

Nightingale Chase

GUISBOROUGH

STONEBRIDGE



Welcome to

Nightingale Chase

Nestled in the picturesque town of Guisborough, Nightingale Chase offers an exceptional collection of three, four, and five-bedroom homes designed for the discerning buyer. This desirable development is more than just a place to live; it's where neighbours become friends and families grow together.

Guisborough, with its rich history and stunning landscapes, provides the perfect backdrop for your new home. Located on the edge of the North York Moors National Park, this charming market town boasts a blend of natural beauty and modern convenience.

Enjoy leisurely strolls through ancient woodlands, explore historic landmarks, and take in the charm of cobbled streets. Independent restaurants, bakeries, and shops add a modern touch to Guisborough's historic appeal, making it popular with

young professionals and families alike. Just eight miles from the breathtaking coastline, it's the perfect place for outdoor enthusiasts or those seeking a relaxing pace of life.

At Stonebridge Homes, we believe in fostering a sense of belonging. Our thoughtfully designed homes encourage interaction and connection among residents. Whether it's a weekend picnic in the open spaces or a friendly chat with your neighbours, you'll find that Nightingale Chase is a place where you truly belong.

Stonebridge has been building homes for many years, specialising in high-quality, high-specification properties. Come and be a part of something special at Nightingale Chase, where your dream home awaits.

NIGHTINGALE CHASE, GUISBOROUGH





Images shown are for illustrative purposes only



Our House, Your Home

NIGHTINGALE CHASE: sustainability meets great design

Discover the charm of Nightingale Chase, where tradition meets modern living in our beautifully crafted homes. Each home is thoughtfully designed with a variety of distinctive house types, ensuring a unique and timeless appeal.

Our homes feature elegant façades that stand the test of time, paired with modern interiors that offer flexibility and a high specification as standard. Energy efficiency is at the heart of our designs, providing you with comfortable, future-proof homes that lower energy costs and promote sustainable living.

Nightingale Chase caters to every lifestyle, with a range of new homes and local amenities. Our house layouts blend open-plan living spaces with room for an office/study to seamlessly transition from work mode to family and social life.

Our kitchen/dining areas are ideal for entertaining, whether you're hosting a dinner party or preparing meals for the family. A Stonebridge home is truly a joy to live in.

The exteriors of our homes are equally impressive, with turfed private gardens and fenced spaces accessible through bi-fold or French doors, bringing the outdoors in. Garages and off-street parking add convenience to your daily life.

Experience the quality and craftsmanship of a Stonebridge home, featuring traditional materials including stone and brick, double-glazed windows, and characterful details. Nightingale Chase fosters a warm community atmosphere, making it the perfect place to call home.

NIGHTINGALE CHASE, GUISBOROUGH



Our House, Your Home

A SOUGHT-AFTER MARKET TOWN and a very desirable place to call home

Welcome to Guisborough, a charming market town brimming with amenities and with a distinct cosmopolitan feel.

The bustling town centre is home to a delightful array of shops, cafés, and local businesses, offering everything from daily essentials to unique treasures. Whether you're in the mood for a cosy coffee and cake at one of the many bakeries, or exploring the vibrant surroundings of Nightingale Chase, Guisborough has it all.

Indulge in the town's diverse selection of eateries and bars, including a local microbrewery. From traditional pubs serving home-cooked meals and local ales to trendy places for brunch, continental menus, and delicious cocktails, there's something to satisfy every taste. For culture enthusiasts, the town boasts an exciting programme of music and comedy events.

Retail therapy awaits with well-known national chains like M&S Foodhall nestling alongside charming independent businesses,

including an interiors shop, bookshop, and a pottery and ceramics studio offering workshops and taster sessions. A local market for fresh produce operates every Thursday and Saturday.

Guisborough is renowned for its welcoming atmosphere and strong community spirit, showcased in the newly renovated Town Hall and information centre, which also hosts the award-winning Shorty's Gin distillery.

Just eight miles from Nightingale Chase, you'll find Middlesbrough, a lively city at the heart of Teesside, offering cultural and sporting events with easy access to the stunning sights and sounds of the North East and Yorkshire.

Guisborough perfectly blends modern convenience with natural beauty, making it an ideal location for those seeking a balanced lifestyle.

NIGHTINGALE CHASE, GUISBOROUGH

Our House, Your Home

STEEPED IN HISTORY

embracing 21st century modern living

Step into the rich history of Guisborough, a charming market town with roots dating back to the 14th century. The historic cobbled high street still hosts regular markets, preserving a centuries-old tradition. With its blend of medieval, Roman, and Victorian influences, Guisborough is a captivating place to call home.

Explore the town's historical landmarks, such as the elegant Victorian Gisborough Hall, a four-star country hotel renowned for its customer-centric style and Revival Zone, perfect for relaxation and rejuvenation.

Discover the stunning ruins of Guisborough Priory, founded in 1119 by Robert de Brus, an ancestor

of the Scottish king Robert the Bruce. Once one of England's wealthiest monastic foundations, its remains are a fine example of early Gothic architecture.

Guisborough's significance is highlighted in the Domesday Book of 1086, where it is mentioned as "Ghigesburg." The town experienced significant growth in the 19th century due to ironstone mining and further expansion in the 1960s and 1970s thanks to the steel industry.

The famous explorer Captain James Cook attended school in nearby Great Ayton and a monument to his achievements stands on Easby Moor, overlooking the region.

Roman heritage also enriches Guisborough's history. The Guisborough Helmet, a lavishly decorated Roman cavalry helmet discovered near the town in 1864, suggests Roman military activity in the area.

Nearby Redcar Racecourse offers a historical racing experience dating back to the early 18th century, when races were held on Redcar beach.

And for those who enjoy more athletic pursuits, the area boasts excellent leisure activities with around 20 golf courses nearby, and clubs for tennis, football, rugby and cricket. There are leisure/sports centres with pool and gym facilities, and performing arts and dance are well catered for too.





MIDDLESBROUGH



8 MILES

TEESSIDE INTERNATIONAL AIRPORT



20 MILES

NORTH YORK MOORS NATIONAL PARK



21 MILES

Our House, Your Home

EASILY ACCESSIBLE for work, rest and play

Nightingale Chase boasts excellent transport links and benefits from being easily accessible by all modes of transport.

The area is well-connected by road, with the A171 providing direct access to Middlesbrough, Stokesby and Whitby. Additionally, the A19 motorway is within easy reach, offering convenient routes to major cities such as Newcastle and York.

Nearby Nunthorpe Train Station has routes to Newcastle and Sunderland, and there are regular bus services

that connect Guisborough to nearby towns and cities, ensuring that residents have easy access to a range of amenities and services.

The area is well served for travelling further afield and in all directions. Teesside International Airport is just 20 miles away, and you can reach Newcastle Airport in around 1 hour and 15 mins.

So whether you work from home, commute into the city or simply love exploring, Nightingale Chase is the perfect place for you to call home.

WHITBY



24 MILES

DURHAM



34 MILES

YORK



48 MILES



Our House, Your Home

EMBRACING THE GREAT OUTDOORS

a nature lover's perfect place

If you have a passion for the great outdoors, Guisborough is an ideal place to live.

Nestled on the edge of the North York Moors National Park, this charming town offers unparalleled access to some of the UK's most stunning natural landscapes. The North York Moors, with their rolling hills, heather-clad moorlands, and dense woodlands, provide endless opportunities for hiking, cycling, walking, and wildlife spotting.

Guisborough's proximity to the coastline adds another layer of appeal for outdoor enthusiasts. Just a short drive away, you'll find the dramatic cliffs and sandy beaches of the North Yorkshire

coast. Towns like Saltburn-by-the-Sea and Whitby are perfect for a day out, where you can enjoy activities such as surfing or paddle-boarding, or simply relax with fish and chips while watching the waves break and dolphins play. The coastal paths offer breathtaking views and invigorating walks, making it easy to combine your love for both the Moors and the sea.

Living at Nightingale Chase offers the best of both worlds: the tranquillity and beauty of the countryside, and the refreshing allure of the coast. The development is surrounded by lush forests and scenic trails, such as those found in Guisborough Forest, ideal for leisurely strolls, picnics, and family outings.

Nearby, the charming villages of Newton under Roseberry and Upleatham add to the area's appeal. Newton under Roseberry, located at the base of the distinctive Roseberry Topping, boasts a half-cone shaped summit with a jagged cliff, often referred to as "Yorkshire's Matterhorn". Upleatham features a Grade II listed church, believed to be one of the smallest in England.

With its rich natural heritage and easy access to outdoor adventures, Guisborough is truly a haven for those who love to immerse themselves in the great outdoors.

NIGHTINGALE CHASE, GUISBOROUGH



Our House, Your Home

BUILDING YOUR CHILD'S FUTURE an educated choice

Guisborough boasts an exceptional selection of schools, catering to children from pre-school through to 18 years old.

Just a short walk from Nightingale Chase, you'll find Galley Hill Primary School, proudly rated 'Good' by Ofsted. Other nearby primary schools include Belmont Primary School, Chaloner Primary School, and Highcliffe Primary School, all of which hold 'Good' ratings from Ofsted.

For secondary education and colleges, Guisborough offers excellent options such as Laurence Jackson School, Nunthorpe Secondary Academy, and Prior Pursglove College, all within easy reach and rated 'Good' by Ofsted.

In addition to these fantastic schools, Guisborough is home to a campus of York's Askham Bryan College of Agriculture, providing specialised education opportunities. The town is also conveniently located near several prestigious universities, including those in Durham, Newcastle, and York.

NIGHTINGALE CHASE, GUISBOROUGH





NIGHTINGALE CHASE, GUISBOROUGH

Our House, Your Home

PRIDE IN EVERYTHING WE DO that's the Stonebridge promise

At Stonebridge, we are committed to delivering excellence at every stage, from selecting the perfect location to designing and building our homes. We use only the finest materials and employ skilled tradespeople who pay meticulous attention to detail—that's the Stonebridge promise.

Every home at Nightingale Chase is thoughtfully designed, with careful consideration given to every feature, right down to the smallest details that make a big difference.

For your peace of mind, every Stonebridge home comes with a 2-year warranty and a 10-year structural warranty from Premier Guarantee.

The kitchen is the heart of your home, and our fully fitted kitchens come with Bosch appliances as standard, offering a fabulous choice of stylish designs.

Our bathrooms feature luxurious sanitary-ware from Villeroy & Boch and showers from Hansgrohe, perfectly complemented by elegant Porcelanosa tiling.

While we offer a desirable specification as standard, we also provide bespoke finishing touches for those who wish to add a personal touch to their new home. Please ask your Sales Advisor for more information.



Our House, Your Home

A DESIRABLE SPECIFICATION because you deserve the best

Step into a Stonebridge home and immediately feel the difference. Our houses are designed to be bright and airy, minimising the need for artificial light.

Our welcoming hallways are inviting and warm, and comfortable lounges provide the perfect spaces to relax and unwind after a busy day.

Our designer kitchens are sure to impress, featuring both traditional and contemporary options from the renowned Symphony Gallery range, including selections from the iconic Laura Ashley brand (specific to certain house types).

Sophisticated bedrooms are designed to maximise space, with room

for fitted wardrobes and bedside cabinets available as an upgrade from Hammonds, who are renowned for their quality furniture.

We offer a variety of house designs, some featuring a study, utility room, en-suite bathrooms (some with more than one!), dressing room, and single or double garages. Many of our homes also boast the coveted kitchen/dining area.

The exterior won't disappoint either. French or bi-fold doors open onto a turfed garden, and our gardens offer privacy with boarded fencing, paved patios, and pathways.

At Stonebridge, we've thought of everything to make your home perfect.



Our House, Your Home

THE HEART OF THE HOME designed around you

The kitchen is the heart of every home, where we spend most of our time cooking, chatting, entertaining, socialising, and having fun!

We collaborate with professional kitchen designers to maximise space and create stylish, yet functional kitchens.

Integrated appliances, glass splash backs, LED lighting, and worktop up-stands complete the look, ensuring your kitchen is as unique as you are.

Most of our homes feature the coveted kitchen with dining space, often including a family area, allowing conversations to flow effortlessly with family and friends around you.

Your kitchen reflects your personality, and we're here to help you make it your own. We also offer personalised options - just ask your Sales Advisor for more details.

NIGHTINGALE CHASE, GUISBOROUGH

Please note some images show optional upgrades



Kitchen featured is Ashbourne in painted stone colour way with Ariel Silestone in a Turnberry kitchen





Our House, Your Home

SUPERB KITCHENS

with a desirable specification

OUR STANDARD SPECIFICATION INCLUDES:

- Kitchens from the Symphony Gallery range
- Individually designed layouts
- Laminate worktop and 100mm up-stand
- Silestone worktops in Carnoustie house type
- Bosch integrated appliances throughout including:
 - Double oven
 - Choice of gas or electric hob
 - Fridge / freezer (70/30)
 - Cooker hood
- Inset 1.5 bowl sink with drainer and Hansgrohe chrome mixer tap
- Feature LED lighting to underside of wall units
- Chrome recessed LED down-lights to kitchen area

NIGHTINGALE CHASE, GUISBOROUGH



Our House, Your Home

BEAUTIFUL BATHROOMS

it's all about you

OUR STANDARD SPECIFICATION INCLUDES:

- Villeroy & Boch back-to-wall WC, soft-closing seat and cover, and chrome dual-flush plate
- Wall-mounted basin with contemporary Hansgrohe single lever basin mixer
- Contemporary white bath
- Shower enclosure with glass sliding door (house type specific)
- Hansgrohe shower
- Chrome heated towel rail
- Porcelanosa wall tiling to selected areas

NIGHTINGALE CHASE, GUISBOROUGH



On average, owners of new build houses built to Part L regulations are saving
£2,575 per year
in energy costs

The average new build home emits 73% less of the carbon of older properties, **reducing emissions by 2.5 tonnes** per property each year

85% of new build homes are rated A or B for energy efficiency

Less than 5% of older homes achieve the same grade

New part L regulations confirm new builds use **just 30% of the amount of energy** that the average property uses

Source: Home Builders Federation. Calculations are based on the Ofgem price cap from January 2024, using data from EPC registrations of new and existing properties in the year to 30 June 2024.

Our House, Your Home

SUSTAINABILITY

we take our responsibilities seriously

Investing in a new build property offers numerous benefits, especially in terms of energy efficiency, environmental impact, and green credentials.

According to a report by the Home Builders Federation in August 2024, new build purchasers not only save money but also have a more positive effect on the environment compared to older properties.

These savings are achieved through the use of advanced building materials, making new homes more thermally efficient and airtight. We install modern, double-glazed windows that provide excellent insulation, reducing heat loss and saving on energy usage. Additionally, we collaborate with energy consultants to enhance

the energy efficiency and sustainability of our homes. As a result, each house comes equipped with solar panels and a wastewater heat recovery system as standard. For more information on the renewable technologies in your future home, please ask your Sales Advisor.

At Stonebridge, we take climate change seriously. At Nightingale Chase, all properties include an electric vehicle charging point at no extra cost. This feature future-proofs your home, allowing you to charge your car conveniently, just like a mobile phone.

Moreover, we include smart thermostats, 100% of our lights are energy-efficient, and our homes feature dual-flush toilets, ensuring a sustainable and eco-friendly living environment.

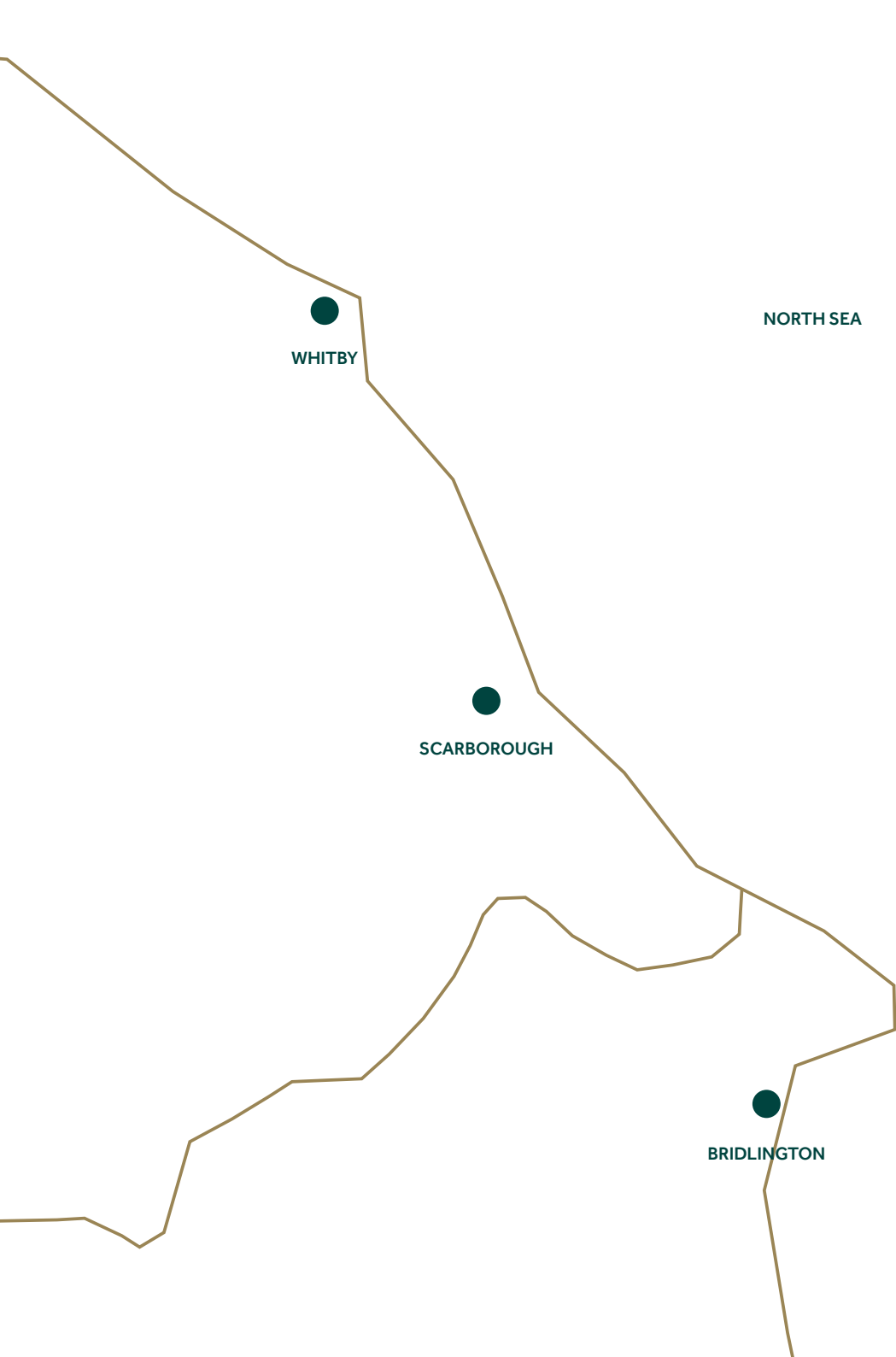
Nightingale Chase

HOW TO FIND US

NIGHTINGALE ROAD, GUISBOROUGH,
NORTH YORKSHIRE TS14 8HA

MIDDLESBROUGH





0.4 MILES



1.1 MILES



1.3 MILES



1.3 MILES



1.3 MILES



6.1 MILES





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CONSUMER CODE FOR HOME BUILDERS

www.consumercode.co.uk

The Consumer Code for Home Builders was introduced in April 2010 by the house-building industry. It is there to make the home buying process fairer and more transparent for purchasers and covers every stage of the home-buying process.

Find out more at: www.consumercodeforhomebuilders.com



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