



An outstanding new build family home which will be constructed to a high specification blending environmentally friendly, sustainable living from solar panels and air source heat pump and providing spacious and modern open plan living accommodation enjoying views over countryside to the rear. The accommodation includes a reception hall, spacious lounge, stunning open plan kitchen / dining / day room with bi folding doors opening to a patio and rear garden. The luxurious kitchen with island will be fitted with quartz work tops and integrated appliances to include double oven, micro wave, fridge, freezer, dishwasher and induction hob with extractor canopy. There is also a useful utility room, cloakroom / wc and a study. The master bedroom has a Juliette balcony providing superb views over countryside and a walk through dressing room leading to the en suite shower room. The guest bedroom also has a Juliette balcony and an en suite shower room. The two remaining double bedrooms also have an en suite shower room. Externally there is a front garden and remote gates will open to a block paved double drive leading to the double garage. To the rear there is a patio garden adjoining and over looking countryside.





- Brand new four double bedded detached family home with remote gated entrance
- Outstanding open plan kitchen / dining / day room with integrated appliances and bi fold doors to the rear
- Master bedroom with walk in wardrobe and en suite shower room
- Upvc double glazing, air source heat pump central heating, under floor to the ground floor
- Rear garden over looking countryside
- Built to a high specification together with environmentally friendly sustainable living features
- Spacious living room and separate study
- Three further bedrooms with en suite shower rooms
- Electric gates opening to block paved driveway and double garage

GENERAL INFORMATION

Tenure: Freehold

Services: Air source heat pump central heating, mains electric, water and drainage to Vortex bio treatment

Double glazing in anthracite grey.

Solar Panels

Local Authority: North Yorkshire Band TBC

Architect certificate

All photos/drawings are for illustrative purposes only.

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This copy was printed on 29 May 2024



North East - Entrance Elevation
Facing Long Lane (behind trees)

Elevations

Scale 1:100

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scale bar at 1:100



South East - Side Elevation
Facing House A Gable



South West - Garden Elevation



North West - Side Elevation
Facing House C gable

Materials :-

Walls	buff-brown facing brick
Windows	side hung centre bar casement windows grey PVCu ; anthracite sills and lintels ; bottom latched from face of wall
Doors	composite self colour door leaf in stock light grey with grey PVCu frames
Roofs	Condor Senior interlocking concrete smooth flat tiles in anthracite colour ; 30° pitches throughout except to roof over entrance at 45.0° and bay window north at 32.3°.
Chimney	in facing brick with anthracite top copings and terracotta pots
Eaves	overhanging with soffits on rake eaves 2.25m overhang
Verges	overhanging with bargeboards eaves 2.25m overhang
RW goods	black plastic to simulate C1

Notes :-

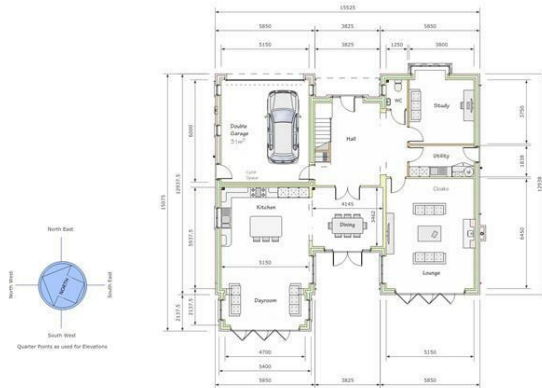
See site plan dep. 101 for roof plan.

All dimensions and roof pitches are rational and subject to detail design for Building Regulations but will not vary significantly from shown or noted. Dimensions are to structural walls and detail room sizes will reduce by thickness of finishes such as plasterboarding etc.

Rev. A5	26-05-24	All redesign
Rev. A4	20-11-23	roof coverings changed
Rev. A3	17-11-23	roof coverings changed
Rev. A2	12-11-23	scale changed to floor plans
Rev. A1	17-10-23	issued for planning application

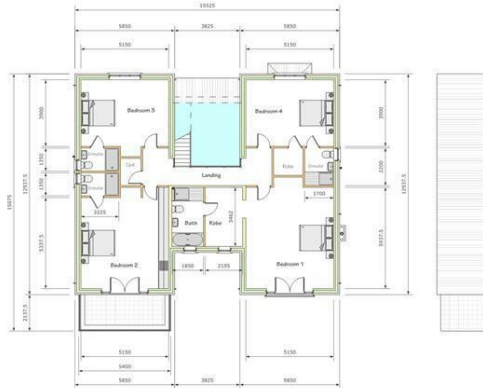
Rev.	Date	Description
1	18 Jan 2024	3 Proposed New Houses Long Lane, Hornby, North Yorks. for Beechwood Project Management Ltd.
2	18 Jan 2024	House to Plot B
3	18 Jan 2024	House to Plot B
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Energy Efficiency Rating	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



Ground Floor
Floor area nom. 140 m²

2 Storey 4 Bedroom House
House floor area nom. 285 m²



First Floor
Floor area nom. 145 m²

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