



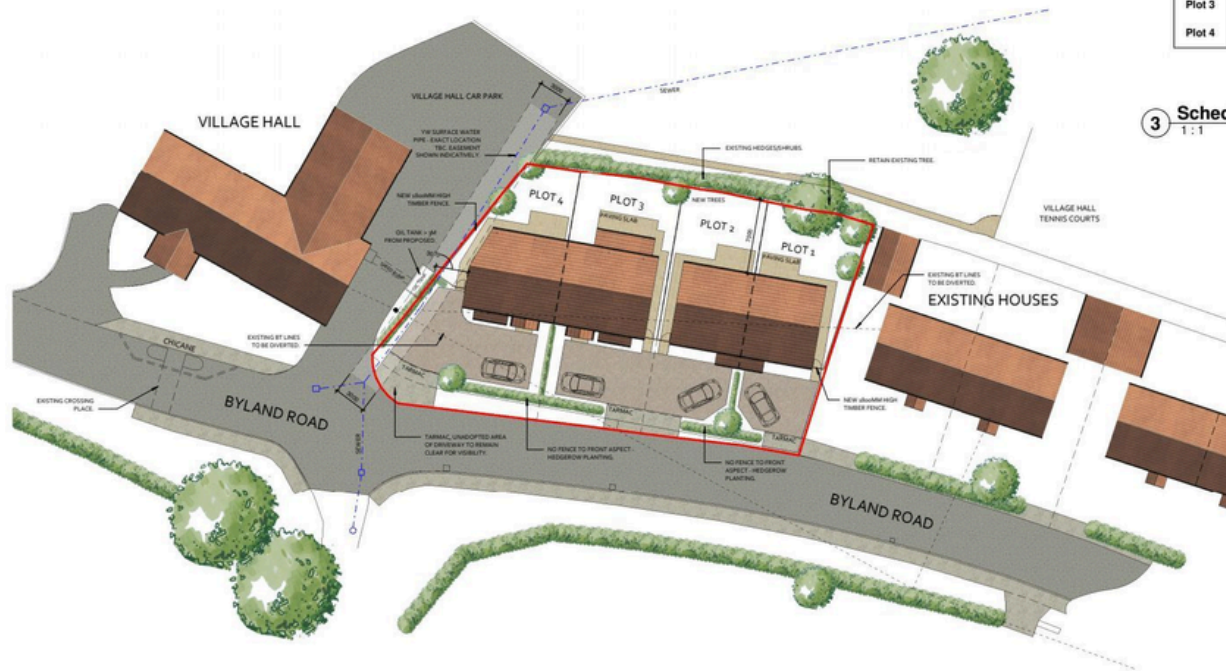
COXWOLD TOWNHOUSES

Coxwold, North Yorkshire
YO61 4BB



Independence House, Office 2,
Millfield Lane, York, YO26 6PH
toby@croftresidential.co.uk
01904 238222
croftresidential.co.uk

COXWOLD, NORTH YORKSHIRE



	Area (m²)	Area (sqft)	
Plot 1	89.5	964	2bed 4p
Plot 2	89.5	964	2bed 4b
Plot 3	123	1327	3bed 5p
Plot 4	110.5	1191	3bed 5p
		4,446	

3 Schedule 1:1

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1 Proposed Site Plan 1:200

Rev	Date	Drawn	Check	Description
A	28.02.24	POT	POT	Planners Comments



PLANNING ISSUE

Project Title:
Coxwold, Village Development

Client:
Loxley Homes Ltd

Drawing Title:
Proposed Site Plan

File Number: R303
Drawn By: POT
Checked By: POT
Scale@As: As indicated Date: 26.02.24
Dwg No: 90-05 Rev: A

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2 Street Scene (Front View) 1:200



4 NEW BUILD SEMI-DETACHED HOMES IN THE IDYLIC VILLAGE OF COXWOLD

Ampleforth 4 miles, Easingwold 5 miles, Helmsley 8 miles, Thirsk 8 miles, Hovingham 10 miles, York 18 miles (all distances are approximate).

Prices will range from £450,000 to £500,000

Plots 1 + 2 Proposed Elevations

COXWOLD, NORTH YORKSHIRE

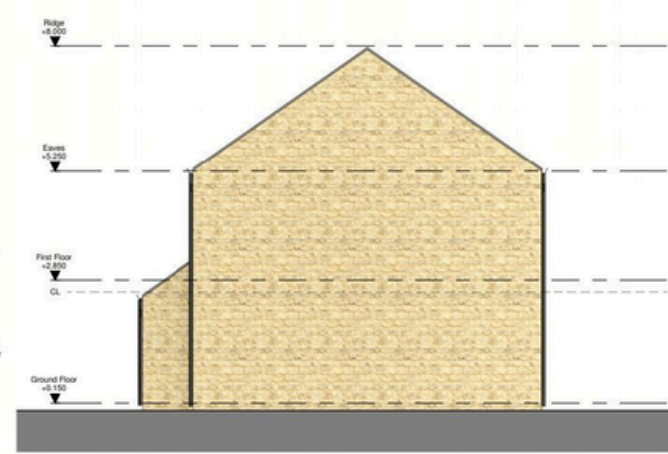
Plot 1 & 2

0m 5m 10m

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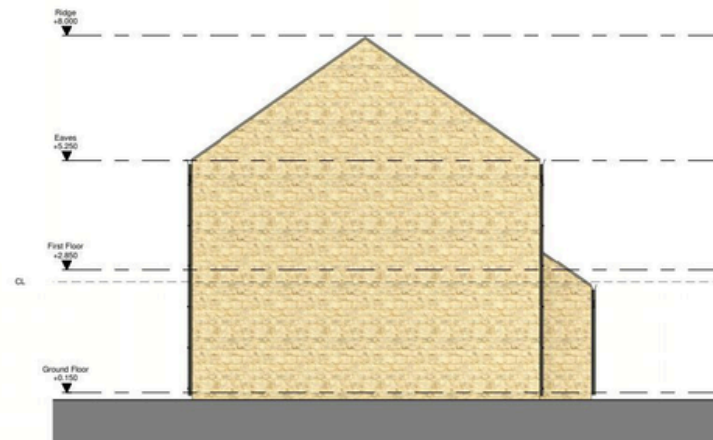
1. Proposed Front (West) Elevation
1 : 50@A1



3. Proposed South Elevation
1 : 50@A1



2. Proposed Rear (East) Elevation
1 : 50@A1



4. Proposed North Elevation
1 : 50@A1

Rev.	Date	Drawn	Check	Description
A	27.02.23	PDT	PDT	Planners Comments
				HGA Architects Royal House, 100 Station Parade, Harrrogate, HG1 1PT Telephone 01423 891200 info@hga.co.uk

PLANNING ISSUE

Project Title:
Village Development, Coxwold

Client:
Loxley Homes Ltd

Drawing Title:
Proposed Elevations - Plots 1 & 2

File Number:	R303
Drawn By:	PDT
Checked By:	PDT
Scale@A1:	1 : 50
Date:	09.02.24
Dwg No:	SK401
Rev:	A

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Plots 1 + 2 Proposed Floor Plans

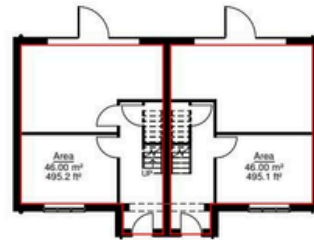
COXWOLD, NORTH YORKSHIRE

Plot 1 & 2

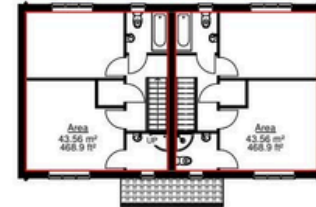
Plot 1 & 2	Area (m ²)	Area (sqft)
Ground Floor	46	495
First Floor	43.5	469
Garage	N/A	N/A
Total	89.5	964

ABBREVIATIONS:

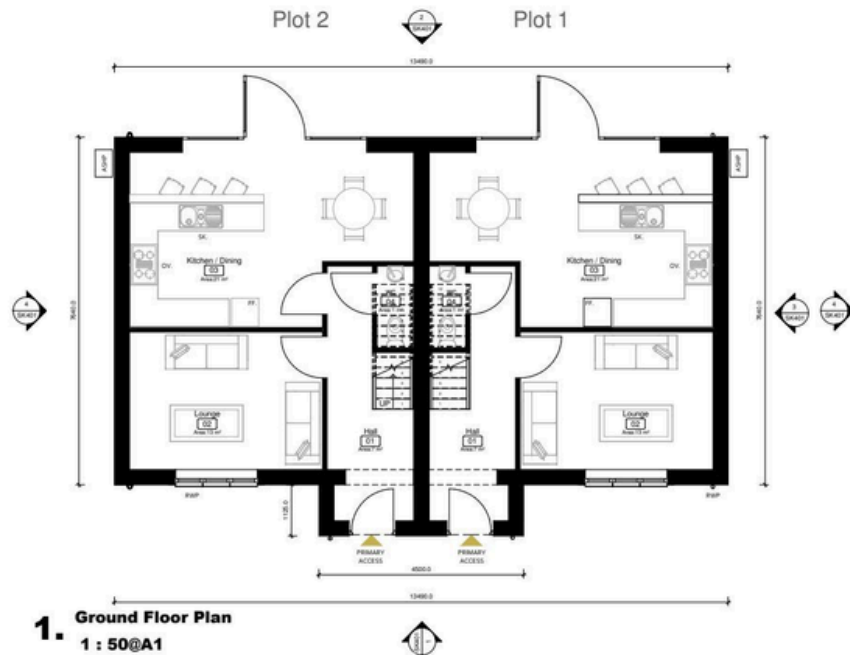
DW - DISHWASHER
WM - WASHING MACHINE
TD - TUMBLER DRYER
EF - EXTRACT FAN
FH - FROSTFREEZER
IH - INDUCTION HOB
IA - FUTURE NOTICER ALARM SUPPLY
OV - OVEN
HL - HIGH LEVEL
LL - LOW LEVEL
IPS - IPS
BS - BOILER SUPPLY
ASHP - AIR SOURCE HEAT PUMP
SL - STAIR LIFT
ETB - ELECTRIC TOWEL RAIL
OFC - OVER DOOR FAN CONVECTOR
HWC - HOT WATER CINDER



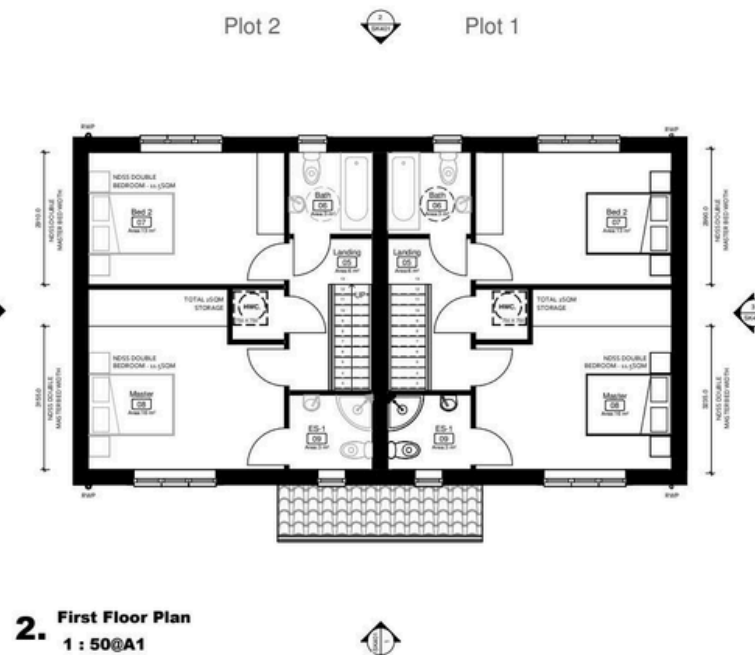
3. Ground Floor Area (NSA)
1 : 100@A1



4. First Floor Area (NSA)
1 : 100@A1



1. Ground Floor Plan
1 : 50@A1



2. First Floor Plan
1 : 50@A1

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A: 27.02.23 PDT PDT Planners Comments
Rev. Date Drawn Check Description
HG2 Architects
Royal House, 100 Station Parade,
Harrogate HG2 8PT
Telephone 01423 858 300
Web www.hg2.co.uk

PLANNING ISSUE

Project Title:
Village Development, Coxwold

Client:
Loxley Homes Ltd

Drawing Title:
Proposed Floor Plans - Plots 1 & 2

File Number: R303
Drawn By: PDT
Checked By: PDT
Scale@A2: As indicated Date: 09.01.24
Dwg No: SK400 Rev: A

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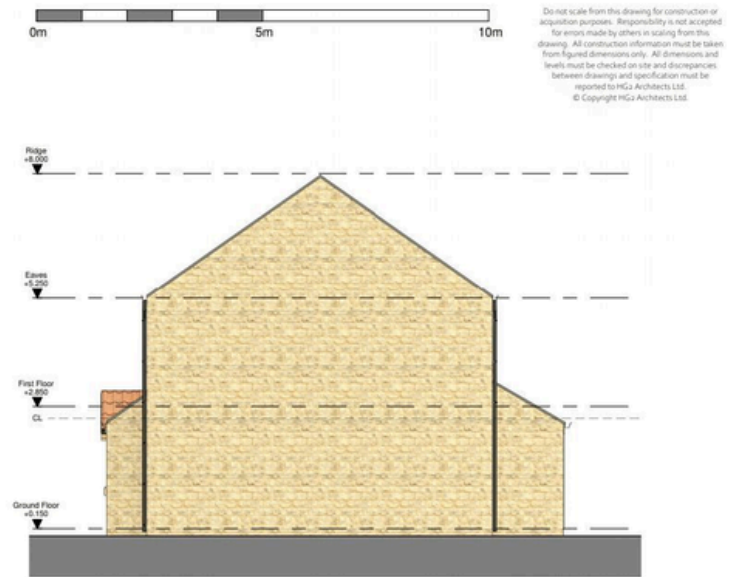
Plots 3 + 4 Proposed Elevations

COXWOLD, NORTH YORKSHIRE

Plot 3 & 4



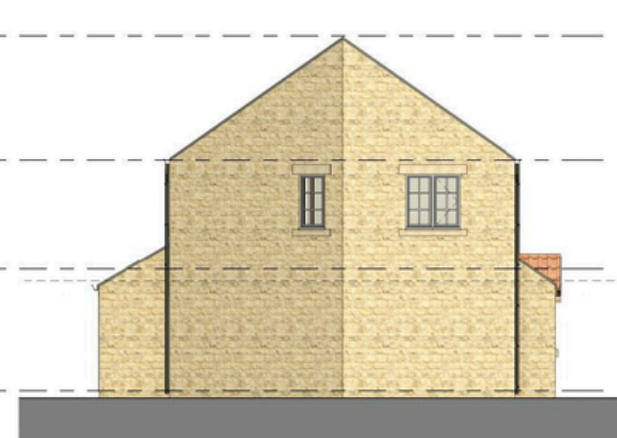
1. Proposed Front (West) Elevation
1 : 50@A1



3. Proposed South Elevation
1 : 50@A1



2. Proposed Rear (East) Elevation
1 : 50@A1



4. Proposed North Elevation
1 : 50@A1

Rev.	Date	Drawn	Check	Description
1	28.02.24	POT	POT	Planners Comments
2				
3				
4				
5				
6				
7				
8				
9				
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PLANNING ISSUE

Project Title:
Village Development, Coxwold

Client:
Lodley Homes Ltd

Drawing Title:
Proposed Elevations - Plots 3 & 4

File Number: R303
Drawn By: POT
Checked By: POT
Scale@A1: 1:50
Dwg No: SK001
Date: 09.01.24
Rev: A

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Plots 3 + 4 Proposed Ground Floor Plan

COXWOLD, NORTH YORKSHIRE

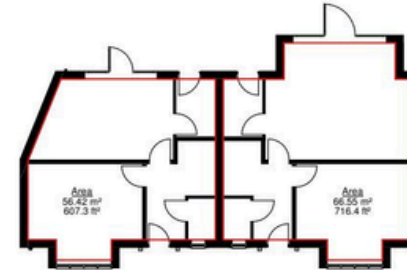
Plot 3 & 4

Plot 3	Area (m ²)	Area (sqft)	Plot 4	Area (m ²)	Area (sqft)
Ground Floor	66.5	716	Ground Floor	66.3	607
First Floor	56.5	611	First Floor	54.2	584
Garage	N/A	N/A	Garage	N/A	N/A
Total	123	1327	Total	110.5	1191

ABBREVIATIONS:

DW - DISHWASHER
WM - WASHING MACHINE
TD - TUMBLER DRYER
EF - EXTRACT FAN
FR - FRIDGE/FREEZER
IH - INDUCTION HOOD
IA - FUTURE INTRUDER ALARM SUPPLY
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2. Ground Floor Area (NSA) 1 : 100@A1

Rev.	Date	Drawn	Check	Description
A	28.02.24	PDT	PDT	Planners Comments

HG2 Architects
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PLANNING ISSUE

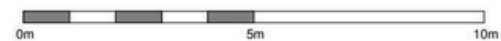
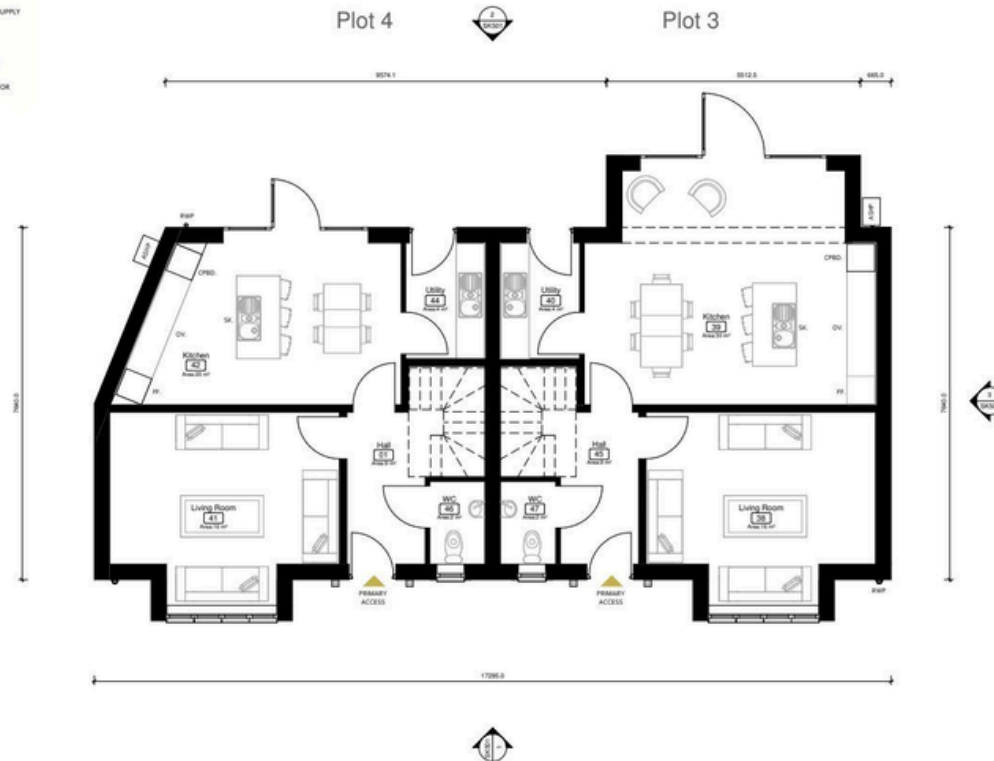
Project Title:
Village Development, Coxwold

Client:
Lofley Homes Ltd

Drawing Title:
Proposed Floor Plans - Plots 3 & 4

File Number: R303
Drawn By: PDT
Checked By: PDT
Scale@A: As indicated Date: 09.03.24
Dwg No: SK300 Rev: A

1. Ground Floor Plan 1 : 50@A1



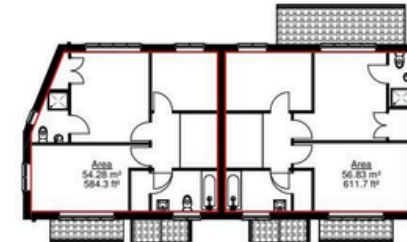
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Plots 3 + 4 Proposed First Floor Plan

COXWOLD, NORTH YORKSHIRE

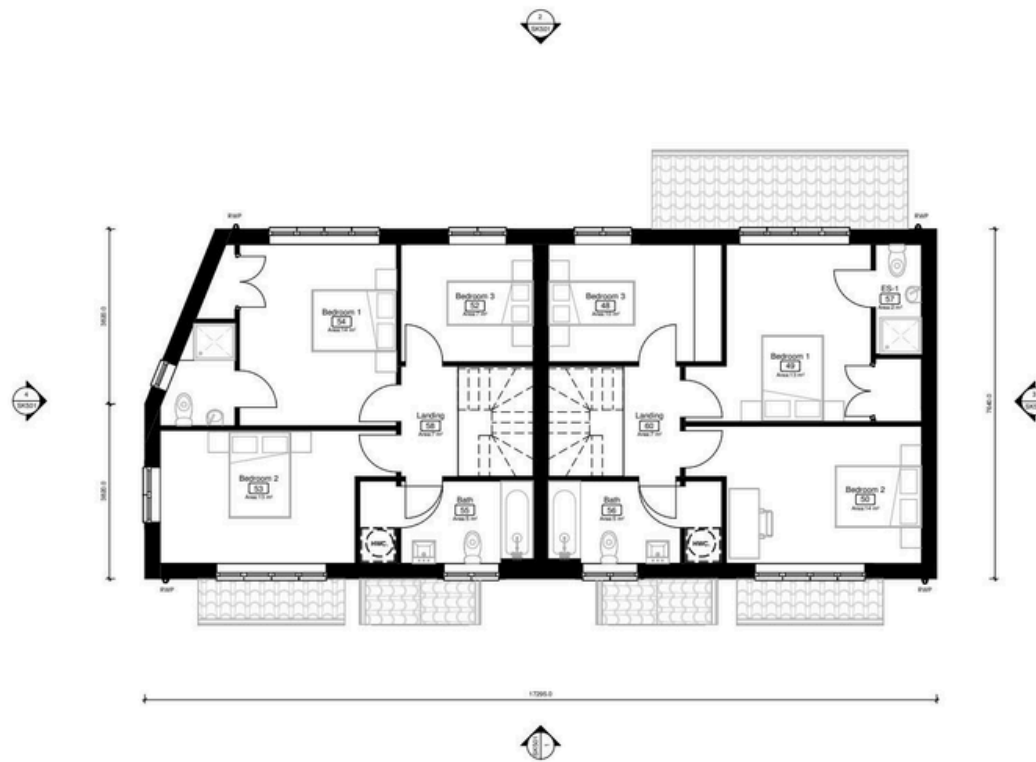
Plot 3 & 4

Plot 3	Area (m ²)	Area (sqft)	Plot 4	Area (m ²)	Area (sqft)
Ground Floor	69.5	750	Ground Floor	69.5	750
First Floor	69.5	750	First Floor	69.5	750
Garage	N/A	N/A	Garage	N/A	N/A
Total	139	1500	Total	139	1500



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2. First Floor Area (NSA) 1 : 100@A1



Rev.	Date	Drawn	Check	Description
A	28.02.24	POT	POT	Planners Comments

PLANNING ISSUE

Project Title:
Village Development, Coxwold

Client:
Loxley Homes Ltd

Drawing Title:
Proposed First Floor Plans - Plots 3 & 4

File Number: R303
Drawn By: POT
Checked By: JCE
Scale@A1: As indicated Date: 02.28.24
Dwg No: SK500-1 Rev: A

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1. First Floor Plan 1 : 50@A1

Specification

KITCHEN

- High spec German manufacturing units.
- High quality kitchen worktops and up-stand with integrated appliances
- Bosch Quick - Therm ceramic hobs
- Bosch built in fully integrated dishwasher
- Intergrated Bosch built in series 2 fridge freezer
- Brushed steel Bosch wide box design cooker hoods
- Porcelanosa wall and floor tiles
- LED spotlighting
- Chrome fitting
- Half height tiling to walls
- Full height tilling to shower

BATHROOM

- White contemporary sanity ware
- Chrome fitting
- Half height tiling to walls
- Full height tiling over the bath shower (were fitted) including tinted glass shower screen
- Full height tilling to shower
- Porcelanosa wall and flooring tiles DMEV ventilation
- Heated towel rails
- LED spotlighting

EN-SUITE

- White contemporary sanitary wear

ENERGY EFFICIENCY

- Oil central heating and insulation throughout
- High-quality double-glazed windows with conservation paint finish
- EPC-B+ (predicted)
- Central heating controllable via smartphone app
- Central heating with hot water pressurized cylinders

INTERNAL

- Matt emulsion to walls and ceilings
- Painted vertical panel doors
- Painted contemporary square edged architraves and skirting boards
- White satin paint finish to woodwork

EXTERNAL

- Gravel Driveway
- Turfed gardens with tree and shrub planting
- External lighting to front and rear communal areas

WARRANTY

- ICW 10-year structural warranty



Proposed Completion Date: September 2025

LUXURY | LIFESTYLE | LOCATION

