



VALLEY VIEW

SHIPLEY

A stylish collection
of 2 & 3 bedroom homes



WELCOME TO VALLEY VIEW

Located in Shipley, a historic market town north of Bradford on the River Aire and the Leeds and Liverpool Canal. The surrounding villages include Bingley, Saltaire, Cottingley, Crossflatts, Eldwick, Gilstead and Micklethwaite.

Valley View is a collection of newly built 2 and 3-bedroom homes. The popular location provides well-connected living with everything you need close to home yet there is still a strong connection of a semi-rural background, ready access to green space surrounding Shipley as well as easy access to Bradford and Leeds. The town is connected to the wider British waterways network thanks to the Leeds & Liverpool canal.

Each of the designs presented at Valley View provides an outstanding blend of style and finishing – everything you want from a modern new home.

Located in a popular residential location which is close to a number of local amenities including a comprehensive range of shops and eateries. There are many parks and open spaces in Shipley and surrounding areas, making it a really nice and pleasant place to live in. The surrounding schools including High Craggs Primary Leadership Academy and Frizinghall Primary School are rated good by Ofsted making this the ideal spot for any young family.

The property is incredibly well served with the M62 and M606 motorway networks within close proximity which provide access to Leeds and Manchester.

Valley View offers stylish new homes in a well-connected, semi-rural setting with excellent local amenities.

SOMETHING FOR EVERYONE

Valley View's location gives residents an exceptional number of beautiful resources on the doorstep and further afield. Woodland Bank is designed for modern, daily life too. With great transport links and lots of amenities closeby.

The development is situated a short distance from highly desirable Bingley town centre which offers a broad range of every day amenities, bars, restaurants, recreational facilities and excellent road links to many principal West and North Yorkshire business centres. The station provides direct rail access to Leeds, Bradford and Skipton. Well regarded local primary and secondary schools are also a comfortable stroll away.

The town forms a continuous urban area with Bradford and is home to the famous Salts Mill. The town is also home to the UNESCO World Heritage Site, Saltaire Village, and the stunning Shipley Glen. With its array of independent shops, traditional pubs, and local eateries, Shipley provides a warm welcome to visitors. Whether you're a history buff, a nature lover, or a foodie, Shipley has something to offer everyone.

There is also much in the way of more recent history with the mills, railway and the Leeds Liverpool canal, all from the industrial revolution. The town is home to a variety of attractions, including the UNESCO World Heritage Site of Saltaire.

Shipley provides a bustling town centre filled with independent shops and eateries. Whether you're a history buff, a nature lover, or a foodie, Shipley has something to offer for everyone. Experience the warmth of Yorkshire hospitality and the beauty of English countryside in Shipley.

It's easy to see why Valley View is a great location for growing families. Made even better by the excellent choice of schools nearby.

Valley View offers modern homes near vibrant Bingley, with superb transport links, abundant amenities, and top-rated schools.



MODERN LIVING WITH STYLE

All the 2 & 3 bedroom homes on offer at Valley View have modern living at the heart of their design. With a considered blend of open plan layouts and optimal natural light, finishing is of the highest standard throughout, from the spacious interiors to the private garden spaces and boundary treatments.

We are mindful of the modern family's needs and lifestyle, everyone from first time buyers to growing families can step into comfort and feel very much at home.

Stunning design and features, the clean aesthetic chosen throughout is the perfect flowing canvas for you to make your own.

Modern living with spacious interiors and stunning design, perfect for first-time buyers and growing families.





PROPERTY SCHEDULE AND SITE PLAN

HOUSE TYPE	PLOT NUMBERS	M ² / FT ²
2 BEDROOM HOMES		
THE NORTHCLIFFE	27, 28, 29, 30, 31	69.53 / 748
THE CAROLINE	18, 39, 40, 41, 42	66.80 / 719
THE GLENDA	17, 19, 38	72.06 / 775
3 BEDROOM HOME		
THE VICTORIA	32, 33, 34, 35, 36, 37	72.14 / 776





THE VICTORIA

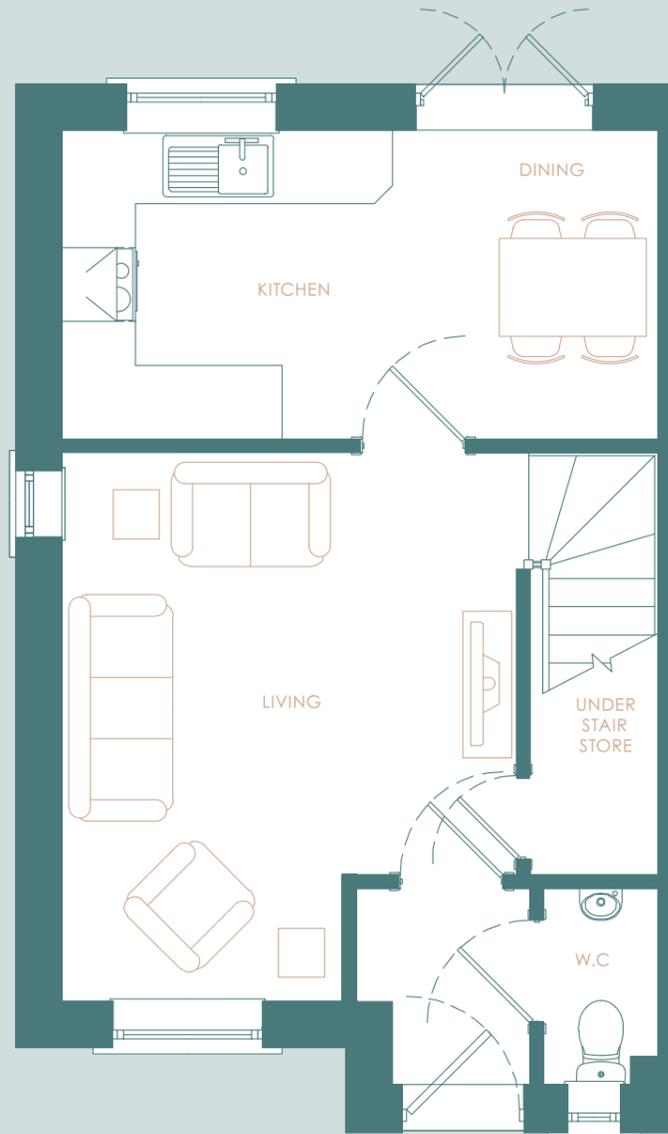
3 BEDROOM





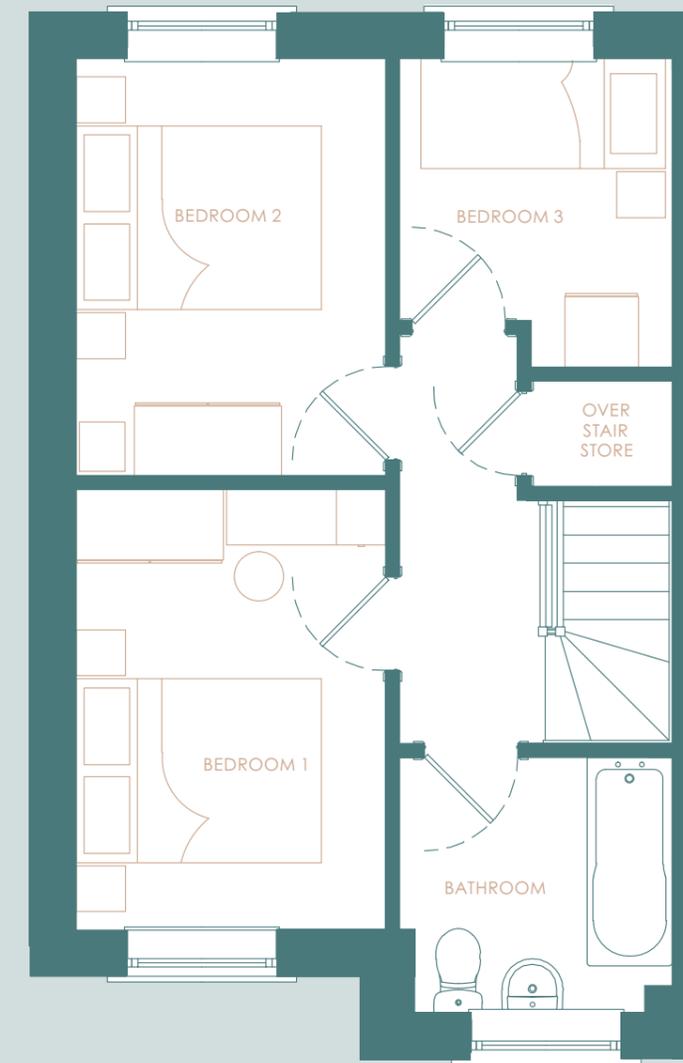
THE VICTORIA

Size: 72.14 m² / 776 sq ft
Plots: 32, 33, 34, 35, 36, 37



DIMENSIONS GROUND FLOOR

Living	3.71m x 4.48m	12'2" x 14'8"
Kitchen/Dining	4.86m x 2.52m	15'11" x 8'3"
W.C	0.93m x 1.60m	3'1" x 5'3"



DIMENSIONS FIRST FLOOR

Bedroom 1	2.52m x 3.59m	8'3" x 11'9"
Bedroom 2	2.52m x 3.40m	8'3" x 13'1"
Bedroom 3	2.17m x 2.53m	7'1" x 8'4"
Bathroom	2.22m x 2.08m	7'3" x 6'10"



THE NORTHCLIFFE

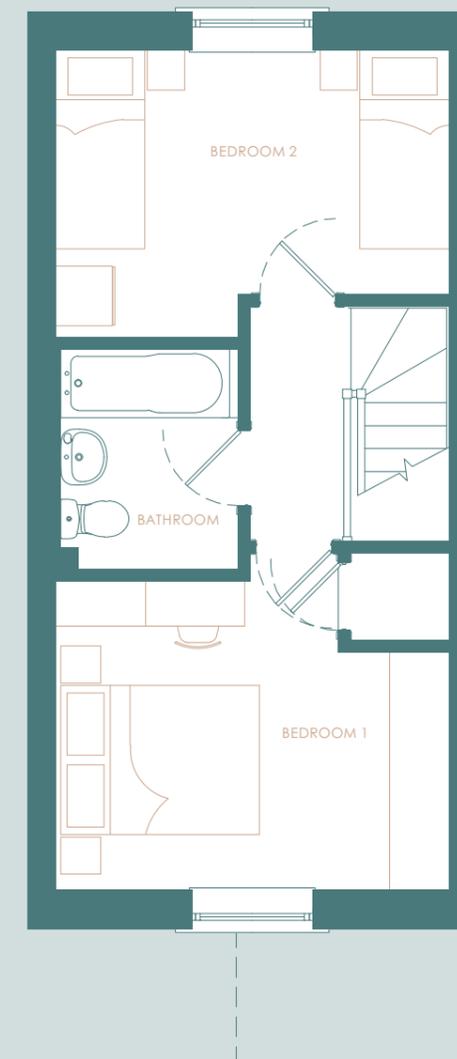
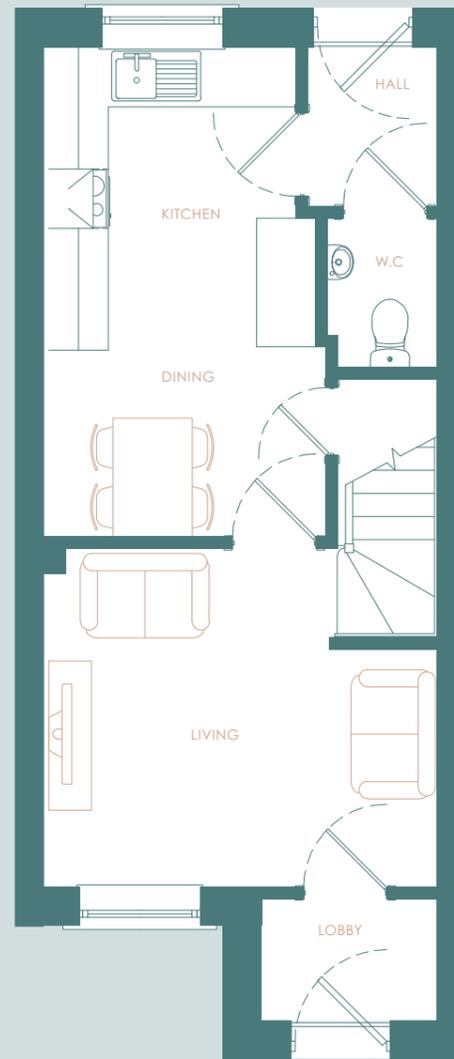
2 BEDROOM





THE NORTHCLIFFE

Size: 69.53 m² / 748 sq ft
Plots: 27, 28, 29, 30, 31



DIMENSIONS GROUND FLOOR

Living	3.86m x 3.41m	12'8" x 11'2"
Kitchen/Dining	2.74m x 4.93m	9'0" x 16'2"
W.C	1.1m x 1.51m	3'7" x 4'11"

DIMENSIONS FIRST FLOOR

Bedroom 1	3.86m x 3.11m	12'8" x 10'2"
Bedroom 2	3.91m x 2.89m	12'10" x 9'6"
Bathroom	1.73m x 2.22m	5'8" x 7'3"



THE CAROLINE

2 BEDROOM

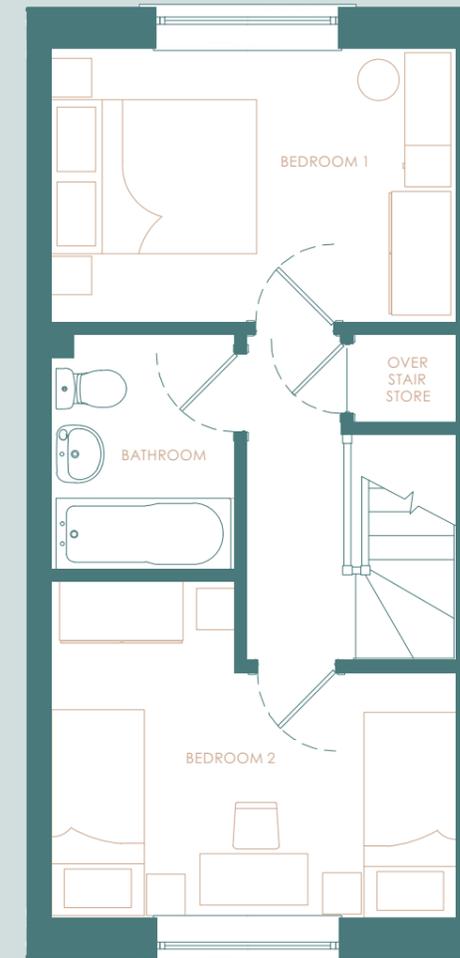
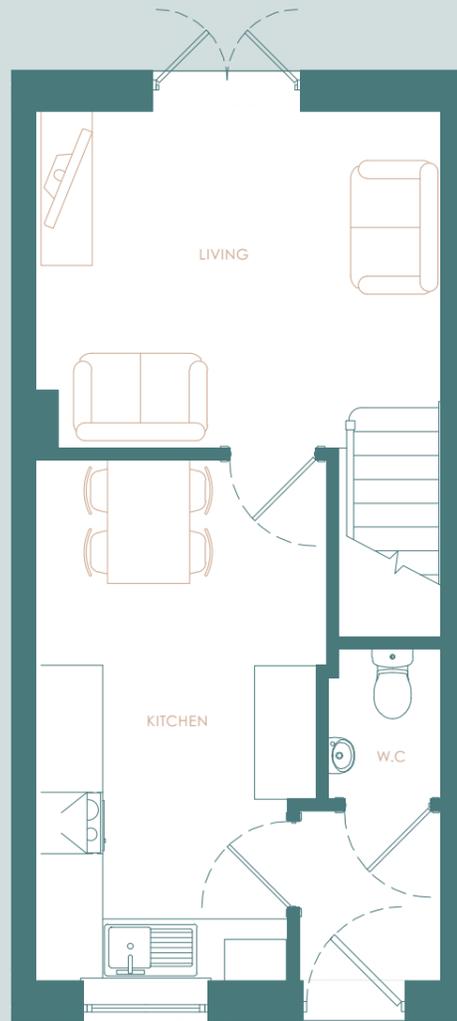


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THE CAROLINE

Size: 66.80 m² / 719 sq ft
Plots: 18, 39, 40, 41, 42



DIMENSIONS GROUND FLOOR

Living	3.89m x 3.28m	12'9" x 10'9"
Kitchen	2.77m x 5.06m	9'1" x 16'7"
W.C	1.1m x 1.47m	3'7" x 4'10"

DIMENSIONS FIRST FLOOR

Bedroom 1	3.84m x 2.67m	12'7" x 8'9"
Bedroom 2	3.92m x 3.27m	12'10" x 10'9"
Bathroom	1.74m x 2.29m	5'9" x 7'6"



THE GLENDA

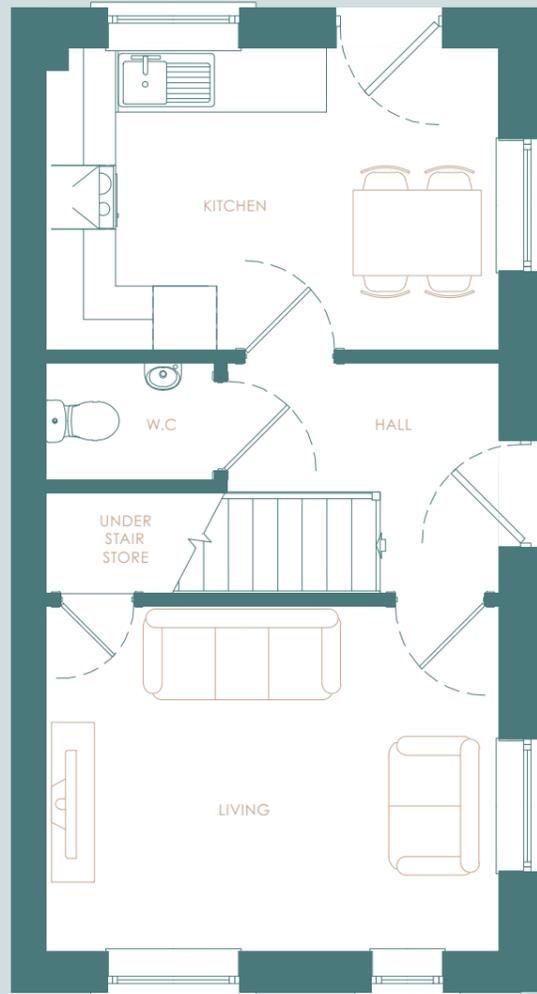
2 BEDROOM





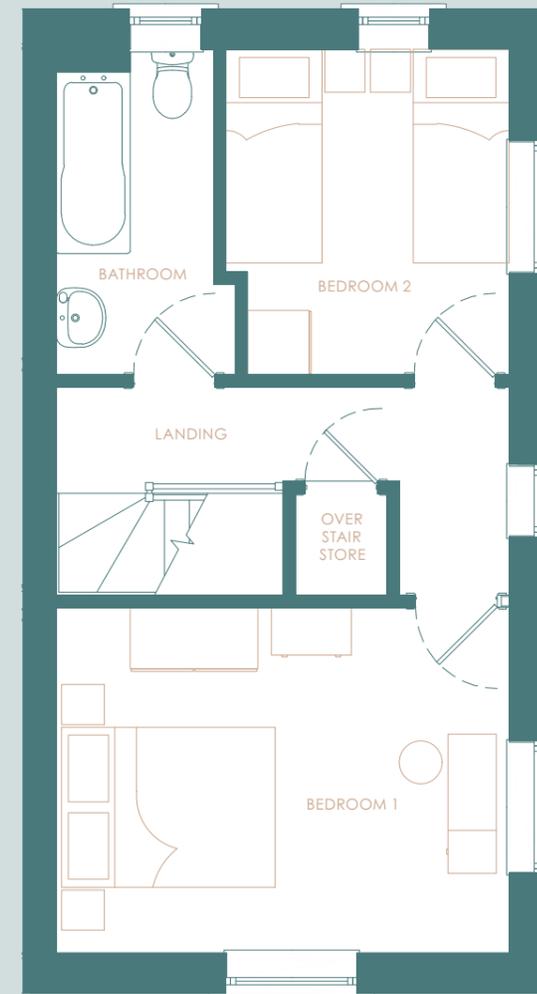
THE GLENDA

Size: 72.06 m² / 775 sq ft
Plots: 17, 19, 38



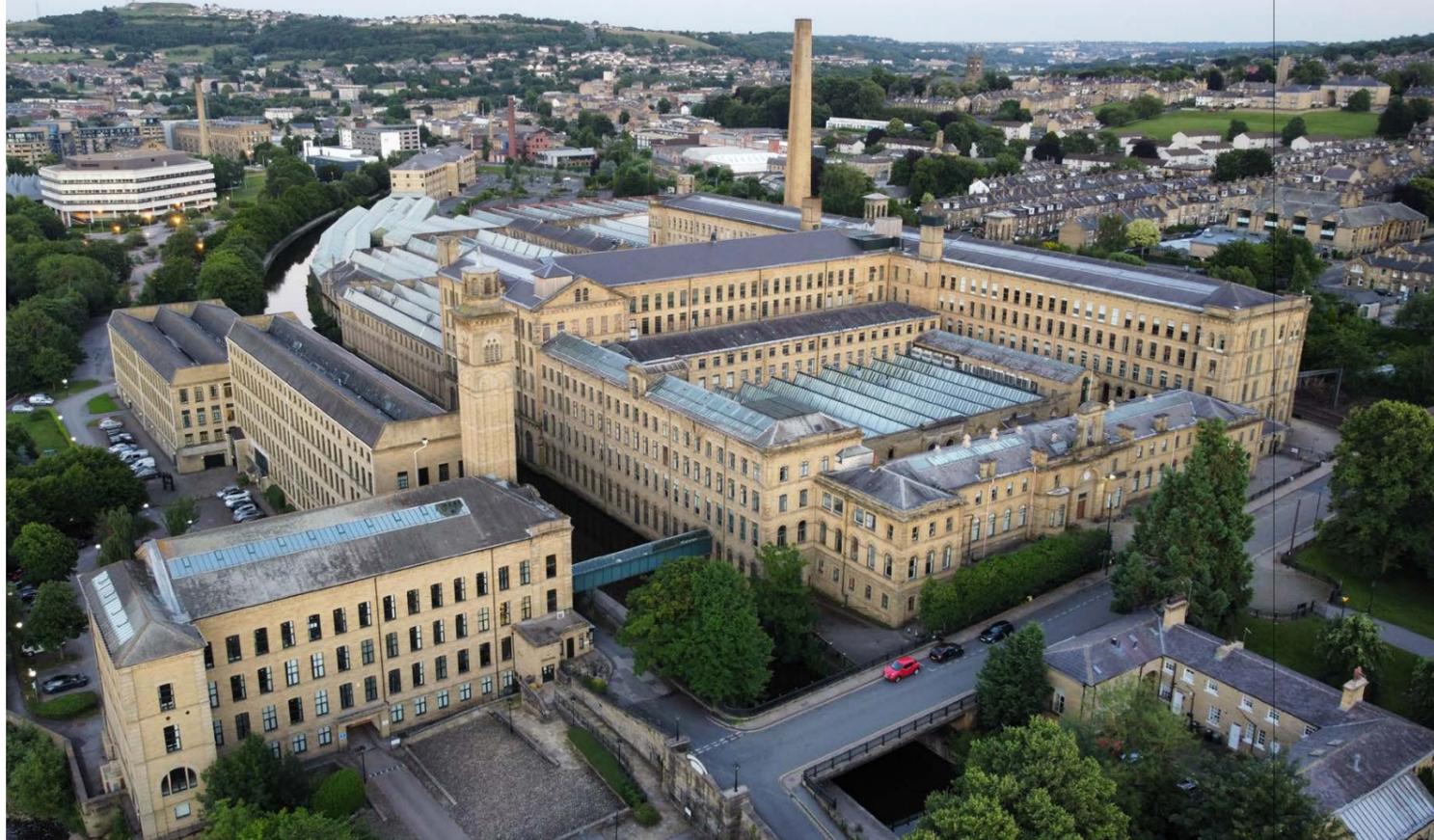
DIMENSIONS GROUND FLOOR

Living	4.19m x 3.24m	13'9" x 10'7"
Kitchen	4.19m x 2.83m	13'9" x 9'3"
W.C	1.58m x 1.10m	5'2" x 3'7"



DIMENSIONS FIRST FLOOR

Bedroom 1	4.19m x 3.24m	13'9" x 10'7"
Bedroom 2	2.65m x 3.04m	8'8" x 10'0"
Bathroom	1.48m x 3.04m	4'10" x 10'0"



KEEPING YOU CONNECTED

Enjoying life at Valley View is easy, with so much to see and do right on your doorstep.

The beautiful Northcliffe offers hours of entertainment for the family and is a well maintained green space for all to enjoy. Friends of Northcliffe run events for conservation and enjoyment throughout the year. There's also a wood and stream and a miniature train line as well as two fantastic playgrounds.

ShIPLEY is a short distance from Bradford and close to the UNESCO World Heritage Site of Saltaire. ShIPLEY is a thriving town and hosts a variety of shops and businesses serving almost every need and has a reputation for good restaurants and bars. The popular Aagrah is one of Yorkshire's most established Asian restaurants, and the first restaurant was in ShIPLEY.

Other recreational attractions include Crowgill Park as well as arts and cultural venues including Victoria Hall, The Kirkgate Centre, Hive, Q20 Theatre and The Caroline Club. ShIPLEY has excellent public transport links with railway stations at ShIPLEY and Saltaire and numerous bus services.

To the North of ShIPLEY, across the River Aire, is a wooded ridge called ShIPLEY Glen. This has long been a popular

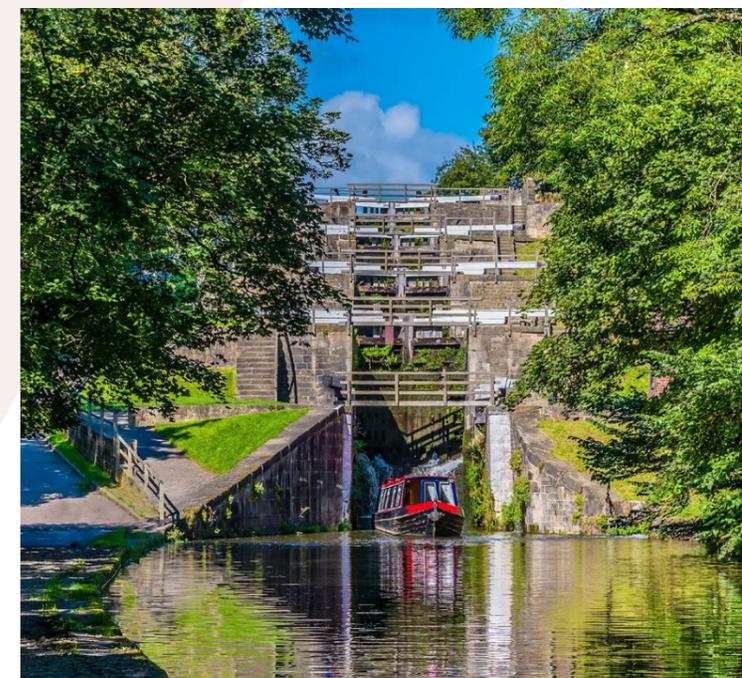
beauty spot, and in 1895 the ShIPLEY Glen Tramway was built to carry visitors up to the top.

The nearby Leeds - Liverpool canal is also a pleasant place for a stroll or cycle and you can admire the Five Rise Locks in neighbouring Bingley.

In neighbouring Bingley, a Festival takes place every summer and always has a fabulous atmosphere. The Bingley Arts Centre on Market Square is host to the Little Bingley Theatre, an amateur theatre group which has a very diverse production.

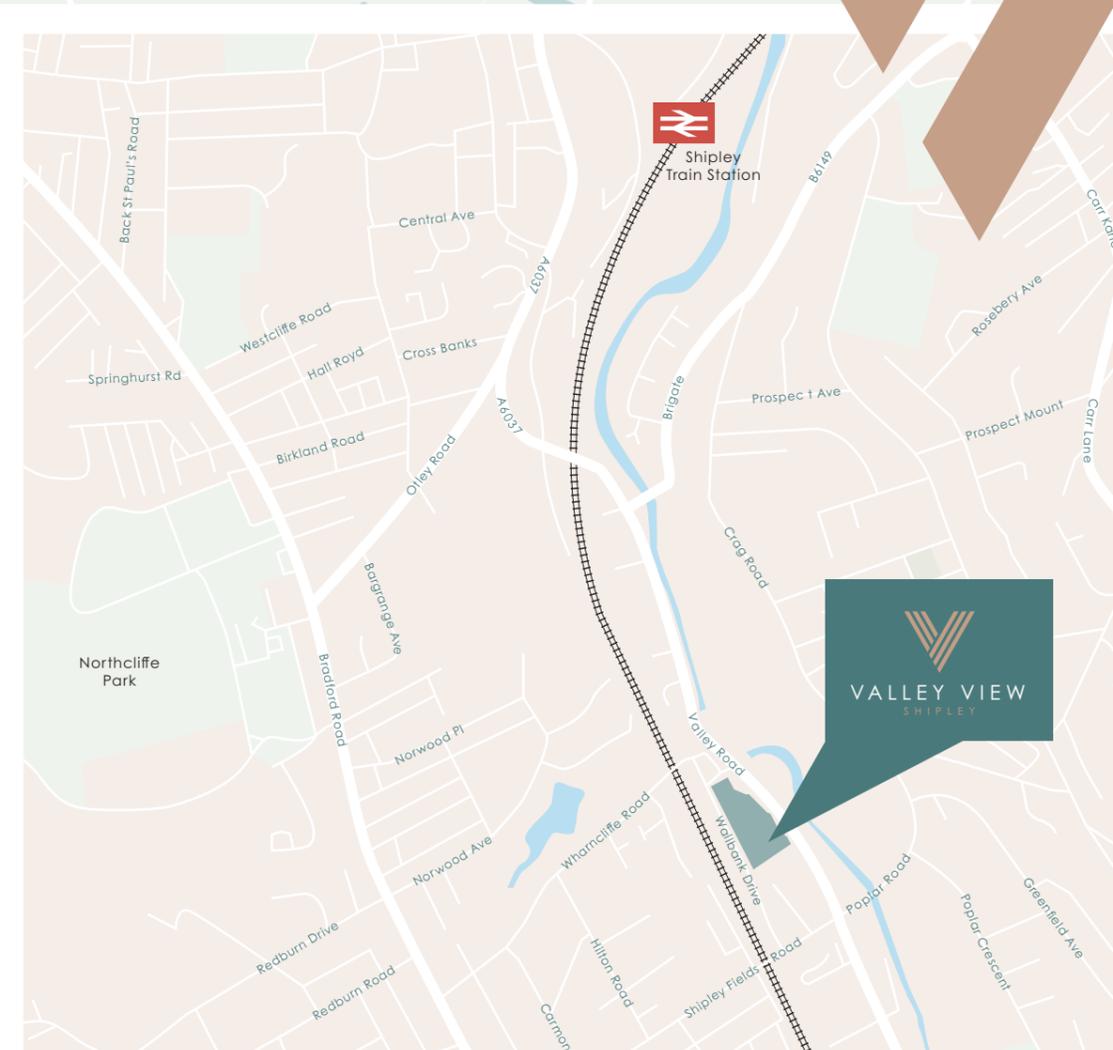


1. Saltaire
2. Victoria Hall
3. ShIPLEY Glen Tramway
4. ShIPLEY Glen
5. Five Rise Locks





EVERYTHING IN REACH





A SUPERB SPEC, INSIDE AND OUT

All homes at The Rushes are built to an excellent specification.

Light, spacious rooms are complemented by eye catching, contemporary bathroom designs and kitchen/diners equipped with modern fitted units throughout – including a stainless-steel oven, gas hob and extractor hood.

Attention to detail is just as comprehensive throughout the exterior, from off-road parking to front and rear lights.

- Contemporary kitchen with ample storage
- Oven hob and extractor
- White sanitaryware
- Thermostatic shower
- Generous bathroom tiling
- Flooring to kitchen and bathroom
- Off-street parking
- Mirrors to bathrooms
- Turfed front and rear gardens
- Double glazed windows
- Electric car charging point
- Wall or fencing provided to all boundaries
- External front and rear lights
- 10-year warranty

Valley View offers stylish new homes in a well-connected, semi-rural setting with excellent local amenities.





SHARED OWNERSHIP

Stepping into your new home is one of the best and most exciting achievements in your life and Shared Ownership makes that ambition possible. You initially purchase a part share in a home through a mortgage and savings.

You only need to buy as much as you can afford, usually a minimum of 25%* and up to a maximum of 75%, and you pay a subsidised rent to us on the share that you don't own. The great thing about Shared Ownership is that you can buy a larger share of the property whenever you can afford it. The more you own, the less rent you pay. What's more, you can get started with a smaller deposit, because its calculated on the value of the share you buy.

Shared Ownership provides you with the perfect opportunity to get your feet onto the property ladder. Even though you are only purchasing a share, it will definitely feel like your home since you are free to decorate and personalise it to your own taste.

Shared Ownership is a government backed initiative. Below we've listed some of the main qualifying criteria around your eligibility:

- Your household income is £80,000 a year or less
- You cannot afford all the deposit and mortgage payments for a home that meets your needs
- You're a first-time buyer or
- You used to own a home, but cannot afford to buy one now or
- You own a home and want to move but cannot afford a new home suitable for your needs or
- You're forming a new household - for example, after a relationship breakdown or
- You're an existing shared owner and want to move

*lower shares may be available.

RENT TO BUY

The Rent to Buy scheme is effectively a way you can 'try before you buy'. It allows you to rent your home at a reduced rate, while you save up for a deposit to purchase it in the future.

You can rent your chosen home at an affordable discounted rate (usually up to 20% lower than average local market rents) for between three and five years.

In the future, as your money starts to save up or your circumstances change you can purchase shares of your home through Shared Ownership after a year, or even buy it outright after 5 years.

To be eligible for this scheme, applicants must be working and intending to buy their own home in the future but be unable to purchase right now via the open market. Applicants must also be first-time buyers or returning to the market following a personal incident such as a relationship breakdown which has meant the applicant has needed to leave their home.

A rental deposit equivalent to a months rent will need to be paid and this will be refunded to you once your purchase has completed, or when you vacate the property (subject to the final condition report).



VALLEY VIEW

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Incommunities provide a range of affordable housing solutions for people across Yorkshire. With customers firmly at our heart, we are all about creating vibrant, friendly, diverse communities where people want to live, work, and relax.

Disclaimer: The particulars within this brochure are for illustrative purposes and should be treated as guidance only. Scale varies between plan types. Dimensions listed are to be used as a guideline, the working drawings should be used for definitive measurements. The external elevations, architectural detailing and floor plans of individual house types may vary from those illustrated. All room sizes are approximate with maximum dimensions. Furniture positioning is indicative only. Please ask our Sales Consultant(s) for detailed information. While every effort has been made to ensure that the information contained in this brochure is correct, it is designed specifically as a guide and Incommunities reserve the right to amend the specifications as necessary and without notice. This does not constitute or form any part of the contract of sale. Images are indicative only. Design date October 2024. Valley View is a mixed tenure development including homes for both sale and rent.