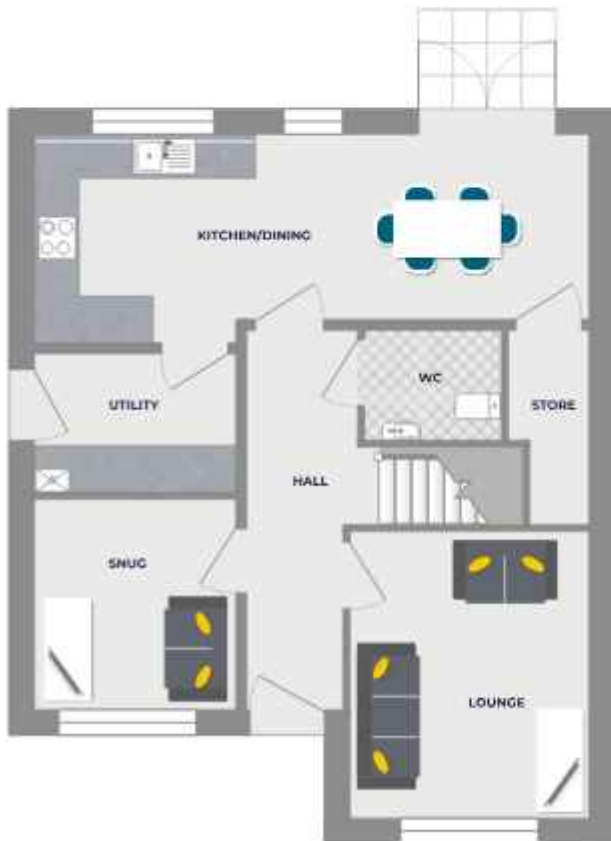
4 bedroom home

Ground Floor

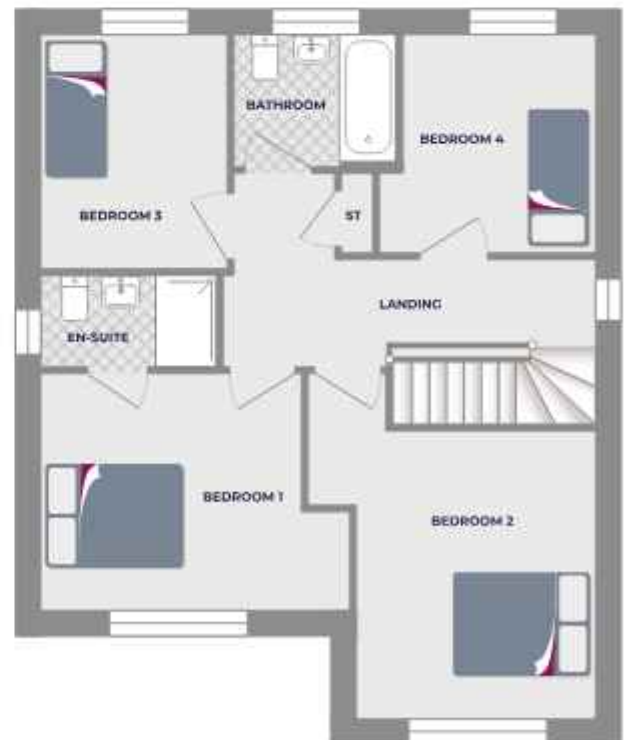
Kitchen/Dining	7.33m x 2.45m**	24' 0" x 8' 0"
Utility	2.55m x 1.63m	8' 5" x 5' 0"
Lounge	3.15m x 3.77m	10' 4" x 12' 4"
Snug	2.66m x 2.77m	8' 9" x 9' 1"
Hall	1.26m x 5.01m	4' 2" x 16' 5"
WC	1.80m x 1.45m	5' 11" x 4' 9"
Store	1.07m x 1.45m	3' 6" x 4' 9"

First Floor

Bedroom 1	3.42m** x 3.12m	11' 2" x 10' 3"
En-Suite	2.30m x 1.20m	7' 7" x 3' 11"
Bedroom 2	3.16m x 3.77m	10' 4" x 12' 4"
Bedroom 3	2.45m x 3.00m	8' 1" x 10' 0"
Bedroom 4	2.58m x 2.89m	8' 5" x 9' 6"
Bathroom	2.12m x 1.76m	7' 0" x 5' 9"
Store	0.41m x 1.05m	1' 4" x 3' 5"



GROUND FLOOR



FIRST FLOOR

THE SALTAIRE

4 bedroom home

Ground Floor

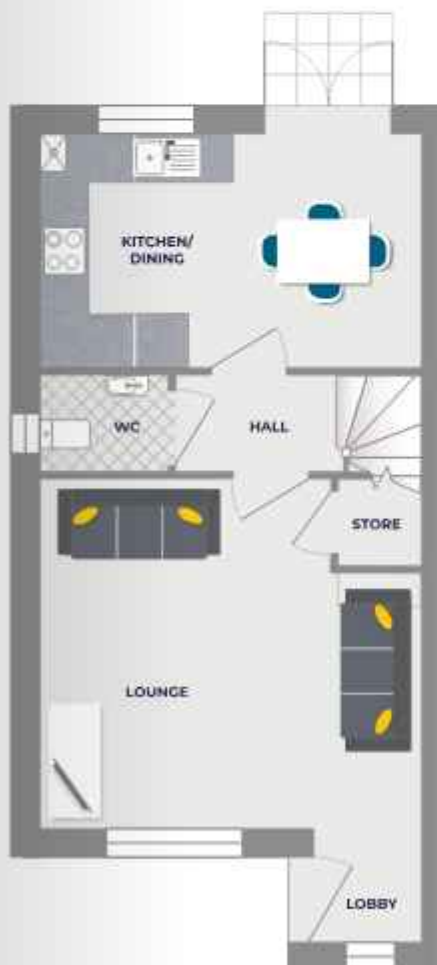
Lobby	1.25m x 1.38m	4' 2" x 4' 6"
Kitchen/Dining	4.57m x 2.76m	15' 0" x 9' 1"
Lounge	4.97m x 4.13m	16' 0" x 13' 7"
Hall	1.90m x 1.10m	6' 3" x 3' 6"
WC	1.35m x 1.15m	4' 5" x 3' 9"
Store	1.01m x 1.08m	3' 4" x 3' 6"

First Floor

Bedroom 2	3.23m ^{**} x 2.77m ^{**}	10' 9" x 9' 1"*
En-Suite 2	1.20m x 2.76m ^{**}	3' 11" x 9' 1"*
Bedroom 3	2.90m ^{**} x 3.13m ^{**}	9' 6" x 10' 3"*
Bedroom 4	1.95m x 2.37m	6' 5" x 7' 9"
Bathroom	1.70m x 2.10m	5' 7" x 7' 1"

Second Floor

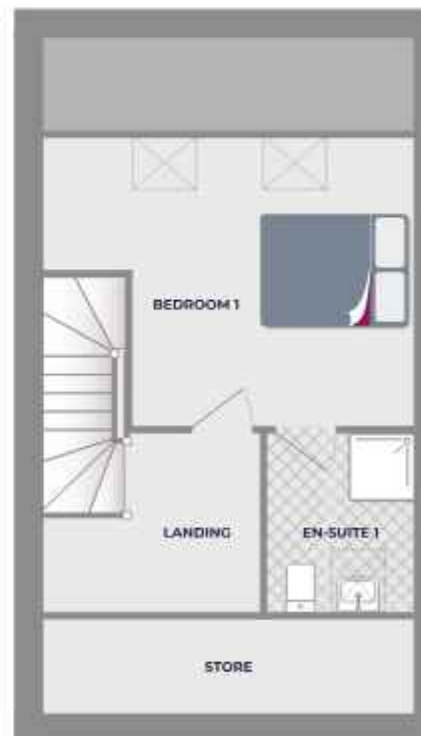
Bedroom 1	3.47m ^{**} x 3.67m ^{**}	11' 5" x 11' 8"*
En-Suite 1	1.83m x 2.18m	6' 0" x 7' 2"



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

THE WENTBRIDGE

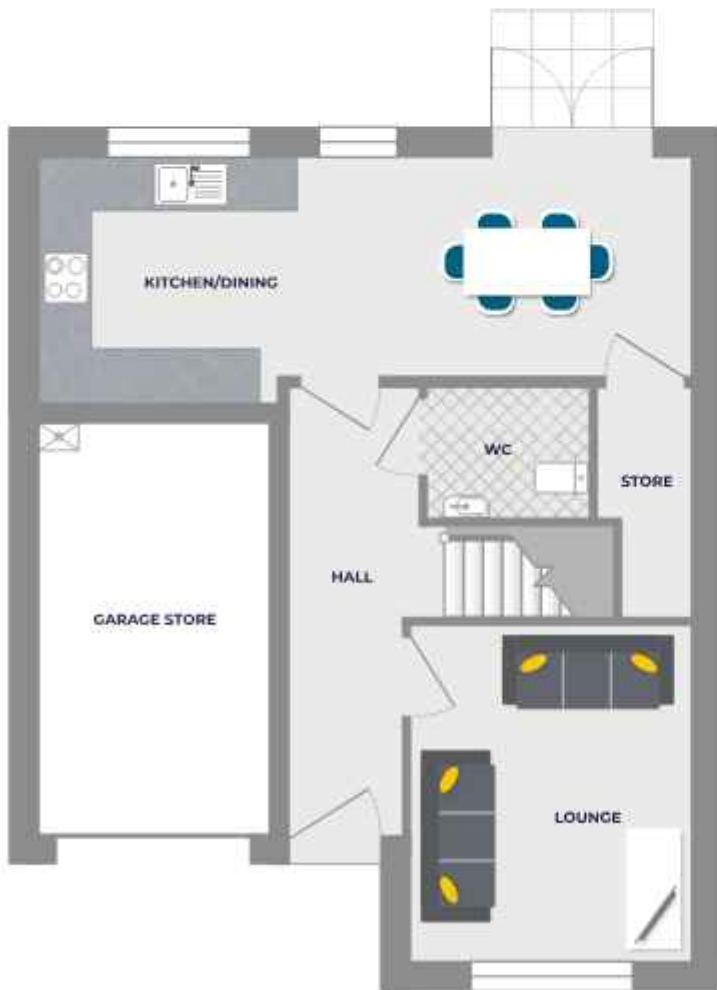
4 bedroom home

Ground Floor

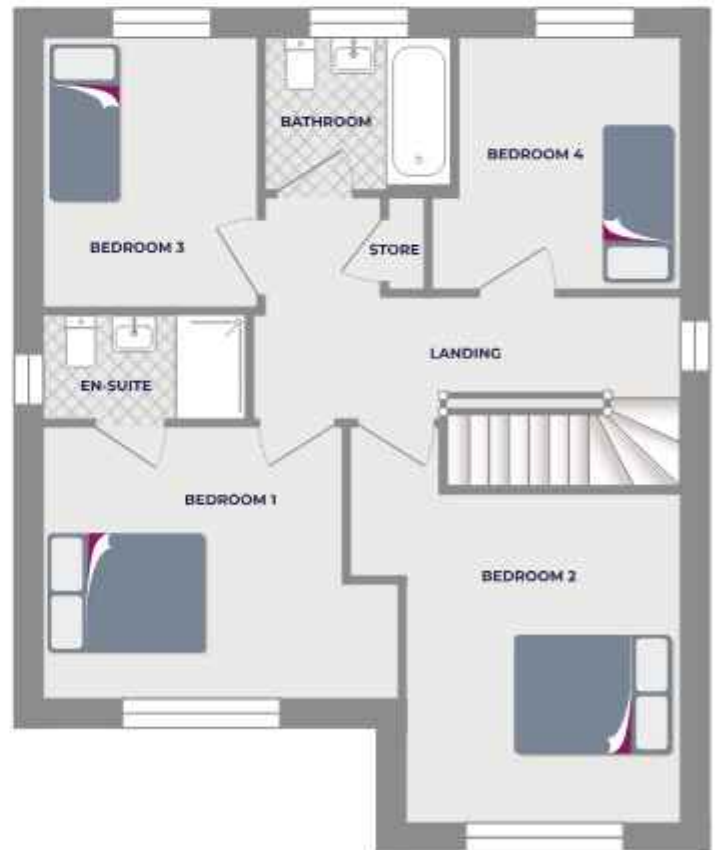
Kitchen/Dining	7.33m x 2.45m	24' 0" x 8' 0"
Lounge	3.16m x 3.77m	10' 4" x 12' 4"
Hall	1.26m x 5.01m	4' 2" x 16' 5"
WC	1.00m x 1.45m	3' 3" x 4' 9"
Store	1.07m x 1.45m	3' 6" x 4' 9"
Garage Store	2.01m x 4.00m	6' 7" x 13' 2"

First Floor

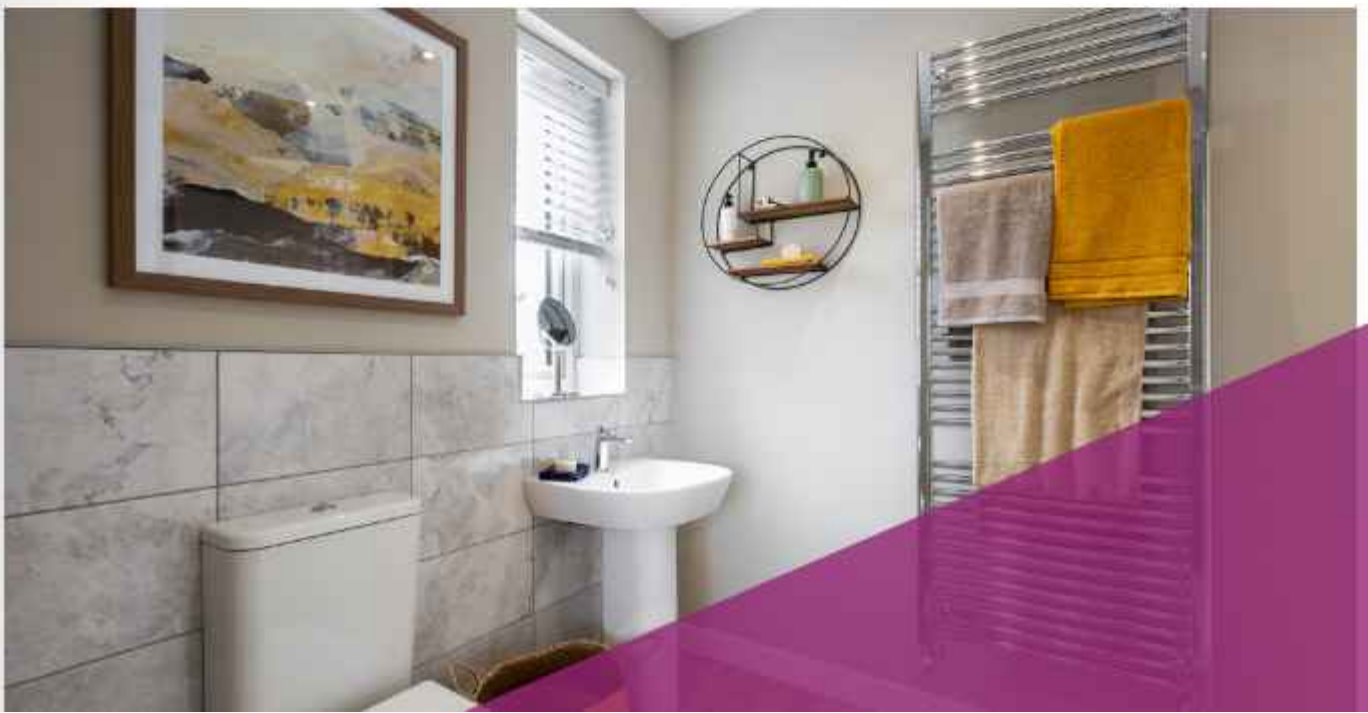
Bedroom 1	3.42m	x 3.12m	11' 2"	x 10' 3"
En-Suite	2.30m	x 1.20m	7' 7"	x 3' 11"
Bedroom 2	3.16m	x 3.77m	10' 4"	x 12' 4"
Bedroom 3	2.45m	x 3.06m	8' 1"	x 10' 2"
Bedroom 4	3.56m	x 2.85m	11' 8"	x 9' 6"
Bathroom	2.12m	x 1.76m	7' 0"	x 5' 9"
Store	0.41m	x 1.05m	1' 4"	x 3' 5"



GROUND FLOOR



FIRST FLOOR



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 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, 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.

ELECTRICAL PROVISION

All electrical installations including sockets are provided in accordance with relevant building regulations to a minimum requirement shown below.

Speak to your Sales Advisor for more details.

Housetype	Hall	Lounge	Kitchen/Dining	Utility	WC	Snug	Bedroom 1	Bedroom 2
Appleton	2	6	12 + 4 appliances	4 + 2 appliances	-	4	6	4
Askern	2	6	8 + 5 appliances	n/a	-	n/a	6	4
Balldon	2	6	8 + 5 appliances	n/a	-	n/a	6	4
Bilbrough	2	4	10 + 5 appliances	n/a	-	n/a	6	4
Cadeby	2	6	8 + 5 appliances	n/a	-	n/a	6	4
Cookbury	2	6	10 + 5 appliances	n/a	-	n/a	6	4
Coverham	2	6	14 + 4 appliances	4 + 2 appliances	-	n/a	6	
Dalton	2	6	8 + 5 appliances	n/a	-	n/a	6	4
Darwood	2	6	12 + 4 appliances	4 + 2 appliances	-	n/a	6	4
Denbrough	2	4	6 + 5 appliances	n/a	-	n/a	6	4
Eastbeck	2	4	6 + 5 appliances	n/a	-	n/a	6	4
Fernlee	2	6	8 + 5 appliances	n/a	-	n/a	6	4
Horbury	2	6	8 + 4 appliances	4 + 2 appliances	-	4	6	4
Howarth	2	4	6 + 5 appliances	n/a	-	n/a	6	4
Levisham	2	6	8 + 5 appliances	n/a	-	n/a	6	4
Leyburn	2	6	8 + 4 appliances	4 + 2 appliances	-	n/a	6	4
Maltby	2	6	8 + 5 appliances	n/a	-	n/a	6	4
Mowbray	2	4	8 + 4 appliances	n/a	-	n/a	6	n/a
Netherton	2	6	8 + 5 appliances	n/a	-	n/a	6	4
Oakwood	-	6	8 + 5 appliances	n/a	-	n/a	6	4
Ripon	2	6	8 + 5 appliances	n/a	-	n/a	6	4
Saltaire	2	6	8 + 5 appliances	n/a	-	n/a	6	4
Thirsk	2	4	6 + 5 appliances	n/a	-	n/a	6	4
Thoresby	2	6	10 + 4 appliances	4 + 2 appliances	-	2	6	4
Walbrough	-	6	8 + 5 appliances	n/a	-	n/a	6	4
Wentbridge	2	6	8 + 5 appliances	n/a	-	n/a	6	4

Bedroom 3	Bedroom 4	Bedroom 5	Bathroom	Ensuite 1	Ensuite 2	FF Landing	SF Landing	Garage
4	4	4	-	-	-	2	n/a	n/a
n/a	n/a	n/a	-	n/a	n/a	2	n/a	n/a
4	n/a	n/a	-	n/a	n/a	2	n/a	n/a
4	4	4	-	-	n/a	2	n/a	2
4	n/a	n/a	-	-	n/a	2	n/a	n/a
4	4	4	-	-	n/a	2	n/a	n/a
4	4	4	-	-	-	2	n/a	2
4	4	n/a	-	-	-	2	2	n/a
4	4	4	-	-	n/a	2	n/a	2
n/a	n/a	n/a	-	n/a	n/a	2	n/a	n/a
4	n/a	n/a	-	n/a	n/a	2	2	n/a
4	n/a	n/a	-	-	n/a	2	n/a	n/a
4	4	n/a	-	-	n/a	2	n/a	n/a
4	n/a	n/a	-	n/a	n/a	2	2	n/a
n/a	n/a	n/a	-	n/a	n/a	-	n/a	n/a
4	n/a	n/a	-	-	n/a	2	n/a	n/a
4	n/a	n/a	-	-	n/a	2	n/a	n/a
n/a	n/a	n/a	-	n/a	n/a	n/a	n/a	n/a
4	4	n/a	-	-	-	2	2	n/a
4	n/a	n/a	-	-	n/a	2	n/a	n/a
4	n/a	n/a	-	-	n/a	2	n/a	n/a
4	4	n/a	-	-	-	2	2	n/a
n/a	n/a	n/a	-	n/a	n/a	2	n/a	n/a
4	4	4	-	-	n/a	2	n/a	n/a
4	4	4	-	-	-	2	2	2
4	4	n/a	-	-	n/a	2	n/a	2

-
n/a
WC
FF
SF

no electrical sockets in this room
this room is not part of this housetype
Downstairs Toilet
First Floor
Second Floor

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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