

THE BLUEBELLS AT TANTON FIELDS

STOKESLEY

A STUNNING COLLECTION OF
3, 4 & 5 BEDROOM HOMES



TILIA
HOMES

Welcome to The Bluebells at Tanton Fields

This charming collection of three, four and five bedroom homes are situated on the banks of River Leven, Stokesley, in the Hambleton district of North Yorkshire. Surrounded by local amenities and rural countryside, it's a great place to live, work and enjoy life.



Education

With its close proximity to local schools, families will benefit from the ideal location of The Bluebells at Tanton Fields.

Stokesley Primary Academy

Just a 4-minute drive from the development, Stokesley Primary Academy welcomes children between the ages of 2-11 years. With an Ofsted rating of 'Good', this school provides many facilities, including before and after school care and a nursery.

Stokesley School and Sixth Form College

Stokesley School and Sixth Form College is an age 11-18 comprehensive school at the heart of Stokesley. This Ofsted rated 'Good' school offers the Duke of Edinburgh's award scheme as well as over 40 extra-curricular clubs and activities.

Marwood Church of England V C Infant School

This 'Good' Ofsted rated Infant school is just a 6-minute drive from the development and caters for children ages 5-7. It offers children a variety of extra-curricular activities such as fitness clubs, yoga and choir club, as well as morning and afternoon care and holiday club.



Although the schools listed above are nearby, we cannot guarantee admission. Car travel times taken from [google.co.uk/maps](https://www.google.co.uk/maps) and are approximate only.



Connections

Good transport links to nearby towns, cities and further afield.



20
min

Middlesbrough

11.1 miles

50
min

Sunderland

37.1 miles

1 4
hr min

York

43.1 miles

Destinations by car



21
min

Middlesbrough

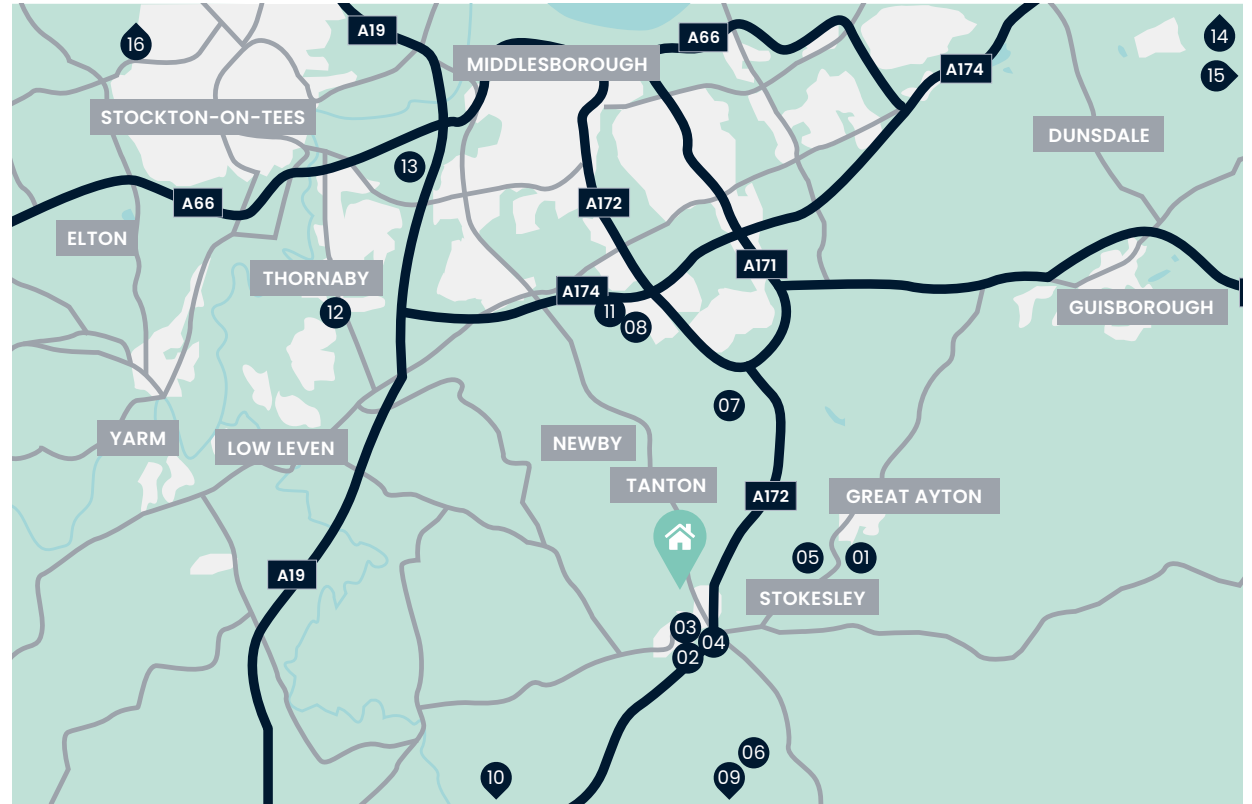
1 41
hr min

Newcastle upon Tyne

1 46
hr min

York

Destinations by train
Great Ayton Station



Your nearest transport links



Great Ayton



A172



Teeside
International
Airport

Up to 2 Miles

01. Stokesley Veterinary Practice
02. Stokesley Globe Community Library
03. Stokesley School
04. Stokesley Leisure Centre

Up to 5 Miles

05. Angrove Country Park
06. Emmersons Riding School
07. Middlesbrough Golf Club
08. Tesco Extra

Up to 10 Miles

09. Lord Stones Country Park
10. Whorlton Castle
11. Newham Grange Farm
12. Crazy Corner Adventure Play Centre

Up to 25 Miles

13. Teeside Shopping Centre
14. Redcar Racecourse
15. Marske By The Sea Beach
16. University Hospital of North Tees



The benefits of buying new

All our homes also come with a '2-year Tilia Homes Customer Care Warranty' and a further '8-year NHBC Warranty' for added peace of mind.



Energy-Efficient

new homes are built to the latest specifications and standards meaning a more energy-efficient home.



No Chain

you are not buying into a chain. This means a faster, easier buying process without the hassle.



Great Schemes

benefit from schemes only available when buying a new build, such as our Part Exchange and Smooth Move schemes.



Personalise your home

you can make changes to your home by choosing from our extensive list of finishing touches subject to build stage.



Low Maintenance

with the latest regulations and specifications it's unlikely you'll need to worry about repairs for a while. New homes also include a 10-year NHBC warranty to cover structural defects.



It's Brand New

be the first to live in the property. It's brand new – and all yours!

*Available only at specified stages of build.

Moving Schemes

Tilia Homes likes to make sure that you can move into your new dream home, whatever your situation. We can help you overcome almost any obstacle that you face as a new homebuyer.



Part Exchange

If you want to ensure a smooth and easy move to your new home by Tilia Homes, you may wish to consider our Part Exchange scheme.



Smooth Move

We'll do all we can to ensure that your existing home is sold quickly, at the best possible price – and we'll pay the estate agent's fees.



Customer Commitment

Our aim is to do our best to take care of everything.

From carefully choosing the ideal location for our new community to designing and building homes that fit perfectly into the natural environment.

We'll make sure you have all the information you need every step of the way, whether that's letting you know what's happening with your sale or introducing you to every detail of your new home – we know homebuilding doesn't stop once you've moved in.

We pride ourselves on being there for our customers throughout the buying and selling process – and beyond.

Helping build homes and communities we can all be proud of, for many years to come.



Tilia Homes in their efforts to improve designs reserve the right to alter site plans, floorplans, elevations and specifications without notice. All lifestyle and location imagery used within this brochure is indicative only. Maps shown are not to scale. Times, distances and directions are approximate only and are taken from [google.co.uk/maps](https://www.google.co.uk/maps) and [nationalrail.co.uk](https://www.nationalrail.co.uk). Information is correct at the time of going to print. Please see the development page on our website for further details. For terms and conditions on our schemes and incentives including Part Exchange or Smooth Move, go to tiliahomes.co.uk. Please speak to your Sales Executive for further details. September 2022.

THE BLUEBELLS AT TANTON FIELDS

STOKESLEY

Our charming development of 3, 4 & 5 bedroom new build homes in Stokesley, North Yorkshire. Set on the banks of the River Leven, yet just 10 miles* to Middlesbrough town centre.



2 Bedroom Homes

- The Thornton
- The Horsham

3 Bedroom Homes

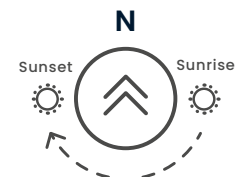
- The Holmewood
- The Northwood
- The Oakwood

4 Bedroom Homes

- The Mapleford
- The Oakford
- The Sten U

5 Bedroom Homes

- The Kenilworth



- Affordable Homes
- BCP - Bin Collection Point
- LEAP - Local Equipped Area for Play
- SS - Sub-Station
- V - Visitor Parking

*Times and distances are taken from google.co.uk/maps. The development layout does not show details of gradients of land, boundary treatments, local authority street lighting or landscaping. It is our intention to build in accordance with this layout. However, there may be occasions when the house designs, boundaries, landscaping and positions of roads and footpaths change as the development proceeds. Site plan is not to scale. Please speak to our Sales Executives for more details. September 2023.

The Thornton

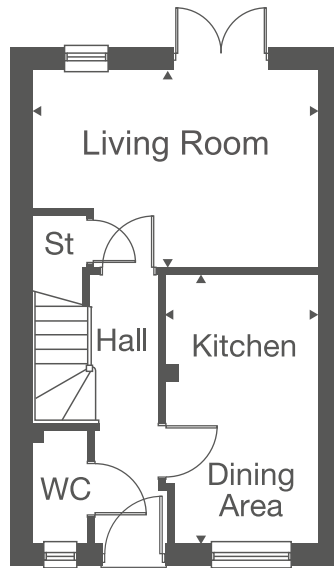
2 Bedroom Home



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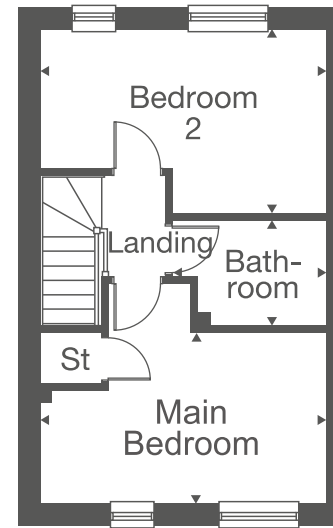


A delightful two bedroom home with an open-plan kitchen/dining area and a living room with double doors leading out to the garden. Upstairs is a spacious main bedroom and second bedroom which both share a family bathroom.



Ground Floor

| | |
|---------------------|-------------------------------|
| Kitchen/Dining Area | 4.36m x 2.47m 14'3" x 8'1" |
| Living Room | 4.61m x 3.21m 15'1" x 10'6" |



First Floor

| | |
|--------------|------------------------------|
| Main Bedroom | 4.61m x 2.78m 15'1" x 9'1" |
| Bedroom 2 | 4.61m x 2.97m 15'1" x 9'8" |
| Bathroom | 2.47m x 1.71m 8'1" x 5'7" |

St – Store WC – Cloakroom

The floorplans depict a typical layout of this housetype. All dimensions are + or – 50mm and are not shown to scale. They are not intended to be used for carpet sizes, appliance sizes or items of furniture. These floorplans are a guide only and may be subject to change. Total area is approximate. For exact plot specification, details of external and internal finishes, dimensions and floorplan differences consult our Sales Executive. October 2023.

The Holmewood

3 Bedroom Home



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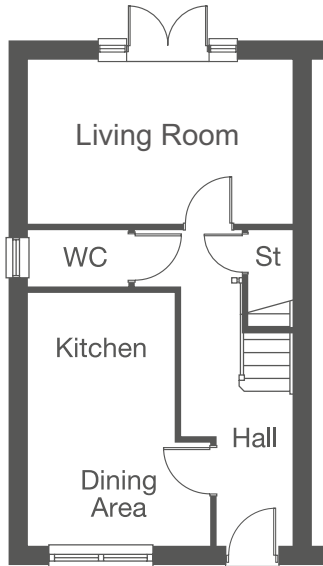


The Holmewood

3 Bedroom Home

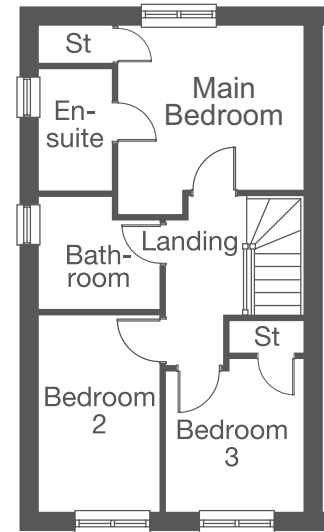
Total Area 906 sq. ft.

A delightful 3 bedroom home with a kitchen/dining area and a spacious living room and double doors to the garden. Upstairs, the luxurious bedroom includes a sizeable en suite, whilst the two additional bedrooms have access to the family bathroom.



Ground Floor

| | |
|-------------|---------------------------------------|
| Kitchen | 4.56m x 3.29m max 14'9" x 10'7" max |
| Living Room | 4.74m x 2.96m 15'5" x 9'7" |



First Floor

| | |
|--------------|--|
| Main Bedroom | 3.40m max x 2.63m max 11'1" max x 8'6" max |
| Bedroom 2 | 3.55m x 2.18m 11'6" x 7'1" |
| Bedroom 3 | 2.76m max x 2.47m max 9'0" max x 8'1" max |

AC – Airing Cupboard B – Boiler - - - - Reduced Head Height ☒ – Rooflight St – Store WC – Cloakroom

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The Oakwood

3 Bedroom Home



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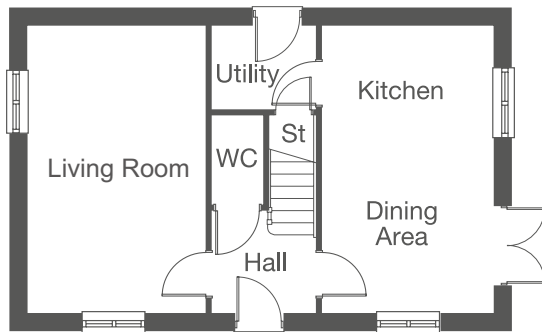


The Oakwood

3 Bedroom Home

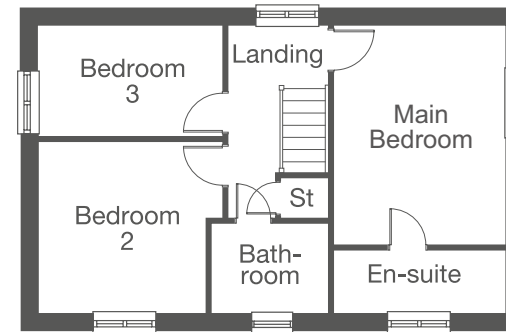
Total Area 1,001 sq. ft.

A generous 3 bedroom home with a spacious dual-aspect living room, downstairs cloakroom and double doors leading to the garden from the kitchen/diner. Upstairs features a main bedroom and en suite with two other bedrooms, plus a family bathroom.



Ground Floor

| | |
|---------------------|-------------------------------|
| Kitchen/Dining Area | 5.52m x 3.27m 18'1" x 10'7" |
| Living Room | 5.52m x 3.42m 18'1" x 11'2" |
| Utility | 1.98m x 1.62m 6'5" x 5'3" |



First Floor

| | |
|--------------|---------------------------------------|
| Main Bedroom | 4.19m x 3.27m max 13'7" x 10'7" max |
| Bedroom 2 | 3.79m x 3.17m min 12'4" x 10'4" min |
| Bedroom 3 | 3.52m x 2.28m 11'5" x 7'5" |

AC – Airing Cupboard B – Boiler - - - - Reduced Head Height ☒ – Rooflight St – Store WC – Cloakroom

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The Northwood

3 Bedroom Home



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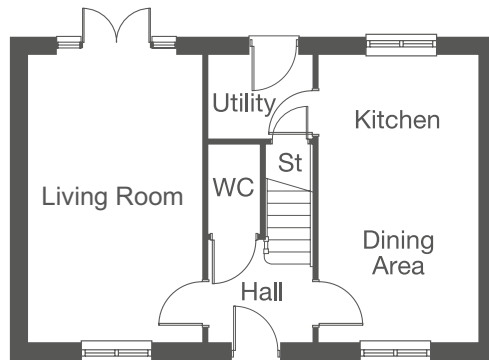


The Northwood

3 Bedroom Home

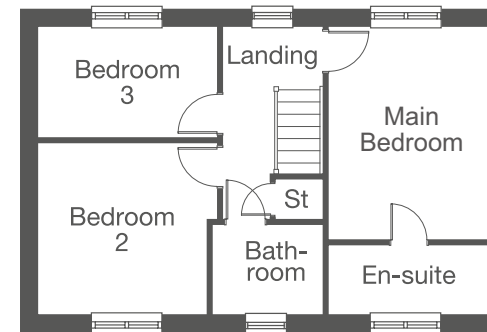
Total Area 1,001 sq. ft.

A delightful 3 bedroom home with a spacious dual-aspect living room, kitchen/diner and separate utility room downstairs, whilst upstairs comprises of a large main bedroom and en suite, plus two further bedrooms.



Ground Floor

| | |
|---------------------|--------------------------------|
| Kitchen/Dining Area | 6.13m x 2.91m 20'10" x 9'5" |
| Living Room | 6.13m x 3.28m 20'10" x 10'7" |
| Utility | 1.99m x 1.62m 6'5" x 5'3" |



First Floor

| | |
|--------------|---------------------------------------|
| Main Bedroom | 3.42m x 3.05m max 11'2" x 10'0" max |
| Bedroom 2 | 3.28m x 3.21m min 10'7" x 10'5" min |
| Bedroom 3 | 3.41m x 2.11m 11'2" x 6'9" |

AC – Airing Cupboard B – Boiler - - - - Reduced Head Height ☒ – Rooflight St – Store WC – Cloakroom

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The Sten U

4 Bedroom Home



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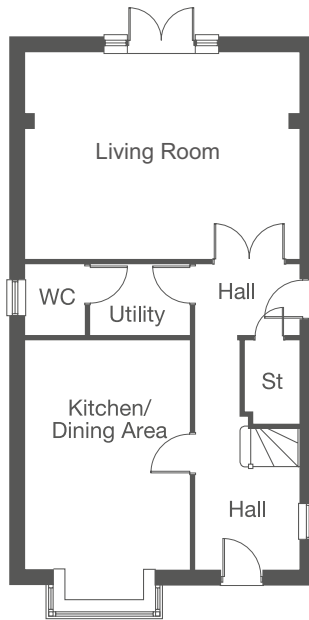


The Sten U

4 Bedroom Home

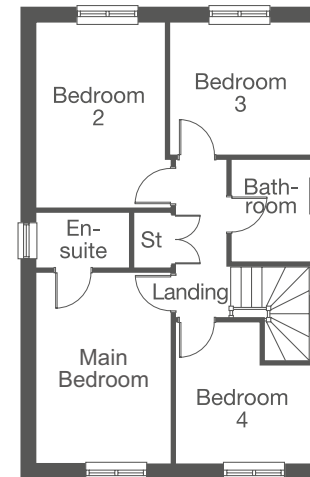
Total Area 1,350 sq. ft.

A large 4 bedroom family home featuring a bay window in the kitchen/dining area, plus bi-fold doors leading to the garden from the spacious living room. Upstairs there is the main bedroom and en suite, plus three additional bedrooms and the family bathroom.



Ground Floor

| | |
|---------------------|---|
| Kitchen/Dining Area | 4.96m min x 3.59m max 16'2" min x 11'7" max |
| Living Room | 5.92m x 4.48m 19'4" x 14'6" |
| Utility | 2.19m x 1.55m 7'1" x 5'0" |



First Floor

| | |
|--------------|--|
| Main Bedroom | 4.14m x 2.92m 13'5" x 9'5" |
| Bedroom 2 | 4.00m x 2.79m min 13'1" x 9'1" min |
| Bedroom 3 | 3.04m x 2.86m 9'9" x 9'3" |
| Bedroom 4 | 3.09m max x 2.94m max 10'1" max x 9'6" max |

AC – Airing Cupboard B – Boiler - - - - Reduced Head Height ☒ – Rooflight St – Store WC – Cloakroom

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The Mapleford

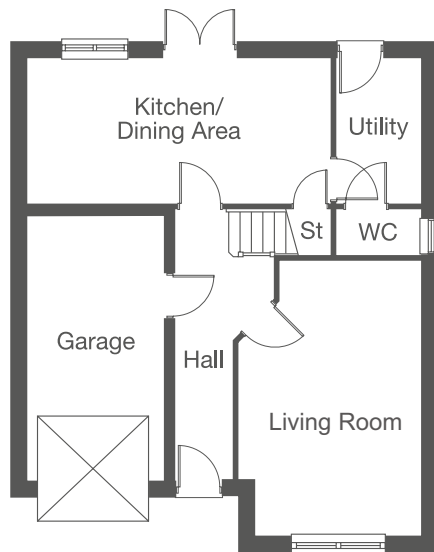
4 Bedroom Home



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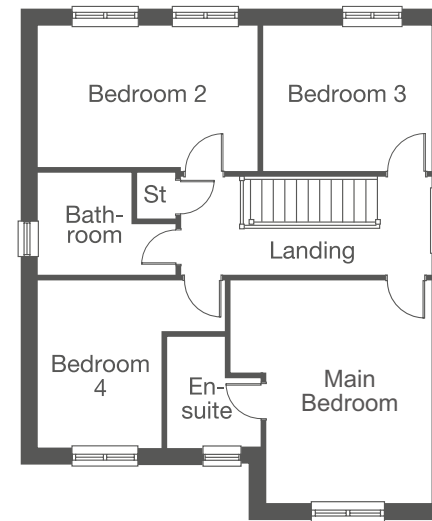


A charming 4 bedroom home featuring a spacious living room, a kitchen/dining area with doors leading out to the garden and a downstairs cloakroom. The upstairs has the main bedroom with en suite, plus 3 further bedrooms and the family bathroom.



Ground Floor

| | |
|---------------------|---|
| Kitchen/Dining Area | 6.15m x 2.95m 20'1" min x 9'6" |
| Living Room | 5.55m max x 3.68m max 18'2" max x 12'0" max |
| Utility | 2.95m x 1.71m 9'6" x 5'6" |



First Floor

| | |
|--------------|--|
| Main Bedroom | 4.50m x 3.35m 14'7" x 10'9" |
| Bedroom 2 | 4.46m x 2.95m 14'6" x 9'6" |
| Bedroom 3 | 3.40m x 2.95m 11'1" x 9'6" |
| Bedroom 4 | 3.38m max x 2.51m min 11'0" max x 8'2" min |

AC – Airing Cupboard B – Boiler - - - - Reduced Head Height ☒ – Rooflight St – Store WC – Cloakroom

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The Oakford

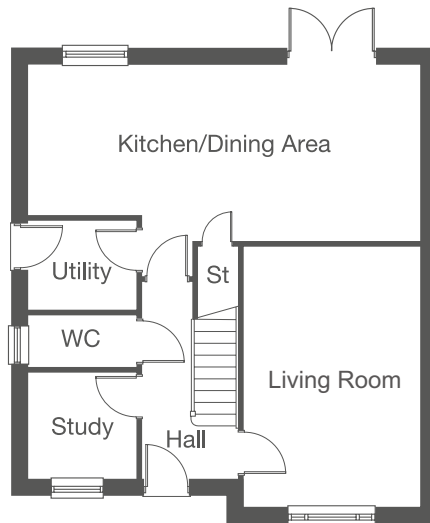
4 Bedroom Home



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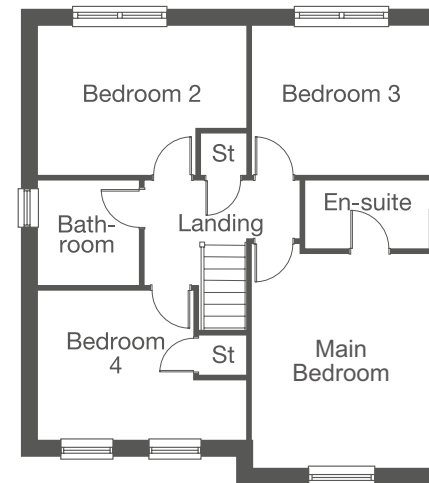


A lovely 4 bedroom home with a social kitchen/dining area at the rear, and a large living room at the front. Upstairs there are 4 good-sized bedrooms, one being the main with an en suite, plus the family bathroom.



Ground Floor

| | |
|---------------------|---|
| Kitchen/Dining Area | 7.95m x 3.65m min 26'0" min x 11'6" min |
| Living Room | 5.27m x 3.57m 17'2" x 11'7" |
| Utility | 2.21m x 1.83m 7'2" x 6'0" |



First Floor

| | |
|--------------|--|
| Main Bedroom | 4.43m x 3.62m 14'2" x 11'8" |
| Bedroom 2 | 4.24m max x 3.03m max 13'9" max x 9'9" max |
| Bedroom 3 | 3.62m x 3.03m 11'8" x 9'9" |
| Bedroom 4 | 4.24m max x 3.04m max 13'9" max x 9'9" max |

AC – Airing Cupboard B – Boiler - - - - Reduced Head Height ☒ – Rooflight St – Store WC – Cloakroom

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The Kenilworth

5 Bedroom Home



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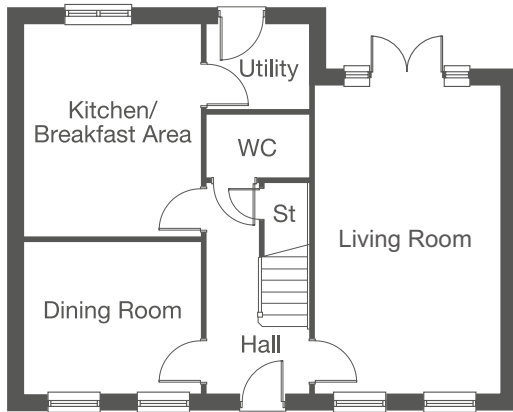


The Kenilworth

5 Bedroom Home

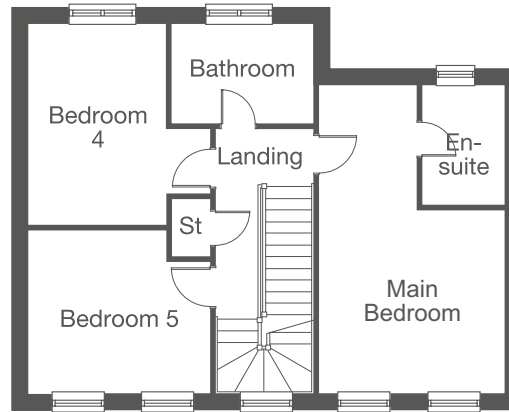
Total Area 1897 sq. ft.

A large 5 bedroom home over 3 floors with a kitchen/breakfast area, separate living room, dining room and utility room downstairs. On the first floor you will find the main bedroom with en suite, family bathroom and two further bedrooms, whilst the top floor features the two final bedrooms and another bathroom.



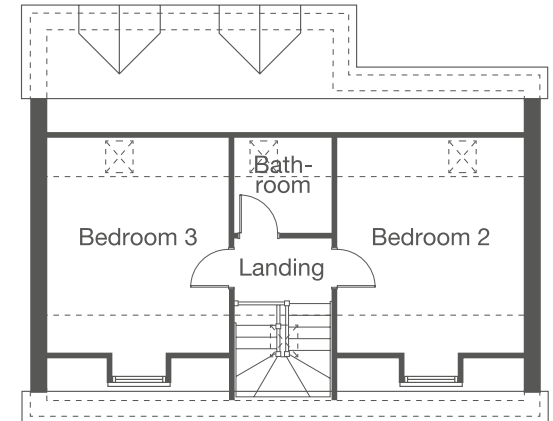
Ground Floor

| | | | |
|------------------------|---------------|--|---------------|
| Kitchen/Breakfast Area | 4.28m x 3.52m | | 14'0" x 11'5" |
| Living Room | 6.60m x 3.69m | | 21'6" x 12'1" |
| Dining Room | 3.52m x 3.05m | | 11'5" x 9'10" |
| Utility | 2.08m x 1.72m | | 6'8" x 5'6" |



First Floor

| | | | |
|--------------|-------------------|--|-------------------|
| Main Bedroom | 6.18m x 3.78m max | | 20'3" x 12'4" max |
| Bedroom 4 | 4.05m x 2.77m min | | 13'3" x 9'1" min |
| Bedroom 5 | 3.69m max x 3.27m | | 12'1" max x 10'7" |



First Floor

| | | | |
|-----------|---------------|--|---------------|
| Bedroom 2 | 4.25m x 3.74m | | 13'9" x 12'3" |
| Bedroom 3 | 4.25m x 3.64m | | 13'9" x 11'9" |

AC – Airing Cupboard B – Boiler - - - - Reduced Head Height ☒ – Rooflight St – Store WC – Cloakroom

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TILIA HOMES

YOUR NEW HOME SPECIFICATION



For more information visit: tiliahomes.co.uk



Specifications

| Kitchen | 2 & 3 bedrooms | 4 bedrooms | 5 bedrooms |
|---|----------------|------------|------------|
| Choice of kitchen units with soft-close drawers and doors* | | ✓ | ✓ |
| Choice of 40mm worktops with matching upstand to kitchen and utility room* | ✓ | ✓ | ✓ |
| Stainless steel single bowl sink with mixer tap* | ✓ | | |
| Stainless steel single bowl with half sink drainer with mixer tap* | | ✓ | ✓ |
| Stainless steel four-ring gas hob | ✓ | ✓ | ✓ |
| Stainless steel under-counter single oven | ✓ | | |
| Stainless steel under-counter double oven | | ✓ | |
| Stainless steel double oven in tall housing | | | ✓ |
| Stainless steel 60cm chimney cooker hood | ✓ | ✓ | ✓ |
| Boiler housing (where applicable) | ✓ | ✓ | ✓ |
| Integrated fridge freezer and dishwasher* | | | ✓ |
| Electrical | | | |
| TV point† (location - refer to working drawing) | ✓ | ✓ | ✓ |
| BT telephone point (location - refer to working drawing) | ✓ | ✓ | ✓ |
| Bulkhead ceiling light suitable for wet rooms to bathrooms and en suites | ✓ | ✓ | ✓ |
| Pendant light fittings with LED bulbs to all other areas | ✓ | ✓ | ✓ |
| Fans to kitchen, utility, bathroom, en suite and cloakroom | ✓ | ✓ | ✓ |
| Bathroom & En Suite | | | |
| Choice of wall tiles to sink, bath and shower areas* | ✓ | ✓ | ✓ |
| White sanitaryware from the Tilia approved range | ✓ | ✓ | ✓ |
| Thermostatic shower with riser and handset (where applicable) | ✓ | ✓ | ✓ |
| Standard mixer taps to baths and basins* | ✓ | ✓ | ✓ |
| Internal Features | | | |
| All ceilings and walls finished in white matt emulsion | ✓ | ✓ | ✓ |
| All woodwork finished in white gloss | ✓ | ✓ | ✓ |
| Four-panel smooth finish internal doors | ✓ | ✓ | ✓ |
| Internal doors furniture to be chrome lever latch on round rose | ✓ | ✓ | ✓ |
| Gas-fired central heating, condensing boiler with mains pressure hot water§ | | ✓ | ✓ |
| Gas-fired combination boiler§ | ✓ | | |
| All radiators with white finish and thermostatic valve (except in room where the thermostat is located) | ✓ | ✓ | ✓ |
| Windows & Doors | | | |
| Double-glazed uPVC windows, utility doors and double doors | ✓ | ✓ | ✓ |
| Front door in various styles and colours, double glazed with chrome-effect door furniture* | ✓ | ✓ | ✓ |
| Garage door (where applicable) – standard vertical steel up and over garage door | | ✓ | ✓ |
| External Features | | | |
| Front path to main entrance, 900mm wide paving slabs | ✓ | ✓ | ✓ |
| Patios – paving slabs providing an area of 1800mm x 1800mm | ✓ | ✓ | ✓ |
| Front gardens – landscaped to planning requirements | ✓ | ✓ | ✓ |
| Fencing – 1.8m high panel (unless planning requirements are different) | ✓ | ✓ | ✓ |
| Rear gardens – rotavated and graded | ✓ | ✓ | ✓ |
| Private drive (where applicable) – finished to planning requirements | ✓ | ✓ | ✓ |

10-year warranty and 2-year Tilia Homes Customer Care. Please note that the fee for any upgrades is non-refundable and is payable in advance. These particulars should be treated as general guidance only and should not be relied upon as statements or representations of fact. We operate a policy of continuous product development and individual features may vary. Please ask our Sales Executives for detailed information regarding specific properties. *Choices made from our selected ranges, available only at specified stages of build. Please confirm all details with our Sales Executives at point of reservation. †Please note TV points are provided – purchaser to arrange own connection including aerial. ‡Including the 3 bedroom Verwood. §Excludes the 3 bedroom Verwood. Photography is indicative only. April 2023.

The Bluebells at Tanton Fields
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