

SOWERBY

HERRIOT GARDENS

Your time is now

An exquisite development of 2 bedroom bungalows and 1 & 2 bedroom apartments in Sowerby

In partnership with



thirteen

Linden
HOMES

WELCOME TO HERRIOT GARDENS

A delightful
development
exclusively for
the over 55s

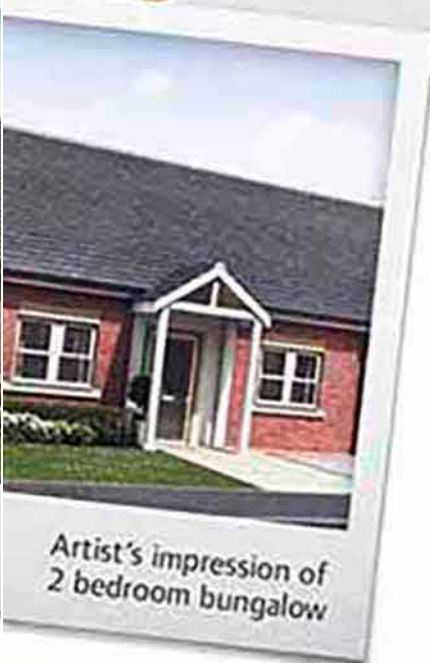
If you've always wanted to spend more time enjoying all the things you love, from a home that perfectly blends comfort and luxury, then your time is now.





Here at Herriot Gardens, our new development offers a range of properties that combine modern finishes with traditional build values. With a choice of 1 & 2 bedroom apartments and 2 bedroom bungalows, you're sure to find the home that best suits your needs.

Each bungalow has its own private garden, while all homes and apartments benefit from a beautifully landscaped communal garden, with space to relax. There is a café/bistro, garden room and residents' lounge in the main apartment building, where you can get together with friends, and a number of on-site retail units.



Artist's impression of
2 bedroom bungalow



ENJOY LIVING LIFE TO THE FULL IN SOWERBY

Herriot Gardens is in Sowerby, a lovely village on the outskirts of historic Thirsk, North Yorkshire.

Sowerby itself has a wide tree lined Front Street with grand houses, a public house, two churches and the Parochial Hall. There are a number of flat, short walks through the town and along the river. The village also has great access to the A19/A168 for easy travelling north to Teesside and south to York.

Just 1 mile away in Thirsk you'll find a range of amenities, including a number of award-winning independent shops, a supermarket, doctor's surgery, hairdressers, pubs, cafés and of course, the renowned World of James Herriot centre. With its quaint cobbled streets and medieval market square, Thirsk has a unique charm that seems to have

remained untouched by the wider world. It's also midway between the beautiful Yorkshire Dales and the North Yorkshire Moors and is surprisingly close to York, Harrogate, Ripon and the county town of Northallerton, ideal for cultural day trips or a little retail therapy.

Thirsk train station is approximately 2 miles from the development and it offers a regular rail service to York and London King's Cross. For adventures farther afield, Durham Tees Valley airport is 20 miles away, and Leeds/Bradford, 30 miles away.



New home, new opportunities

With so much to do all around you, you'll be glad to come home to a place where you can relax in comfort and style. Each new home at Herriot Gardens boasts a high specification, complete with integrated appliances and spotlights to wet rooms and kitchens.



NEED A LITTLE EXTRA CARE?

Living independently at home

At Herriot Gardens Extra Care Housing scheme, you will have your own spacious, self-contained and well-appointed apartment or bungalow, within a supportive community that is staffed 24/7.

There will be staff on site who can help you to maintain your independence in a flexible manner, providing the support you need, when you need it.

There will be a range of interesting and useful social, health and wellbeing activities held in the scheme that you can take part in if you wish to, such as organised activities to celebrate birthdays or other events, friends gathering for lunch, a craft event, a book club, quizzes and film or TV viewings, or the chiropodist or optician visiting the scheme (dependent on demand). You decide how much you join in with activities and you are part of the social life of the scheme in a way that suits you.

As well as living in a fabulous building, you, your neighbours and the staff will be part of the community on site and the wider communities of Sowerby and Thirsk. Your family, friends and people from the local community, are free to come and go as they please and so the main communal areas are open during the day for anyone wishing to visit the café/bistro or take part in the social life of the scheme. The residents' areas are protected and accessible only to residents, their visitors and staff, keeping those spaces safe and secure.*



Care and support tailored for you, when you need it

Your home and the wider facilities are designed specifically to support you with any difficulties you may have now or in the future and, with care and support services on site 24/7, living at Herriot Gardens can be the right choice for people with a wide range of care and support needs.**

You may at present have little or no need for care and support but are thinking ahead and appreciate the benefits of living within a supportive community in a modern, spacious home with reassurance that your future care and support needs can be met. Or you may already have care and support needs being provided in your current home at certain points of the day, but recognise that by living in a specially designed apartment or bungalow and having care and support staff on site 24/7 (procured by Thirteen Group), who are able to deliver care in the privacy of your own home, you will be able to maintain your independence for as long as possible. At Herriot Gardens, the care and support staff will be available to support you with flexible care, based on your current requirements and wishes that can adapt with you as your needs change over time.

"The building is warm and welcoming and feels like walking into a hotel."

"I can remain independent and have the privacy of my own front door."

"Moving here was the best thing I ever did. I've got freedom, independence, activities to participate in and a great meeting place for my friends to visit."

We're happy, when our customers are

*Services are available to all residents and are provided as part of a service charge. Some services are operated by independent business and are not included within the service charge.

**Personal care is provided in addition to service charges and will incur a cost.

WHY CHOOSE HERRIOT GARDENS?

Linden Homes and Thirteen Group are working in partnership to deliver this fantastic development. Linden Homes are delivering the sales units at Herriot Gardens. Thirteen Group are delivering the shared ownership and rented homes and will be managing the scheme.

Linden Homes

Linden Homes has an established reputation for quality. We are industry experts in delivering distinctive and diverse, award-winning homes in prime locations throughout the UK. We strive to create sustainable new developments that inspire modern living and set new benchmarks in design.

We listen to you

Community feedback is important to us, and we often work with local residents. By seeking out local knowledge, we are able to provide homes that complement and enhance the local surroundings and make a positive contribution to the community.

As a responsible housebuilder these commitments ensure we are accountable to you, your community and the environment.

Our Customer Charter

Our customer charter describes our commitment to providing you with a first-class service at each stage of your purchase. It also outlines the warranties and guarantees we provide with every home we build. Our team will be at hand from the moment you reserve your new home and long after you've settled in, making sure everything runs smoothly and that your new home is perfect for you.

Thirteen Group

Our experienced partner landlords; Erimus Housing, Housing Hartlepool, Tees Valley Housing and Tristar Homes, own and manage more than 32,000 homes. We also offer support and specialist services for vulnerable people facing a range of challenges through Thirteen Care and Support. By working together, we can focus on the needs of tenants, neighbourhoods and clients, keeping customers at the heart of everything we do. We also create and care about the environments that people live in and ensure that our neighbourhoods can thrive. Ultimately, this allows people to make a real difference to their own lives.

Foundations for success

Galliford Try is the name behind Linden Homes, and is one of the UK's leading construction and housebuilding companies, responsible for high-profile projects such as the All England Lawn Tennis Club roof at Wimbledon, the 2012 Olympic Village and the new Forth Road Bridge in Scotland.



SPECIFICATION

At Linden Homes, we believe it's our attention to the smallest details which makes the bigger picture work so well. And that doesn't just mean the environmentally friendly, energy saving details either. In fact, we select every fixture, fitting and finish with the utmost care, so you can rest assured that everything is of the highest standard.

KITCHENS

Our design philosophy starts at the very heart of the home, in the kitchen. Each of our kitchens has been designed from scratch, ensuring best use of space, lots of storage room and a useable, modern environment.

- Contemporary stainless steel flat line sink with brushed chrome high arched tap
- Stylish ceiling spotlights
- Laminated worktop and fitted kitchen units
- Upstands that match your worktop
- Contemporary fitted kitchen units packed with features:
 - Soft closing doors
 - Aluminium cutlery drawer insert
 - LED under unit lighting
 - Stainless steel splashback
 - Deep pan drawers
 - Ceramic integrated hob
 - Integrated fridge/freezer (tall)
 - Integrated dishwasher
 - Built in oven
 - Stainless steel extractor hood

BATHROOM

- Contemporary, white sanitaryware supplied by Roca
- Stylish ceiling spotlights
- Innovative, water saving taps
- Soft close seats and covers
- Stylish Porcelanosa wall tiles
- Non-slip vinyl flooring
- Sheet mirror (for exact location please ask)

LIGHTING AND ELECTRICAL

- LED downlighters with long-lasting bulbs included as standard in kitchens and wet rooms
- TV points in various locations (for exact locations please ask)
- Telephone points in hall, lounge and master bedroom

INTERNAL

- Dulux white emulsion throughout
- Vicaima semi solid cross directional internal doors in oak
- Satin/polished chrome chunky handle with concealed fixings
- Carbon Monoxide detector
- Flooring: vinyl to kitchen and bathroom, and carpets throughout

HEATING

- Energy efficient boiler
- Bungalows: Chrome towel radiator in bathroom, panelled radiators throughout
- Apartments: Underfloor heating

EXTERNAL FOR BUNGALOWS

- Double glazed high performance UPVC windows (Secured by Design accredited) (apartments also)
- Rotary airer/dryer
- Timber shed
- Water butt

EXTRA CARE PACKAGE INCLUDED AND FITTED AT YOUR REQUEST, TO INCLUDE:

- Tunstall telecare system
- Grab rails
- Shower seat

PREMIER GUARANTEE

Each home will be independently surveyed during construction by Premier Guarantee, who will issue their 12 year warranty certificate on completion of the homes. In addition, Linden Homes will issue a 2 year warranty on all fixtures and fittings for your peace of mind.

SOWERBY

HERRIOT GARDENS

SITE PLAN

1 & 2 Bedroom Apartments

The Denham,
2 Bedroom Bungalow

Affordable Homes

Guest
Apartment

Café/Bistro
(ground floor)

Quiet Room
(second floor)

Residents' Lounge
(first floor)

Community
Gardens

Garden Room

Buggy Store

Retail Units

Plaza

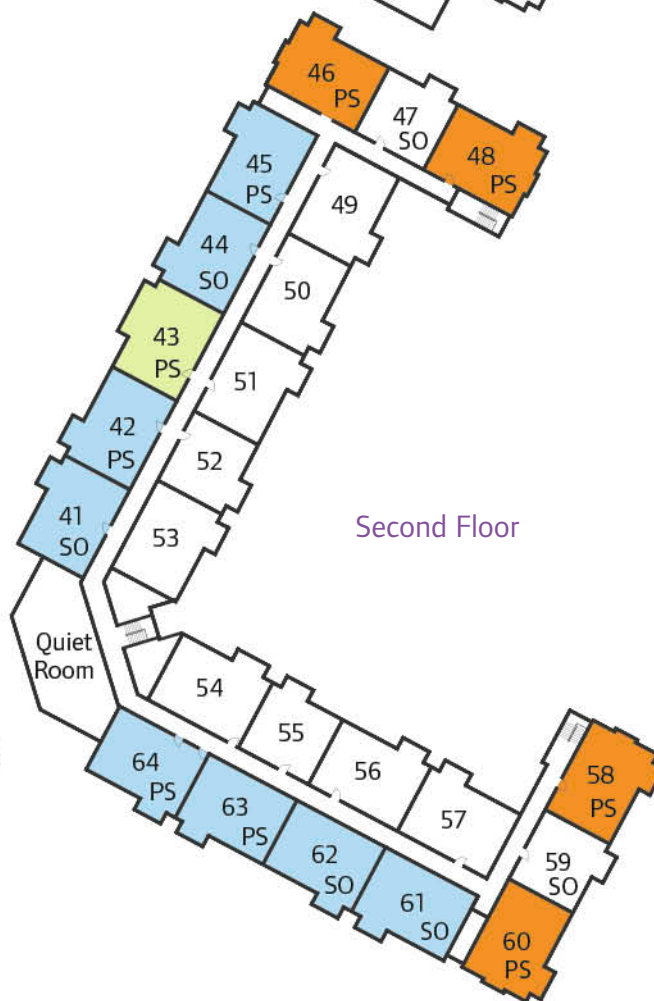
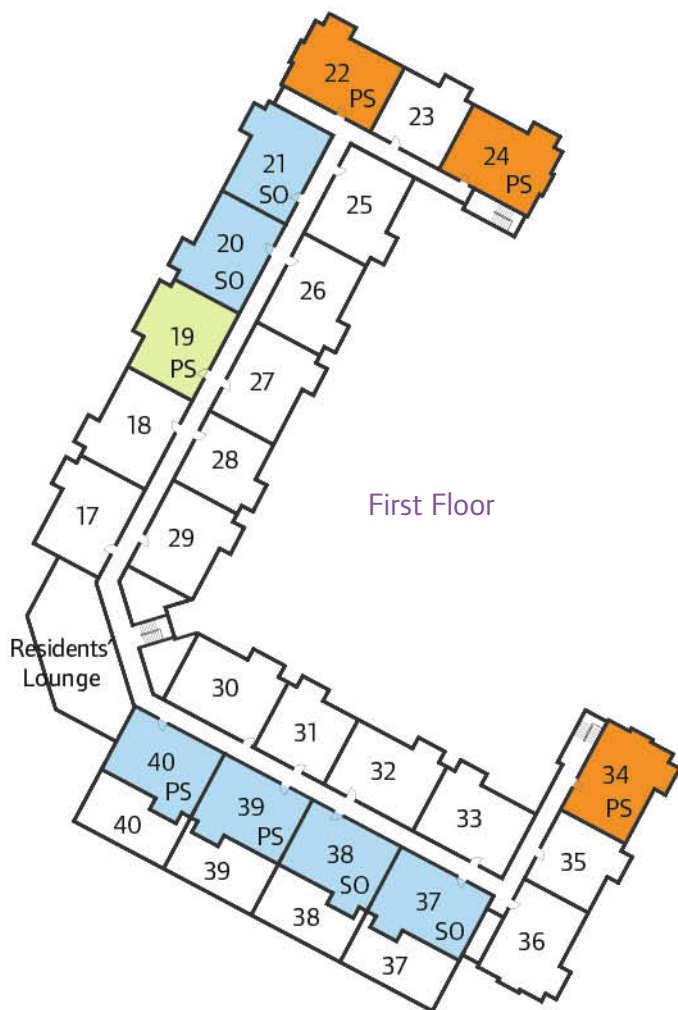


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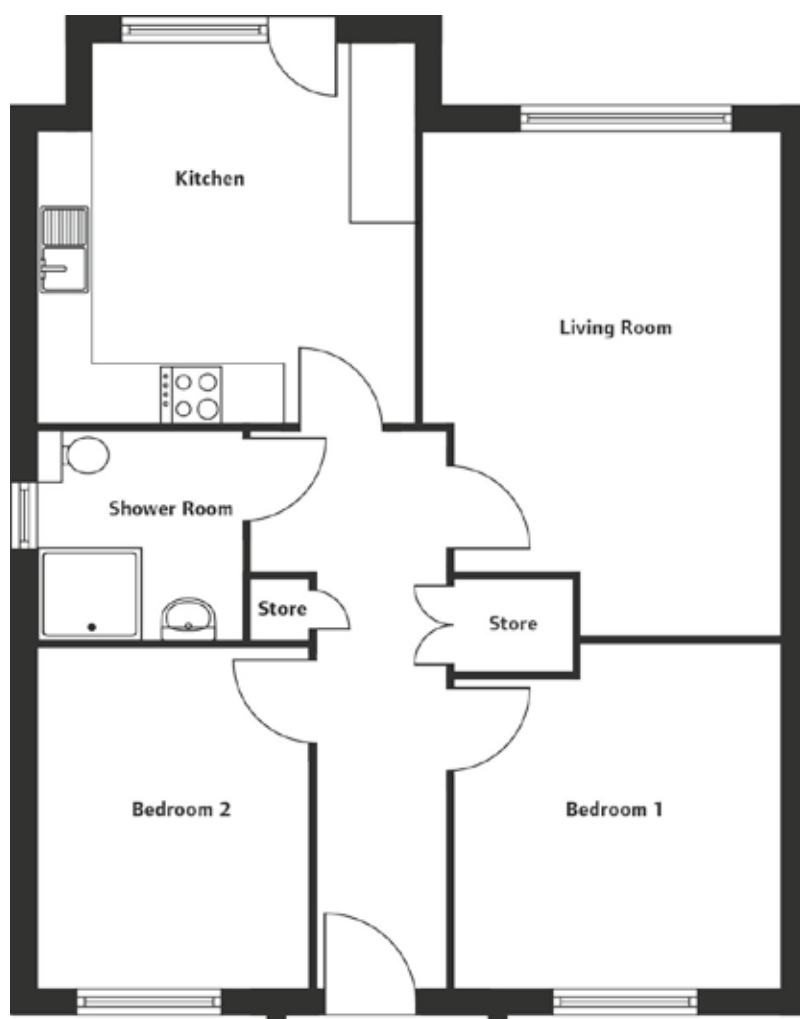
- Skeldale 1
2 bedroom apartment
- Skeldale 2
2 bedroom apartment
- Bellingham
2 bedroom apartment

PS	Private Sale
SO	Shared Ownership
	Affordable Rent



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THE DENHAM

2 BEDROOM BUNGALOW WITH PARKING SPACE

Bedroom 1	3.20 x 3.40 m	10'6" x 11'4"
Bedroom 2	2.70 x 3.30 m	8'9" x 10'8"
Living Room	3.50 x 5.00 m	11'8" x 16'6"
Kitchen	3.74 x 3.75 m	12'3" x 12'3"
Shower Room	2.00 x 2.20 m	7'3" x 8'4"

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THE SKELDALE 1 & 2

2 BEDROOM APARTMENT

Bedroom 1	3.30 x 4.33 m	10'8" x 14'2"
Bedroom 2	2.57 x 3.67 m	8'4" x 12'0"
Living Room	3.56 x 8.23 m	11'7" x 27'0"
Shower Room	2.22 x 2.56 m	7'3" x 8'4"

* Window layout dependent on location

** Bay only available in Skeldale 2

• Only available in Skeldale 1

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THE BELLINGHAM

2 BEDROOM APARTMENT

Bedroom 1	3.30 x 4.37 m	10'8" x 14'3"
Bedroom 2	2.60 x 4.91 m	8'5" x 16'1"
Living/Kitchen	3.54 x 8.25 m	11'6" x 27'0"
Shower Room	2.22 x 2.56 m	7'3" x 8'4"

How to find Herriot Gardens

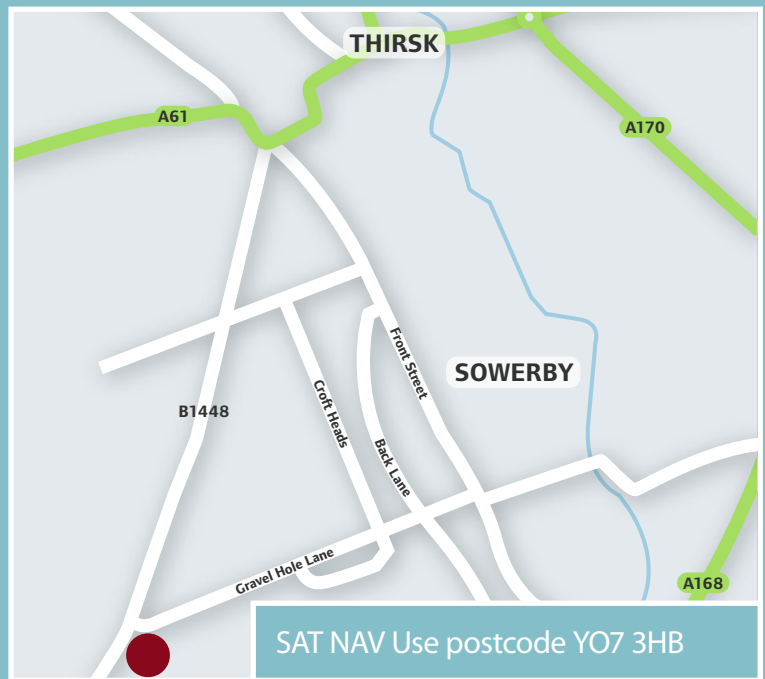
From the A19 Southbound...

Head south on the A19 and take the exit towards York and Thirsk, to stay on the A19. Take the first right onto Blakey Lane. Thirsk Garden Centre will be on your right, on the corner of the junction.

From the A19 Northbound...

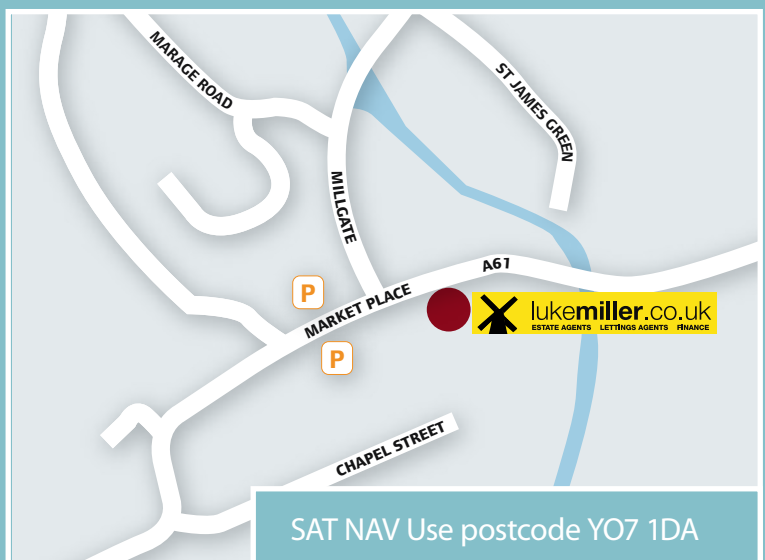
Take the left turn signposted Sowerby, Lightwater Valley and A1 North and South, onto Blakey Lane. Thirsk Garden Centre will be on the corner of the junction.

Then... Take the right turn after about 0.2 miles, signposted Sowerby, to stay on Blakey Lane, then follow the road for half a mile. At the end of the road, turn right onto Front Street and then immediately left at the Crown and Anchor pub, onto Gravel Hole Lane. Herriot Gardens is at the end of the road on your left.



Linden Homes have partnered with Luke Miller Estate Agents, based in Thirsk, as our sales partner.

All sales enquiries should be directed to Luke Miller Estate Agents, located in the centre of Thirsk, on Finkle Street. Pay and display car parking is available close by in the market square. Luke Miller & Associates is built on strong foundations of family, community and trustworthiness. Established in 1991, they are a leading independent estate agent and lettings management agency in Thirsk. Their friendly and highly trained team will be available to help you find the property that will make the perfect home.



For all sales enquiries please call
01845 408521
lindenhomes.co.uk/herriot

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