

Welcome to Springwell...
an exclusive development of just 8 spacious properties designed for modern living



Arncliffe

Springwell

SPRINGWELL IS A STUNNING DEVELOPMENT OF JUST EIGHT, SUPERBLY APPOINTED 3,4, AND 5-BEDROOM LUXURY HOMES IN THE SOUGHT-AFTER VILLAGE OF SOUTH MILFORD, NEAR LEEDS.

ENJOYING A QUIET LOCATION, BACKING ONTO OPEN FIELDS AND FEATURING TWO SUBSTANTIAL AREAS OF LANDSCAPING, SPRINGWELL HAS A VERY OPEN AND SPACIOUS FEEL, WHICH IS VERY RARE FOR A MODERN DEVELOPMENT.

WITH A VARIETY OF SIZES AND STYLES TO SUIT DIFFERENT NEEDS, THE HOUSES HAVE BEEN DESIGNED FOR CONTEMPORARY LIVING, WITH GENEROUS OPEN-PLAN LIVING SPACES MAKING THE MOST OF NATURAL LIGHT. ALL ARE BUILT TO THE EXACTING STANDARDS ASSOCIATED WITH ARNCLIFFE HOMES.

ENERGY EFFICIENCY IS NOW A MAJOR CONSIDERATION WHEN PURCHASING A NEW HOME AND THE PROPERTIES AT SPRINGWELL HAVE BEEN DESIGNED AND SPECIFIED WITH THIS AS A PRIORITY. THE CENTRAL HEATING AND HOT WATER SYSTEMS ARE POWERED BY HIGHLY EFFICIENT VAILLANT AIR SOURCE HEAT PUMPS AND HYDRONIC UNDERFLOOR HEATING IS PROVIDED TO ALL GROUND FLOOR AREAS. THIS, ALONG WITH TRIPLE GLAZED WINDOWS AND HIGH LEVELS OF INSULATION, MAKES THESE PROPERTIES SUPREMELY ENERGY EFFICIENT.

DEVELOPMENTS SUCH AS SPRINGWELL ARE FEW AND FAR BETWEEN AND DISCERNING BUYERS WILL RECOGNISE WHAT A RARE OPPORTUNITY THIS IS TO ACQUIRE A BRAND-NEW ENERGY EFFICIENT HOME IN A UNIQUE AND EXCLUSIVE SETTING.



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PLOT 1
THE BELMONT
FIVE BEDROOM DETACHED HOUSE



PLOT 2
THE CHELTENHAM
FIVE BEDROOM DETACHED HOUSE



PLOT 3
THE RICHMOND
FOUR BEDROOM DETACHED HOUSE



PLOT 4
THE CHESTER
THREE BEDROOM DETACHED HOUSE



PLOT 5
THE SUNNINGDALE
FIVE BEDROOM DETACHED HOUSE



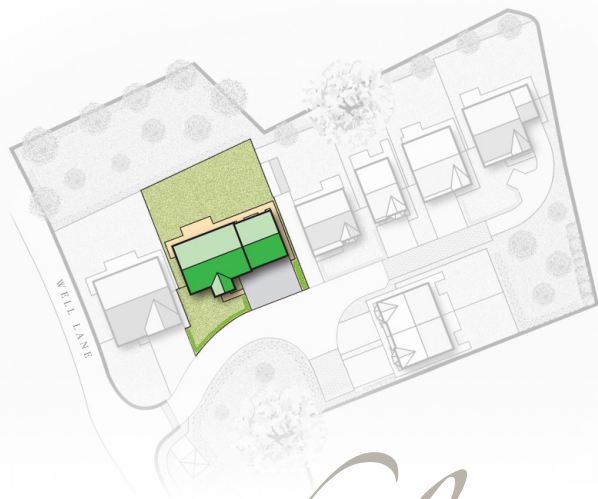
PLOT 6
THE MUIRFIELD
FIVE BEDROOM DETACHED HOUSE



PLOT 7 & 8
THE CHESTER
THREE BEDROOM SEMI-DETACHED HOUSE



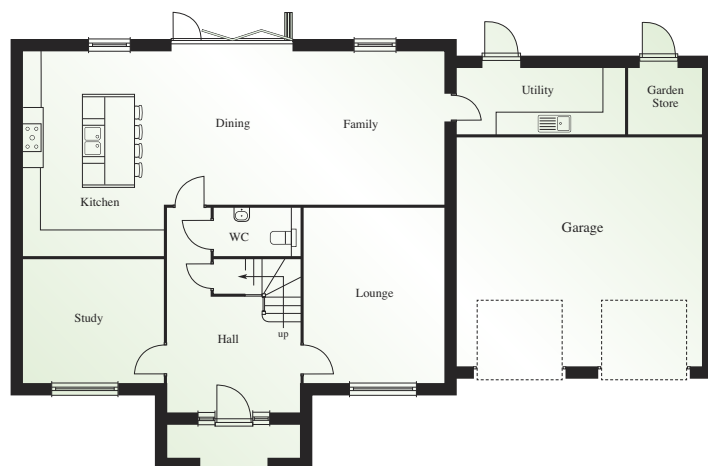
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The Cheltenham

FIVE BEDROOM DETACHED HOUSE
GROSS INTERNAL FLOOR AREA 2841² - (EXCLUDING GARAGE)

Plot 2



Ground Floor

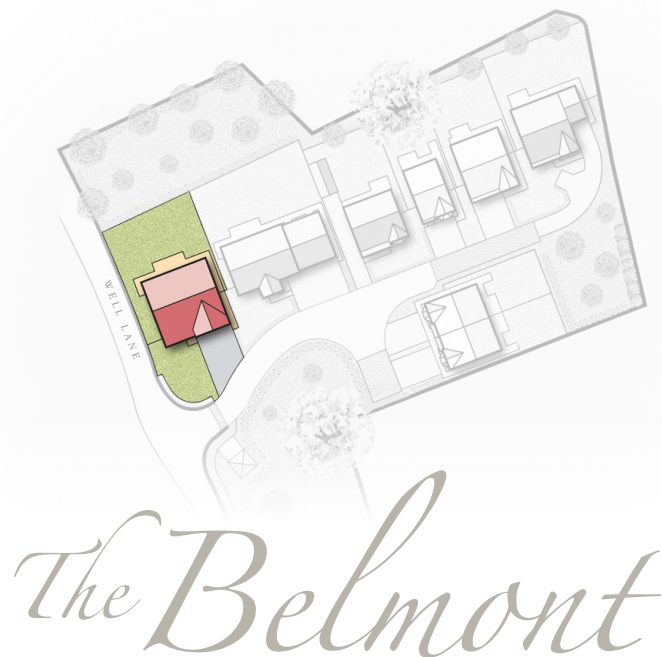
LOUNGE	3.83 x 4.75m	12'7" x 15'7"
STUDY	3.83 x 3.35m	12'7" x 11'0"
KITCHEN/DINING/FAMILY	11.49(max) x 5.56m(max)	37'8"(max) x 18'3"(max)
UTILITY	4.57 x 1.81m(max)	15'0" x 6'0"(max)

First Floor

BEDROOM 1	3.81 x 5.88m(max)	12'6" x 19'3"(max)
EN-SUITE	2.80(max) x 3.36m(max)	9'2"(max) x 11'0"(max)
ROBES	2.80 x 2.46m	9'2" x 8'1"
BEDROOM 2	3.90 x 4.19m	12'9" x 13'9"
EN-SUITE	3.65(max) x 2.11m(max)	12'0"(max) x 6'11"(max)
ROBES	3.65(max) x 2.01m(max)	12'0"(max) x 6'7"(max)
BEDROOM 3	3.87 x 3.68m	12'8" x 12'1"
BEDROOM 4	3.80 x 4.19m	12'6" x 13'9"
BEDROOM 5	3.83 x 3.48m	12'7" x 11'5"
BATHROOM	3.61(max) x 3.69m(max)	11'10"(max) x 12'1"(max)

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

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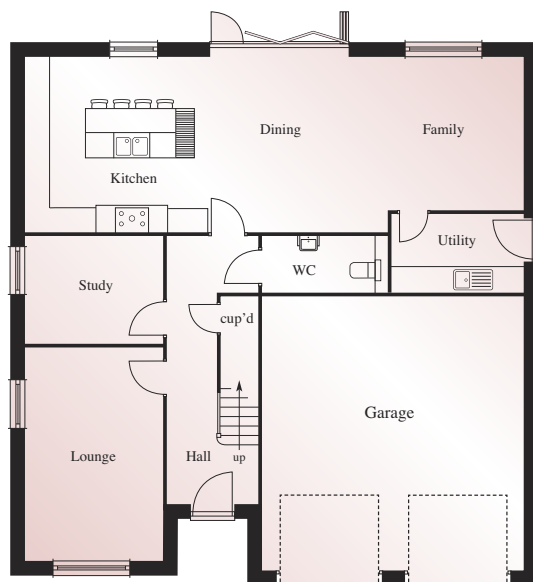


The Belmont

FIVE BEDROOM DETACHED HOUSE
GROSS INTERNAL FLOOR AREA 2508² - (EXCLUDING GARAGE)



Plot 1



Ground Floor

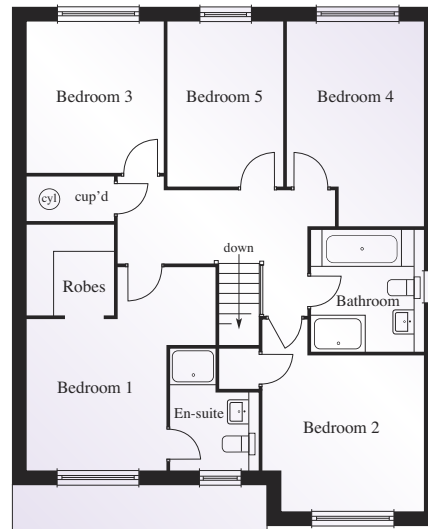
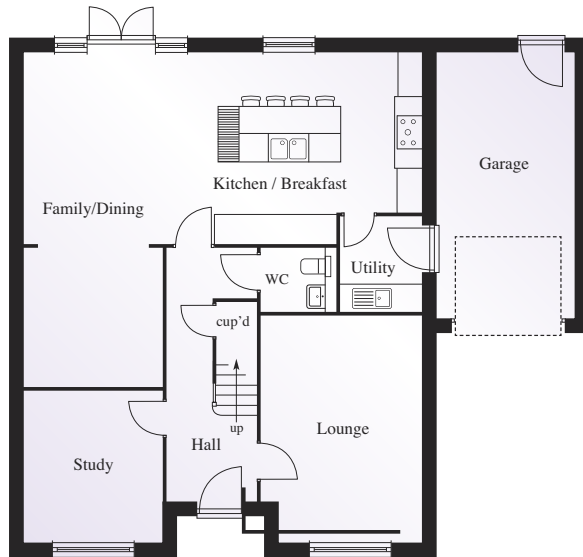
LOUNGE	3.27 x 5.07m	10'9" x 16'8"
STUDY	3.27 x 2.55m	10'9" x 8'4"
KITCHEN/DINING/FAMILY	11.82 x 4.15m (max)	38'9" x 13'7" (max)
UTILITY	3.16 x 1.85m	10'4" x 6'1"

First Floor

BEDROOM 1	6.20 x 3.18m	20'4" x 10'5"
EN-SUITE	3.89 (max) x 2.31m	12'9" (max) x 7'7"
ROBES	2.25 (max) x 2.31m (max)	7'5" (max) x 7'7" (max)
BEDROOM 2	3.90 x 5.26m	12'9" x 17'3"
EN-SUITE	3.89 (max) x 1.21m	12'9" (max) x 4'0"
BEDROOM 3	4.47 x 3.35m	14'8" x 11'0"
BEDROOM 4	3.30 x 3.84m	10'10" x 12'7"
BEDROOM 5	3.30 x 4.10m	10'10" x 13'5"
BATHROOM	3.30 (max) x 3.26m (max)	10'10" (max) x 10'8" (max)

Floor plans, window configurations and roof designs vary from plot to plot.
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Ground Floor

LOUNGE	3.55(max) x 5.0m	11'8" (max) x 16'5"
STUDY	3.05 x 3.35m	10'0" x 11'0"
KITCHEN/DINING	8.78(max) x 4.21m(max)	28'10"(max) x 13'10"(max)
FAMILY	3.05 x 3.08m	10'0" x 10'1"
UTILITY	1.81 x 2.1m(max)	6'0" x 6'10"(max)

First Floor

BEDROOM 1	4.17(max) x 4.49m(max)	13'8" (max) x 14'9" (max)
EN-SUITE	1.97(max) x 2.69m(max)	6'6" (max) x 8'10" (max)
BEDROOM 2	3.58(max) x 3.45m	11'9" (max) x 11'4"
BEDROOM 3	3.04 x 3.35m	9'11" x 11'0"
BEDROOM 4	3.05 x 4.51m(max)	10'0" x 14'9" (max)
BEDROOM 5	2.56 x 3.64m	8'5" x 11'11"
BATHROOM	2.51(max) x 2.71m(max)	8'3" (max) x 8'11" (max)

Floor plans, window configurations and roof designs vary from plot to plot.
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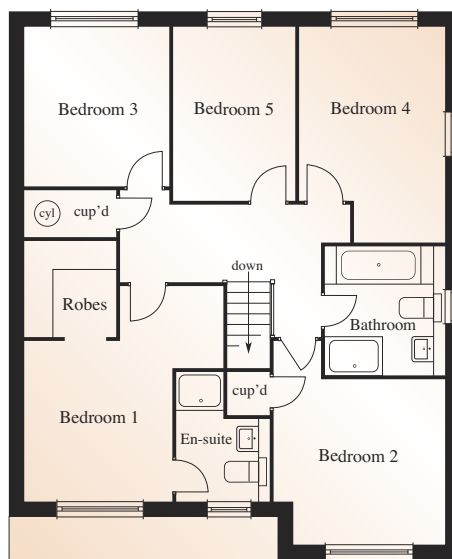
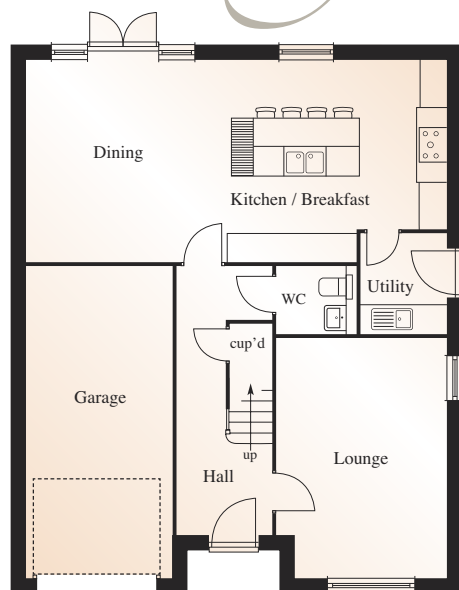
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The Sunningdale

FIVE BEDROOM DETACHED HOUSE
GROSS INTERNAL FLOOR AREA 1744² - (EXCLUDING GARAGE)

Plot 5



Ground Floor

LOUNGE	3.55 (max) x 5.00m	11'8" (max) x 16'5"
KITCHEN/DINING	8.79 (max) x 4.21m (max)	28'10" (max) x 13'10" (max)
UTILITY	1.81 x 2.1m (max)	6'0" x 6'10" (max)

First Floor

BEDROOM 1	4.17 (max) x 4.49m (max)	13'8" (max) x 14'9" (max)
EN-SUITE	1.97 (max) x 2.70m (max)	6'6" (max) x 8'10" (max)
ROBES	1.93 (max) x 2.02m (max)	6'4" (max) x 6'7" (max)
BEDROOM 2	3.58 (max) x 3.45m	11'9" (max) x 11'4"
BEDROOM 3	3.04 x 3.35m	9'11" x 11'0"
BEDROOM 4	3.05 x 4.51m (max)	10'0" x 14'9" (max)
BEDROOM 5	2.56 x 3.64m	8'5" x 11'11"
BATHROOM	2.51 (max) x 2.71m (max)	8'3" (max) x 8'11" (max)

Floor plans, window configurations and roof designs vary from plot to plot.
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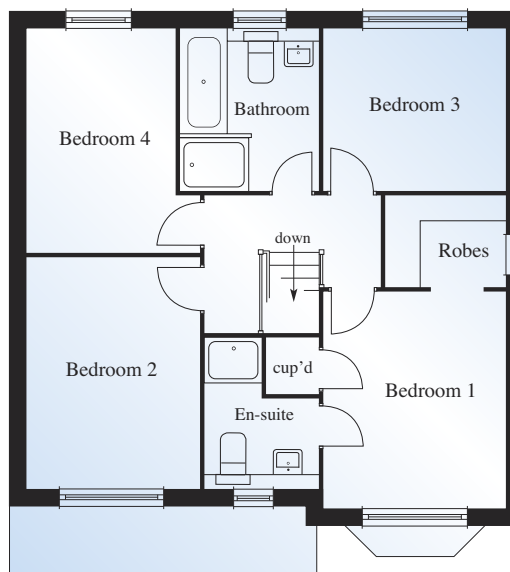
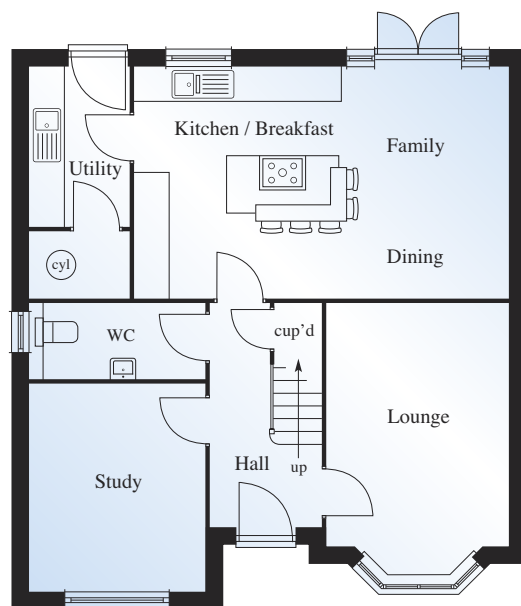
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The Richmond

FOUR BEDROOM DETACHED HOUSE
GROSS INTERNAL FLOOR AREA 1506² - (EXCLUDING GARAGE)

Plot 3



Ground Floor

LOUNGE	3.16 x 4.71m(max)	10'4" x 15'5"(max)
STUDY	3.05 x 3.60m	10'0" x 11'10"
KITCHEN/DINING/FAMILY	6.52(max) x 4.02m	21'5"(max) x 13'2"
UTILITY	1.75(max) x 2.79m	5'9"(max) x 9'2"

First Floor

BEDROOM 1	3.16 x 3.76m	10'4" x 12'4"
EN-SUITE	1.98 x 2.62m(max)	6'6" x 8'7"(max)
ROBES	2.10(max) x 1.61m(max)	6'11"(max) x 5'3"(max)
BEDROOM 2	3.02 x 4.02m	9'11" x 13'2"
BEDROOM 3	3.18 x 2.83m	10'5" x 9'3"
BEDROOM 4	3.02(max) x 3.91m	9'10"(max) x 12'10"
BATHROOM	2.42(max) x 2.83m	7'11"(max) x 9'3"

Floor plans, window configurations and roof designs vary from plot to plot.
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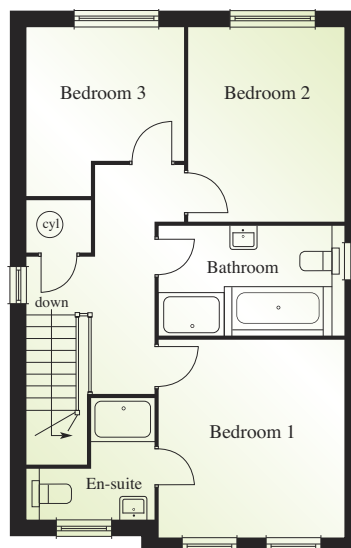
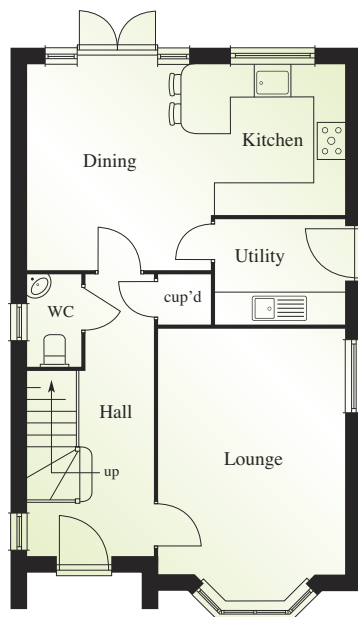


The Chester

THREE BEDROOM DETACHED HOUSE
GROSS INTERNAL FLOOR AREA 1224²



Plot 4



Ground Floor

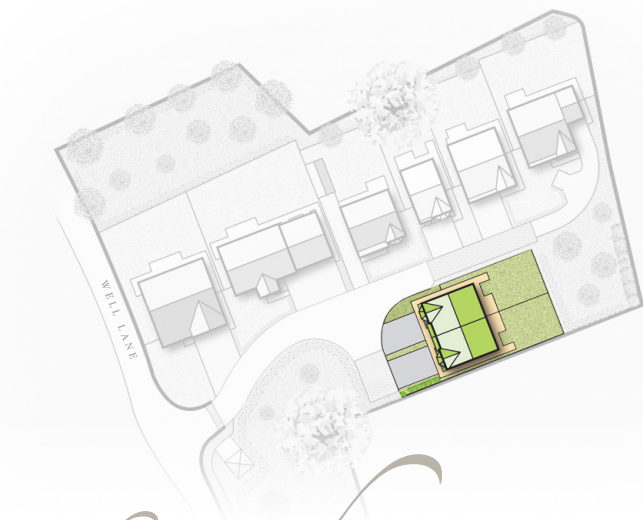
LOUNGE	3.50 x 5.10m(max)	11'6" x 16'9"(max)
DINING/KITCHEN	5.97(max) x 3.86m(max)	19'7"(max) x 12'8"(max)
UTILITY	2.45 x 1.97m(max)	8'0" x 6'5"(max)

First Floor

BEDROOM 1	3.50 x 3.71m	11'6" x 12'2"
EN-SUITE	2.41(max) x 2.27m(max)	7'10"(max) x 7'5"(max)
BATHROOM	3.50(max) x 2.06m(max)	11'6"(max) x 6'9"(max)
BEDROOM 2	2.95 x 3.64m	9'8" x 11'11"
BEDROOM 3	3.18(max) x 2.96m	10'5"(max) x 9'8"

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

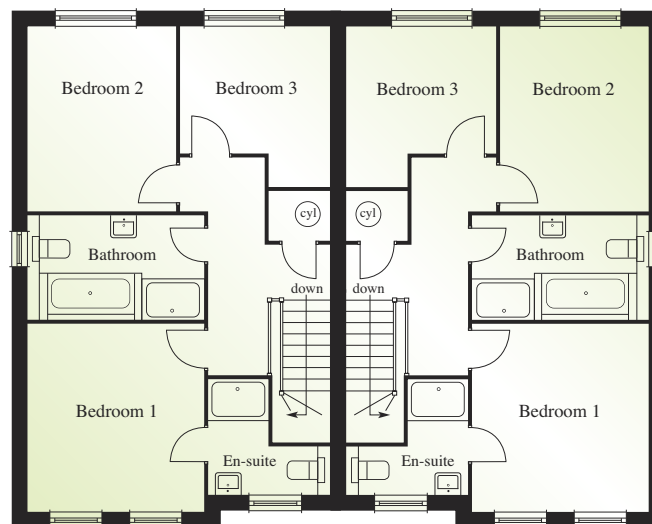
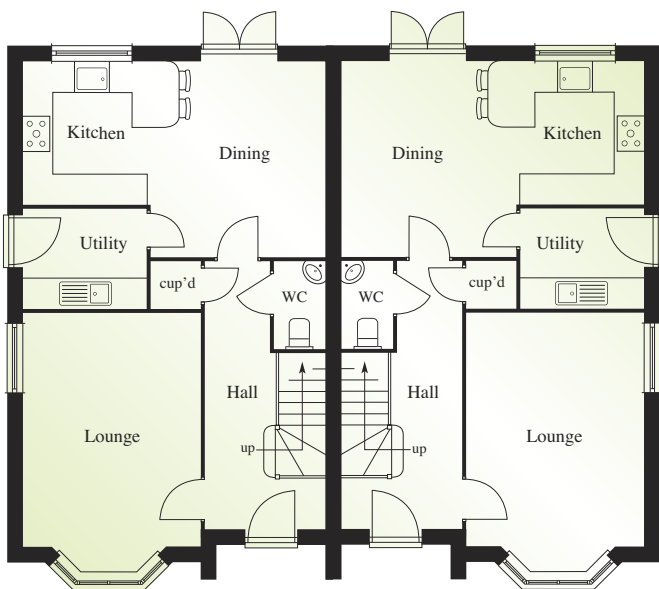
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The Chester

THREE BEDROOM SEMI-DETACHED HOUSE
GROSS INTERNAL FLOOR AREA 1224²

Plots 7 & 8



Ground Floor

LOUNGE	3.50 x 5.10m (max)	11'6" x 16'9" (max)
DINING/KITCHEN	5.97 (max) x 3.86m (max)	19'7" (max) x 12'8" (max)
UTILITY	2.45 x 1.97m (max)	8'0" x 6'5" (max)

First Floor

BEDROOM 1	3.50 x 3.71m	11'6" x 12'2"
EN-SUITE	2.41 (max) x 2.27m (max)	7'10" (max) x 7'5" (max)
BATHROOM	3.50 (max) x 2.06m (max)	11'6" (max) x 6'9" (max)
BEDROOM 2	2.95 x 3.64m	9'8" x 11'11"
BEDROOM 3	3.18 (max) x 2.96m	10'5" (max) x 9'8"

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

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Specification

EXTERNAL SPECIFICATION

EXTERNAL WALLS OF TRADITIONAL CONSTRUCTION. BRICKWORK IN IBSTOCK OLDE ENGLISH BUFF TO PLOTS 3,4 AND 6. STONEMASONRY IN MARSHALLS CROMWELL RUSTIC BLACK WEATHERED TO PLOTS 1,2,5,7 AND 8.

GREY ROOF TILES TO PLOTS 1,4,6,7 AND 8, TERRACOTTA ROOF TILES TO PLOTS 2,3 AND 5.

TRIPLE GLAZED WINDOWS AND FRENCH DOORS (WHERE APPLICABLE) IN LOW MAINTENANCE WHITE UPVC WITH POLISHED CHROME IRONMONGERY.

TRIPLE GLAZED ALUMINIUM BI-FOLD DOORS IN WHITE FINISH. (WHERE APPLICABLE)

FRONT DOORS PAS 24 RATED REGENCY STYLE IN BLACK, WITH CHROME HARDWARE. COMPOSITE GRP HALF GLAZED UTILITY AND REAR DOORS IN BLACK.

ALL EXTERNAL DOOR LOCKS FITTED WITH 3 STAR "ANTI-SNAP" CYLINDERS.

WALL LIGHTS TO FRONT AND REAR, WITH PASSIVE INFRARED SENSORS.

DEDICATED "MODE 3" ELECTRIC VEHICLE CHARGING POINT.

TURF TO FRONT AND REAR GARDENS WITH LANDSCAPING IN ACCORDANCE WITH THE APPROVED PLAN.

EXTERNAL TAP TO SIDE OR REAR.

ELECTRICALLY OPERATED AND INSULATED SECTIONAL GARAGE DOORS IN BLACK WITH WINDOWS IN TOP PANEL.



IMAGES SHOWN ARE FOR REPRESENTATION PURPOSES ONLY – ACTUAL PRODUCT SPECIFICATIONS MAY DIFFER

INTERNAL SPECIFICATION

DECORATION: WALLS AND CEILINGS THROUGHOUT FINISHED IN ALMOND WHITE MATT EMULSION. SKIRTINGS, ARCHITRAVES, WINDOW BOARDS AND STAIR STRINGS IN WHITE SATIN PAINT.

INTERNAL DOORS IN VERTICAL PANEL STYLE WITH OAK FINISH AND POLISHED CHROME HANDLES.

STAIRCASE SPINDLES, HANDRAILS, BASERAILS AND NEWELS IN OAK FINISH.

CERAMIC TILING FROM RANGE PROVIDED: FULL HEIGHT TILING IN SHOWER ENCLOSURES AND HALF HEIGHT ON ALL OTHER BATHROOM/EN-SUITE WALLS. SPLASHBACK ONLY IN WCs. FLOOR TILING TO WCs, BATHROOMS AND EN-SUITES.

ELECTRICAL SOCKETS AND SWITCHES FROM THE DETA SLIMLINE RANGE IN WHITE FINISH, WITH ONE DOUBLE POLE 3 PORT USB SOCKET IN KITCHEN.

CHROME LED DOWNLIGHTS TO KITCHEN, FAMILY ROOM, UTILITY, WC, BATHROOM AND WARDROBE AREAS. PENDANT LIGHT FITTINGS TO LOUNGE, DINING ROOM, HALL, LANDING, STUDY AND ALL BEDROOMS.

DOUBLE SATELLITE CABLE WIRING FROM LOUNGE TO DISH POSITION AT EAVES.

FIBRE OPTIC CABLE TO EACH PROPERTY.

INTRUDER ALARM WITH SENSORS TO GROUND FLOOR. (AND GARAGE WHERE APPLICABLE)

HEATING AND HOT WATER PROVIDED BY HIGHLY EFFICIENT VAILLANT AIR SOURCE HEAT PUMP. HYDRONIC UNDERFLOOR HEATING SYSTEM TO THE GROUND FLOOR AND RADIATORS TO FIRST FLOOR ROOMS. STELRAD "CALIENTE" HEATED TOWEL RAILS, IN WHITE, TO BATHROOMS AND EN-SUITES.

CHOICE OF KITCHEN AND UTILITY UNIT FINISHES FROM THE RANGE PROVIDED WITH QUARTZ WORKTOPS AND UPSTANDS TO ALL PLOTS.

KITCHEN APPLIANCES IN PLOTS 1,2,3,5 AND 6 - INTEGRATED SINGLE OVEN, COMBINATION MICROWAVE OVEN, EXTRACTOR HOOD, INDUCTION HOB, DISHWASHER, FULL HEIGHT FRIDGE AND FULL HEIGHT FREEZER, BY AEG OR SIMILAR.

KITCHEN APPLIANCES IN PLOTS 4,7 AND 8 - INTEGRATED SINGLE OVEN, COMBINATION MICROWAVE OVEN, EXTRACTOR HOOD, INDUCTION HOB, DISHWASHER, 70/30 FRIDGE/FREEZER, BY AEG OR SIMILAR

SPACES PROVIDED IN UTILITY ROOM TO ALL PLOTS FOR FREESTANDING WASHING MACHINE AND TUMBLE DRYER, WITH PLUMBING AND ELECTRICS INSTALLED.

SANITARYWARE FROM THE IDEAL STANDARD "CONNECT AIR" RANGE, INCLUDING SEMI-PEDESTAL BASINS, BACK-TO-WALL TOILETS AND VANITY UNITS WHERE SPECIFIED (SEE LAYOUT PLANS), WITH "TESI" CHROME BRASSWARE.

SHOWER ENCLOSURES BY IDEAL STANDARD, INCLUDING "WALK-IN" ENCLOSURES WHERE SPECIFIED (SEE LAYOUT PLANS).

AQUALISA "MIAN DCV" SHOWER HEADS / CONTROLS WITH CONCEALED VALVES, FEATURING BOTH FIXED DRENCH AND ADJUSTABLE HEADS WHERE SPECIFIED (SEE LAYOUT PLANS).

NABC 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.



A COPY OF THE CODE IS AVAILABLE ON REQUEST OR CAN BE DOWNLOADED FROM:
WWW.CONSUMERCODE.CO.UK

THE DETAILS PROVIDED ARE BELIEVED TO BE CORRECT BUT DO NOT CONSTITUTE AN OFFER, WARRANTY OR CONTRACT. ALL ROOM DIMENSIONS ARE APPROXIMATE; THE COMPANY RESERVES THE RIGHT TO ALTER PLANS, SPECIFICATION AND ELEVATIONS AND TO SUBSTITUTE MATERIALS DURING THE COURSE OF CONSTRUCTION.

Arncliffe

Can we assist your move?



ROUNDHAY PARK, LEEDS



LOTHERTON HALL



STEETON HALL GATEWAY

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.

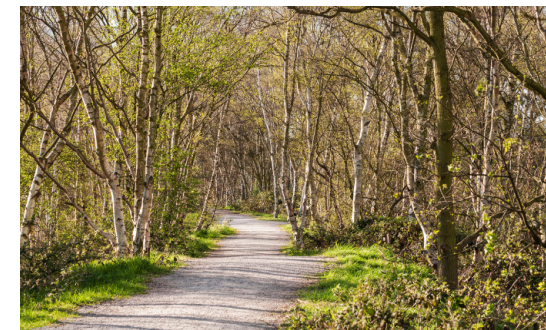
THE **MORTGAGE** MARKET IS CONSTANTLY CHANGING AND IT IS DIFFICULT TO STAY ABREAST OF THE LATEST PRODUCTS. WE THEREFORE OFFER THE SERVICES OF AN INDEPENDENT FIRM OF FINANCIAL ADVISERS WHO HAVE ACCESS TO ALL MAJOR LENDERS AND CAN GIVE IMPARTIAL ADVICE ON THE BEST DEALS AROUND AT ANY GIVEN TIME.

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.



VICTORIA QUARTER SHOPPING CENTRE, LEEDS



FAIRBURN INGS NATURE RESERVE

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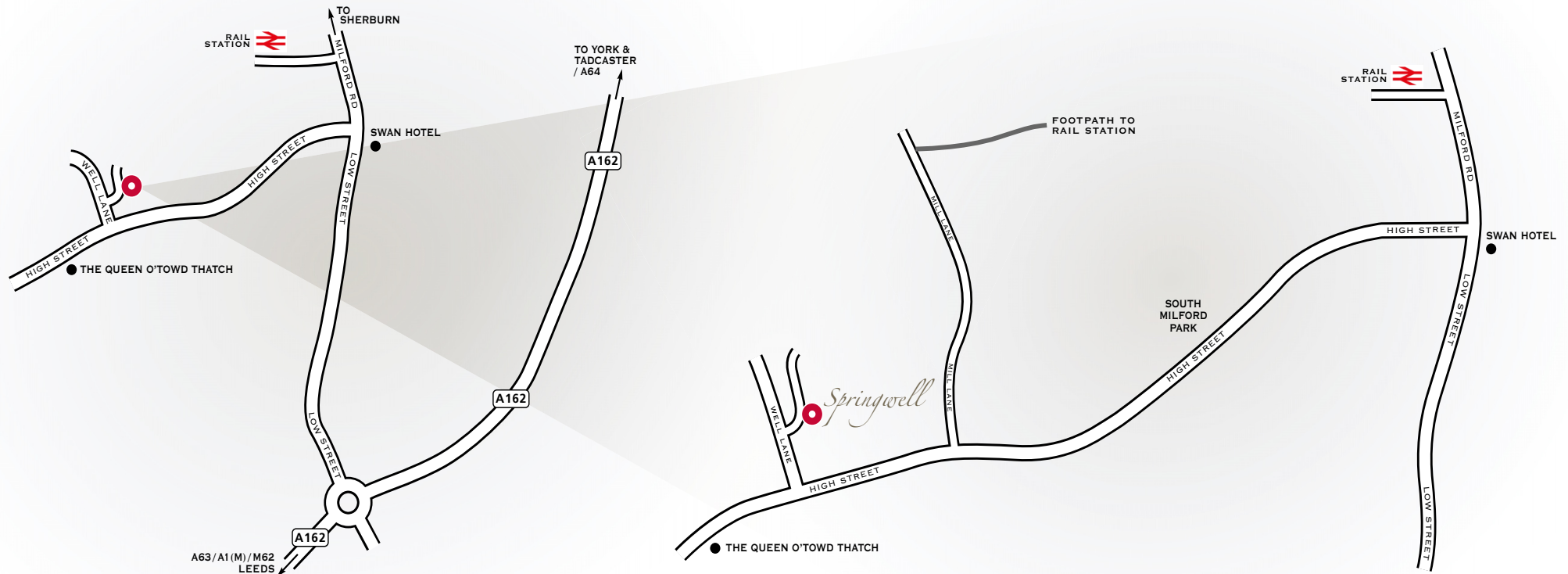
Location & Transport

SPRINGWELL IS LOCATED OFF WELL LANE, SOUTH MILFORD, LEEDS, LS25 5BE.

THE EVER-POPULAR VILLAGE OF SOUTH MILFORD IS HOST TO A RANGE OF LOCAL SERVICES, INCLUDING A PRIMARY SCHOOL, DOCTOR'S SURGERY AND THERE IS A GOOD SELECTION OF PUBS AND EATERIES IN THE AREA.

SPRINGWELL IS IDEALLY PLACED FOR ACCESS TO THE REGION'S MAJOR ROADS AND CITIES. THE CITY CENTRES OF LEEDS AND YORK ARE EACH JUST UNDER 20 MILES AWAY AND BOTH ARE ACCESSIBLE BY RAIL FROM SOUTH MILFORD STATION WHICH IS JUST A 15-MINUTE WALK FROM THE DEVELOPMENT VIA MILL LANE, OR 2 MINUTES BY CAR.

THE A1(M)/ M1/ M62 MOTORWAYS ARE ALL A SHORT DRIVE AWAY, MAKING IT AN IDEAL LOCATION FOR THE COMMUTER.



Google Maps Reference: 53.778229 / -1.255439

Arncliffe

Arncliffe

ARNCLIFFE HOMES LTD, ARNCLIFFE HOUSE, BRAMLEY GRANGE, SKELTONS LANE, THORNER, LEEDS LS14 3DW
WWW.ARNCLIFFEHOMES.CO.UK TEL: 0113 237 5900