



THE  
            
NURSERIES  
KELFIELD

BROUGHT TO YOU BY



MARLEY  
HOMES

## Welcome to The Nurseries

A prestigious collection of six new homes, offering 4 & 5 bedrooms across three storeys.

Features include open-plan kitchen and dining areas, ensuite bathrooms, large private gardens, detached garaging and a tranquil village setting.

This low-density development provides both privacy and spacious living.



### The Marley Homes Difference

lies in our commitment to quality and personalised service. We work with trusted local contractors, never outsourcing the site management or control, to ensure every project is managed in-house to our standards and ethos of meticulous attention to detail.

Our passion for high build quality is evident in our core approach to get things right first time.

Additionally, customers who reserve before the roof stage enjoy the opportunity to make personalised choices for their home.



York Minster

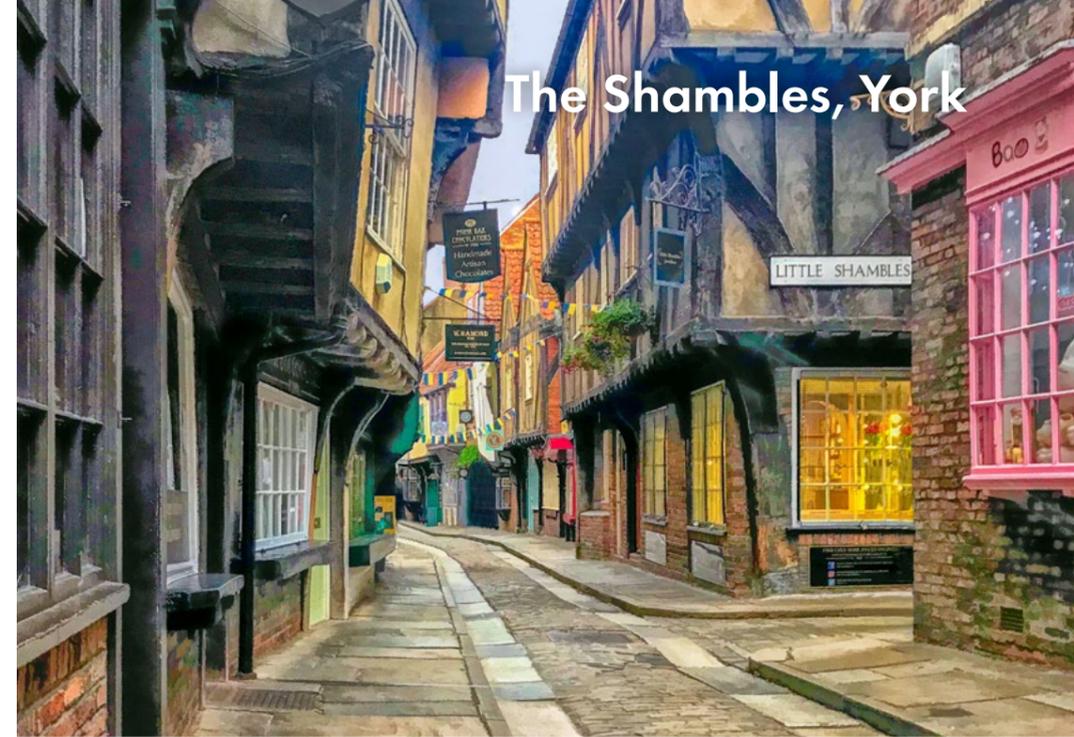


### Kelfield Village

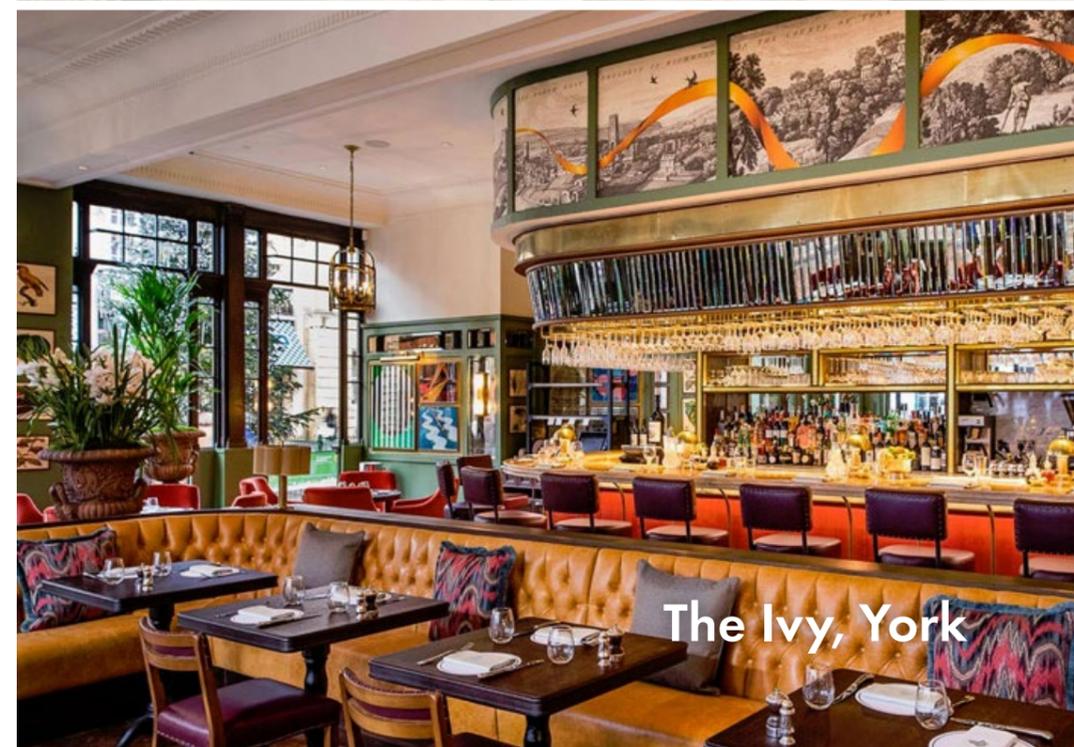
is conveniently situated, offering seamless access to major cities like York and Leeds. Residents enjoy the charm of rural living while staying well-connected to urban amenities.

Kelfield boasts a tranquil and historically significant setting, perfect for those looking for a serene village lifestyle with opportunities for countryside living. Despite its peaceful atmosphere, the village benefits from excellent transport links to nearby towns and cities. York, just 20 minutes away, is rich in history and offers a variety of attractions, including exceptional restaurants, hotels, gyms, cinemas and the renowned McArthur Glen Designer Outlet.

The Shambles, York



The Ivy, York



Fulford School



### Residents of Kelfield

enjoy a peaceful rural lifestyle, surrounded by scenic countryside and farmland. The village boasts a rich heritage, with its earliest recorded mention in the Domesday Book of 1086 under the name "Chelchefelt."

For secondary education, students typically attend Barlby High School or Fulford School, which was recognized in the Sunday Times 2025 as the top comprehensive school in the North of England. Fulford School is rated "Outstanding" and celebrated for its exceptional academic performance.

Kelfield features local amenities such as the Grey Horse pub, a village institute and a cricket club. Additional facilities and services can be found in nearby villages like Riccall and Cawood.

Riccall Village Green



Kelfield Sunset





Agricultural Land

SITE PLAN IS FOR ILLUSTRATIVE PURPOSES ONLY



### Site Plan

An exclusive development of six new detached homes

#### Key

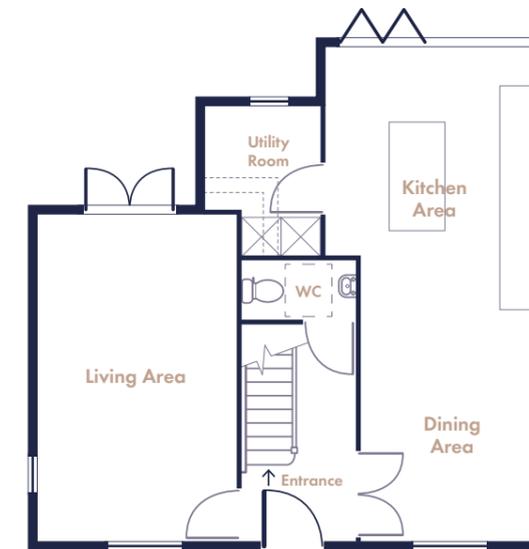
-  Site Boundary
-  Plot Boundaries
-  'The Whenby' House Type
-  'The Brompton' House Type
-  Existing Structures & Boundaries

### The Nurseries

stands out from among other new build developments in the area for several key reasons. Its spacious gardens and low housing density create a sense of space and privacy that is hard to find on new build developments.

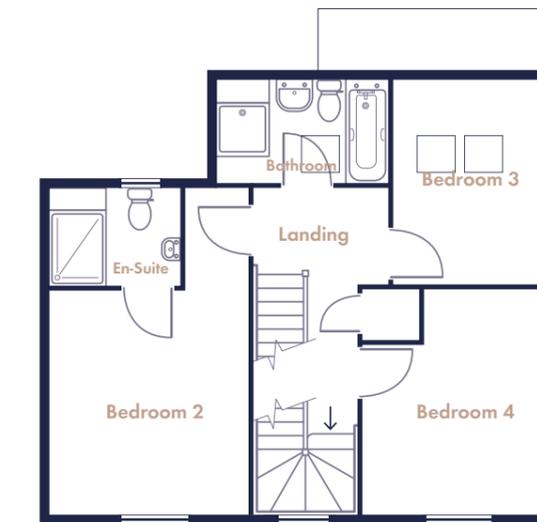
Additionally, its location is uniquely protected by surrounding greenbelt land, ensuring there's no risk of future developments encroaching on the area, preserving its peaceful and natural setting for years to come.





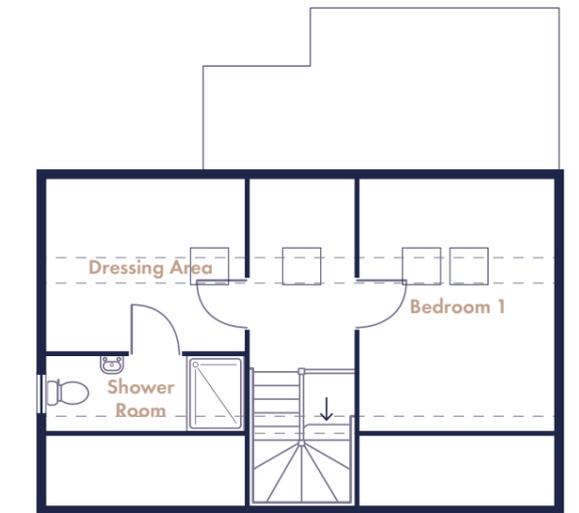
### Ground Floor

**Living Area** - 5136 x 3143mm  
**Dining Area** - 3449 x 2909mm  
**Kitchen Area** - 3477 x 4368mm  
**Utility Room** - 2380 x 1824mm  
**WC** - 973 x 1864mm  
**Entrance** - 1864 x 3449mm



### First Floor

**Bedroom 2** - 3143 x 3556mm  
**En-Suite** - 2043 x 1466mm  
**Bedroom 3** - 3256 x 2564mm  
**Bedroom 4** - 3571 x 3064mm  
**Bathroom** - 1716 x 2674mm

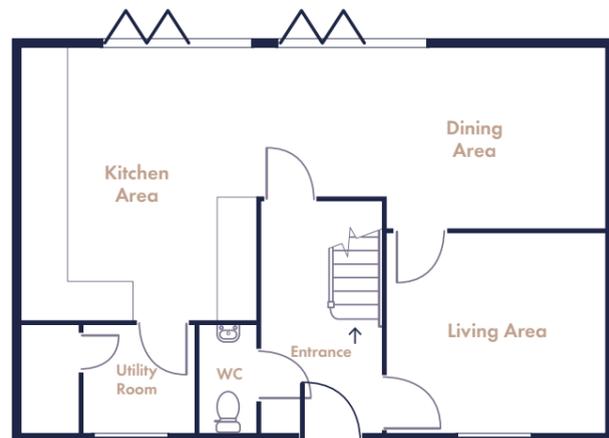


### Second Floor

**Bedroom 1** - 3064 x 3896mm  
**Dressing Area** - 3143 x 2662mm  
**Shower Room** - 1159 x 3143mm

**170 sqm / 1,830 sqf**

Plot 1 has a detached double garage  
 Plot 3 is opposite handed



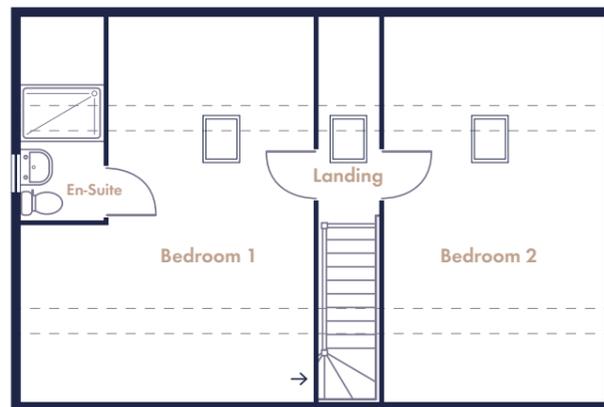
### Ground Floor

Living Area - 3543 x 3276mm  
 Dining Area - 5424 x 2907mm  
 Kitchen Area - 3770 x 4438mm  
 Utility Room - 1745 x 1825mm  
 WC - 925 x 1745mm  
 Entrance - 1981 x 3687mm



### First Floor

Bedroom 3 - 4908 x 3543mm  
 En-Suite - 1274 x 3543mm  
 Bedroom 4 - 3095 x 3869mm  
 Bathroom - 3053 x 2668mm



### Second Floor

Bedroom 1 - 6272 x 4755mm  
 En-Suite - 1290 x 3148mm  
 Bedroom 2 - 6272 x 3543mm

**211 sqm / 2270 sqf**

All have detached single garages



# The MacArthur Glen Designer Outlet, York



The Nurseries is close to schools, shopping, dining, motorways and train stations, walks and family days out

- 📍 **York** 20 minutes
- 📍 **Fulford** 16 minutes
- 📍 **Riccall** 4 minutes
- 📍 **Cawood** 5 minutes
- 📍 **Leeds** 40 minutes



SCAN  
TO VIEW  
YOUR NEW  
HOME



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REAL ESTATE

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TODAY

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