

Introduction



RHS HARLOW CARR GARDEN



VALLEY GARDENS - HARROGATE



BETTYS TEA ROOMS - HARROGATE

Harlow Grange is an outstanding development of just three, superbly appointed 5-bedroomed detached homes, situated off Otley Road, Beckwithshaw, close to the RHS Gardens at Harlow Carr, in what is undoubtedly one of Harrogate's finest locations.

Each of these luxury homes has been designed for contemporary living, making the most use of natural light.

There has never been a better time to focus on energy efficiency and the properties at Harlow Grange incorporate high standards of insulation throughout which, together with 'A' Rated gas fired boilers make them supremely energy efficient.

This is a very rare opportunity to acquire a brand-new, stunning home, in such a unique and sought-after location.



KNARESBOROUGH



ROYAL PUMP ROOM MUSEUM - HARROGATE



CENOTAPH - HARROGATE

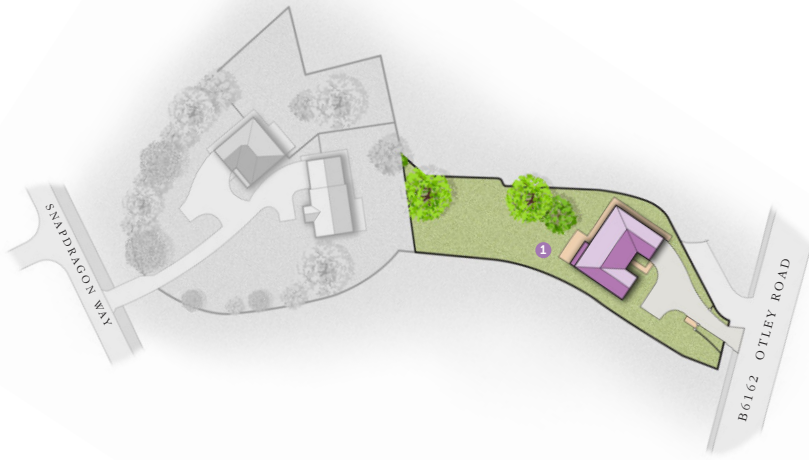
Harlow Grange - Harrogate

Site Plan



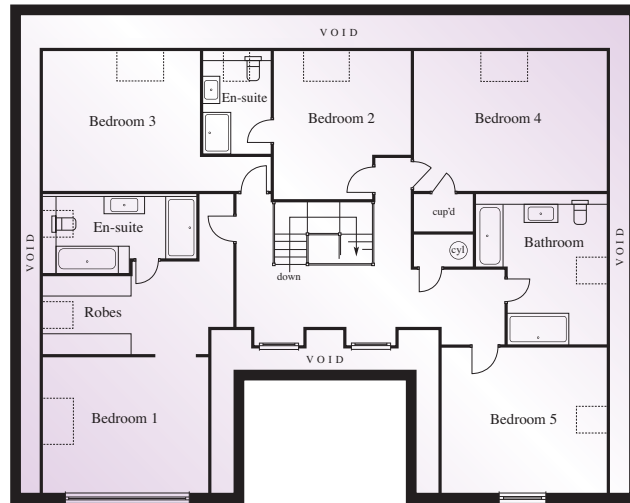
- Plot 1 - Beech House
- Plot 2 - Sycamore House
- Plot 3 - Larch House





Plot 1 Beech House

FIVE BEDROOM DETACHED HOUSE



Ground Floor

LOUNGE	6.31 x 5.16m	20'8" x 16'11"
PLAYROOM/GYM	6.31 x 3.03m	20'8" x 9'11"
STUDY	2.67 x 4.01m	8'9" x 13'2"
UTILITY	2.36 x 4.01m	7'9" x 13'2"
KITCHEN/B'FAST/FAMILY	6.26 x 11.18m	20'5" x 36'8"
DINING	6.26 x 3.98m	20'5" x 13'1"
WC	2.87(max) x 1.31m	9'5"(max) x 4'3"
GARAGE	6.26 x 5.59m	20'6" x 18'4"

First Floor

BEDROOM 1	4.87 x 3.98m	16'0" x 13'1"
ROBES	4.87(max) x 2.30m	16'0"(max) x 7'6"
EN-SUITE	4.10(max) x 1.83m	13'5"(max) x 6'0"
BEDROOM 2	4.02(max) x 4.36m(max)	13'2"(max) x 14'4"(max)
EN-SUITE	1.97 x 2.73m	6'5" x 8'11"
BEDROOM 3	4.63 x 4.10m	15'2" x 13'5"
BEDROOM 4	5.65 x 4.10m	18'6" x 13'5"
BEDROOM 5	4.87 x 4.26m	16'0" x 14'0"
BATHROOM	3.87 x 4.10m	12'8" x 13'5"

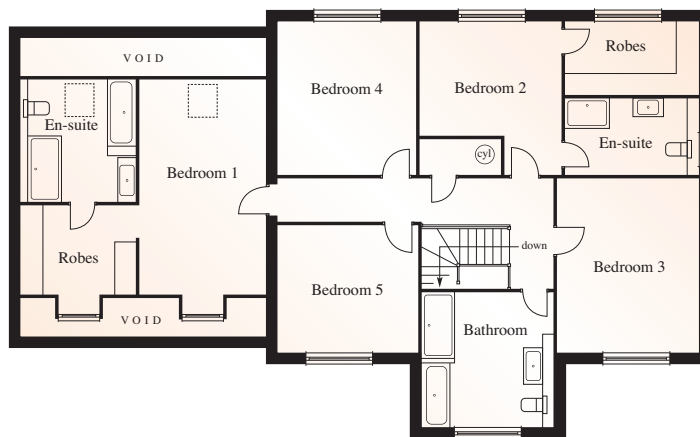
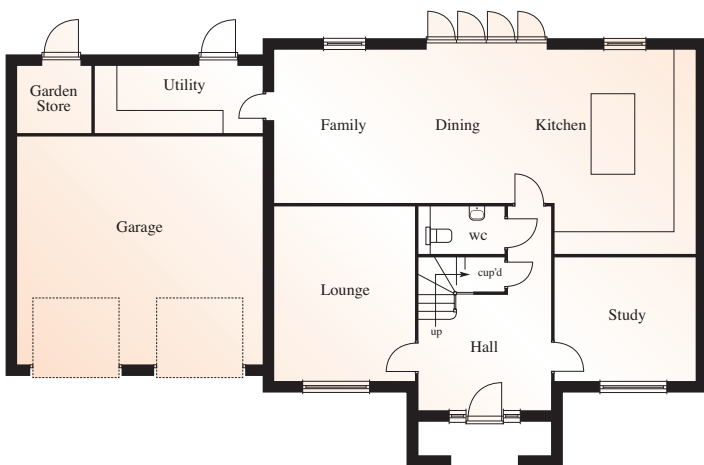
Floor plans, window configurations and roof designs vary from plot to plot.
Please see on-site plans for full details.

Harlow Grange - Harrogate



Plot 2
Sycamore House

FIVE BEDROOM DETACHED HOUSE



Ground Floor

LOUNGE	3.83 x 4.75m	12'7" x 15'7"
STUDY	3.83 x 3.35m	12'7" x 11'0"
FAMILY/DINING/KITCHEN	11.49 x 5.56m(max)	37'8" x 18'3"(max)
UTILITY	4.57 x 1.81m	15'0" x 5'11"
WC	2.36(max) x 1.31m	7'9"(max) x 4'3"
GARAGE	6.67 x 6.20m	21'10" x 20'4"

First Floor

BEDROOM 1	3.46 x 5.88m	11'4" x 19'3"
ROBES	3.15 x 2.46m	10'4" x 8'1"
EN-SUITE	2.95(max) x 3.36m	9'8"(max) x 11'0"
BEDROOM 2	3.90(max) x 4.19m(max)	12'9"(max) x 13'9"(max)
ROBES	3.65 x 2.01m	12'0" x 6'7"
EN-SUITE	3.65(max) x 2.11m	12'0"(max) x 6'11"
BEDROOM 3	3.87 x 4.75m	12'8" x 15'7"
BEDROOM 4	3.80 x 4.19m	12'6" x 13'9"
BEDROOM 5	3.86 x 3.48m	12'8" x 11'5"
BATHROOM	3.61(max) x 3.67m	11'10"(max) x 12'1"

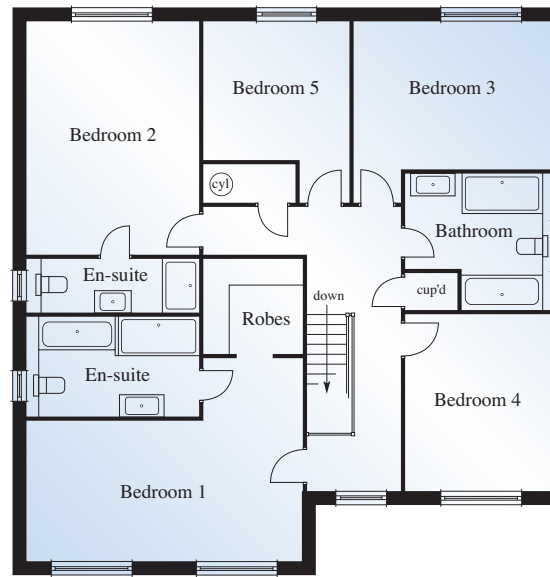
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Harlow Grange - Harrogate



Plot 3 Larch House

FIVE BEDROOM DETACHED HOUSE



Ground Floor

LOUNGE	3.27 x 5.07m	10'9" x 16'8"
STUDY	3.27 x 2.55m	10'9" x 8'4"
FAMILY/DINING/KITCHEN	11.82 x 4.15m (max)	38'9" x 13'7" (max)
UTILITY	3.16 x 1.85m	10'4" x 6'1"
WC	2.97 (max) x 1.35m	9'9" (max) x 4'5"
GARAGE	6.20 x 6.50m	20'4" x 21'4"

First Floor

BEDROOM 1	6.20 x 4.58m (max)	20'4" x 15'0" (max)
ROBES	2.28 x 2.17m	7'6" x 7'1"
EN-SUITE	3.89 (max) x 2.28m (max)	12'9" (max) x 7'6" (max)
BEDROOM 2	3.90 x 5.26m	12'9" x 17'3"
EN-SUITE	3.89 x 1.24m	12'9" x 4'1"
BEDROOM 3	4.47 x 3.35m	14'8" x 11'0"
BEDROOM 4	3.30 x 3.99m	10'10" x 13'1"
BEDROOM 5	3.31 x 3.14m	10'10" x 10'4"
BATHROOM	3.30 (max) x 3.11m (max)	10'10" (max) x 10'2" (max)

Floor plans, window configurations and roof designs vary from plot to plot.
Please see on-site plans for full details.

Harlow Grange - Harrogate

Specification

EXTERNAL SPECIFICATION

- FACING STONEMWORK IN 'NEWLAY BUFF WEATHERED PITCHED' STONE.
- REDLAND 'CAMBRIAN SLATE' ROOF TILES.
- FULLY FILLED BLOWN CAVITY WALL INSULATION OR STRUCTURAL INSULATED PANEL SYSTEM DEPENDING ON HOUSE TYPE.
- NATURAL INDIAN SANDSTONE PAVING IN GREY.
- SHARED AND PRIVATE DRIVEWAYS IN TARMAC WITH MARSHALLS TEGULA BLOCK EDGING IN CHARCOAL COLOUR.
- EXTERNAL TAP TO REAR / SIDE AS SHOWN ON PLAN.
- DOUBLE ELECTRICALLY OPERATED VEHICLE GATES TO PLOT 1 ONLY.
- 1800MM / 2000MM HIGH CLOSE BOARDED TIMBER BOUNDARY FENCING AS SHOWN ON BOUNDARY LAYOUT.
- GARDEN WALLS & RETAINING WALLS AS SHOWN ON BOUNDARY LAYOUT.
- TURF / SHRUBS TO FRONT AND REAR GARDENS AS PER LANDSCAPING LAYOUT.

DOORS & WINDOWS

- GREY PVCU LINIAR FLUSH SASH DOUBLE GLAZED WINDOWS WITH LEAD BARS.
- GREY ALUMINIUM BI-FOLD PATIO DOORS.
- REGENCY DESIGN FRONT DOORS IN GREY WITH CHROME HARDWARE INCLUDING DOOR KNOCKER.
- 'ANTI-SNAP' 3-STAR CYLINDERS FITTED TO ALL EXTERNAL DOORS.
- ELECTRICALLY OPERATED SECTIONAL GARAGE DOORS IN GREY.

JOINERY

- INTERNAL DOORS IN SUFFOLK PATTERN OAK VENEER.
- DOOR HANDLES IN ZOO HARDWARE 'VENICE' LEVER ON ROSE IN POLISHED CHROME.
- SKIRTING BOARDS THROUGHOUT IN 18MM X 219MM OGEE PATTERN.
- ARCHITRAVES THROUGHOUT IN 18MM X 94MM OGEE PATTERN.
- PLINTH BLOCKS TO INTERNAL DOORS.
- BALUSTRADE AND STAIR STRINGS IN OAK.
- FITTED WARDROBES BY HAMMONDS TO MASTER BEDROOM. STANDARD SPECIFICATION INCLUDING HANGING RAILS. CUSTOMER CHOICE OF COLOUR FROM RANGES PROVIDED, SUBJECT TO BUILD STAGE.

PLUMBING / HEATING

- GAS FIRED CENTRAL HEATING SYSTEM WITH VAILLANT ECOFIT SUSTAIN BOILER AND THERMAQ EVOCYL CYLINDER.
- HYDRONIC UNDERFLOOR HEATING TO GROUND FLOOR. STELRAD 'COMPACT WITH STYLE' RADIATORS IN WHITE TO OTHER FLOORS.
- CHROME HEATED TOWEL RAIL TO ALL BATHROOMS AND EN-SUITES.
- SANITARYWARE FROM THE IDEAL STANDARD 'ATELIER' AND 'I.LIFE' RANGES WITH MATCHING BRASSWARE AND FURNITURE. FURNITURE COLOUR TO BE CHOSEN BY CUSTOMER SUBJECT TO BUILD STAGE.
- AQUALISA 'MIAN DCV' CONCEALED VALVE SHOWERS WITH FIXED DRENCH AND ADJUSTABLE HEADS.
- IDEAL STANDARD 'I.LIFE' FIXED WETROOM PANELS TO WALK-IN SHOWERS. IDEAL STANDARD 'ULTRAFLAT S' SHOWER TRAYS.
- IDEAL STANDARD 'I.LIFE' SHOWER ENCLOSURES WITH SLIDING DOORS AND IDEAL STANDARD 'SIMPLICITY' SHOWER TRAYS.

ELECTRICAL

- ELECTRICAL SOCKETS AND SWITCHES THROUGHOUT FROM DETA SLIMLINE RANGE IN WHITE. DOUBLE POLE 3 PORT USB SOCKET IN KITCHEN.
- DOWNLIGHTING TO KITCHEN, UTILITY, WC AND ALL BATHROOMS FROM DETA 'LED NON-DIMMABLE DOWNLIGHTS' (FIXED) IN CHROME.
- WIRING FOR DECORATIVE PENDANT LIGHT FITTING ABOVE KITCHEN ISLAND UNIT, INDEPENDENT FROM KITCHEN DOWNLIGHTING.
- PENDANT LIGHT WIRING TO DINING, LOUNGE, HALL, LANDING, STUDY AND ALL BEDROOMS.
- PRE-WIRING FOR SATELLITE TV IN LOUNGE, DINING / FAMILY AREA AND BEDROOM 1, SITUATED AT HIGH OR LOW LEVEL ACCORDING TO HOUSE PLANS.
- DATA DISTRIBUTION POINTS TO LOUNGE, BEDROOM 1 & STUDY.
- EXTERNAL WALL LIGHT(S) TO FRONT AND REAR IN DETA 'UP/DOWN LED WITH PIR'.
- EXTERNAL PHOTOCCELL-CONTROLLED BOLLARD LIGHTING WITH DUSK / DAWN SENSOR.
- DEDICATED DETA eDock Mode 3 UNTETHERED ELECTRIC VEHICLE CHARGING POINT.
- INTRUDER SECURITY ALARM SYSTEM TO GROUND FLOOR ROOMS AND FIRST FLOOR LANDING. PIR DETECTOR POINT TO ALL GARAGES.

DECORATION

- WALLS AND CEILINGS FINISHED IN DULUX ALMOND WHITE MATT EMULSION.
- SKIRTINGS, ARCHITRAVES AND WINDOW BOARDS IN WHITE GLOSS PAINT.
- BALUSTRADE AND STAIR STRINGS IN OAK.

KITCHEN

- CHOICE OF KITCHEN FURNITURE (SUBJECT TO BUILD STAGE) FROM 'CLASSIC' OR 'MODERN' RANGES PROVIDED.
- CHOICE OF KITCHEN AND UTILITY WORKTOPS IN POLISHED QUARTZ, FROM RANGES PROVIDED.
- CHOICE OF INSET STAINLESS STEEL, COMPOSITE WHITE OR BELFAST SINK TO KITCHEN.
- CHOICE OF TAPS ACCORDING TO KITCHEN DESIGN CHOSEN.
- INSET STAINLESS STEEL SINK AND TAP TO UTILITY ROOM.
- INTEGRATED AEG APPLIANCES TO KITCHEN INCLUDING DOUBLE OVEN, CANOPY EXTRACTOR HOOD, CHOICE OF GAS OR INDUCTION 5 RING HOB, FULL HEIGHT FRIDGE, FULL HEIGHT FREEZER, FULL HEIGHT WINE COOLER AND DISHWASHER. WASHER AND DRYER IN UTILITY ROOM. APPLIANCES DIFFER DEPENDING ON WHETHER THE 'CLASSIC' OR 'MODERN' KITCHEN DESIGN IS CHOSEN AND A 'RANGEMASTER' COOKER CAN BE SPECIFIED WITH 'CLASSIC' DESIGN KITCHENS.

CERAMIC TILING

- HALF HEIGHT WALL TILING TO WC, BATHROOM AND EN-SUITE; FULL HEIGHT IN SHOWER ENCLOSURES. BRUSHED CHROME TILE TRIM.
- FLOOR TILING TO WC, BATHROOM AND EN-SUITE.
- CUSTOMER CHOICE OF TILES FROM RANGES PROVIDED, SUBJECT TO BUILD STAGE.

NBC 10 – YEAR BUILDMARK WARRANTY

ARNCLIFFE HOMES LIMITED SUPPORT AND ABIDE BY THE CONSUMER CODE FOR HOME BUILDERS.



THE PURPOSE OF THE CODE IS TO ENSURE THAT HOME BUYERS:

- ARE TREATED FAIRLY;
- KNOW WHAT SERVICE LEVELS TO EXPECT;
- ARE GIVEN RELIABLE INFORMATION UPON WHICH TO MAKE THEIR DECISIONS;
- KNOW HOW TO ACCESS SPEEDY, LOW COST DISPUTE RESOLUTION ARRANGEMENTS IF THEY ARE DISSATISFIED.



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Buyer Assistance

Once you have chosen the new Arncliffe home you would like, there are a range of facilities we can offer to make your purchase that much easier.

If you do not yet have a buyer for your existing house, why not consider our highly successful Part Exchange scheme?

Hundreds of purchasers have taken advantage of this facility, which has enabled them to plan their move with certainty, without the worry of finding a buyer at the right price or the hassle of appointing Estate Agents and negotiating with potential buyers.

Simply complete our no-obligation application form and we will arrange a mutually convenient time to inspect your property, following which we will confirm its eligibility for part exchange and discuss our valuation with you. Once we have agreed figures, your purchase can proceed without delay and you could be moving into your brand new home in weeks.

Our part exchange facility is entirely without obligation and in the event that you decide not to proceed with our offer, you will face no charges.

Part exchange may not be appropriate in all cases, for example if your existing house is of a similar or greater value than the new house you wish to purchase. We therefore offer a Sales Assistance scheme whereby we appoint a local estate agent to market your property at a mutually agreeable figure but with the benefit of the facilities we offer on our new homes; for example part exchange, mortgage assistance, etc.

The mortgage market is constantly changing and it is difficult to stay abreast of the latest products. We therefore offer the services of an independent firm of financial advisers who have access to all major lenders and can give impartial advice on the best deals around at any given time.

These advisers will meet you at a mutually convenient time and place (at home if you wish) and talk through the options with you, on a no obligation basis. If you decide to proceed with one of their suggestions, they will guide you through the paperwork and monitor progress of your application through to the time a mortgage offer is issued.

Once again, this facility is completely free of charge and entirely without obligation.

