



THE WOODLANDS
KIRK HAMMERTON | YORK | YO26 8DQ

THE DEVELOPER

OUR BACKGROUND

Rawson Developments has been dedicated to constructing high quality homes and conversions across North Yorkshire for the past 20 years. Our unique advantage lies in our modest size and status as a privately owned development company, allowing us the flexibility to tailor each home to your preferred specifications.

A SUSTAINABLE APPROACH TO BUILDING

We prioritise integrating the latest technologies into our projects, including solar panels, solar thermal systems, solar PV, and rainwater harvesting, embracing sustainable solutions that not only enhance the efficiency of your home but also minimise its environmental footprint. Moreover, our commitment to quality is evident in every aspect of our work.

Each new build undergoes rigorous quality checks, backed by a 10-year structural warranty.

LOCATIONS

Location is paramount for any prospective homebuyer, and Rawson Developments devote significant effort to sourcing the perfect opportunities. North Yorkshire's charming villages and picturesque countryside serve as the backdrop for our developments, capitalising on the county's natural beauty.

With no geographical constraints, we have the freedom to develop anywhere and anything that aligns with our values. Our foremost aim is to ensure that buyers find contentment in their surroundings, recognising that they are not just purchasing a house from us, but a true home. It's not simply about selling houses; it's about crafting homes, enriching lives and creating lasting memories for our clients.

The company specialises in small custom-built developments in highly desirable village locations.

THE DEVELOPMENT

Buchanan Mitchell proudly introduces "The Woodlands," a collection of beautiful detached homes set to grace the sought-after village of Kirk Hammerton, ideally located between the historic city of York and the cosmopolitan town of Harrogate.

Anticipated for completion by the end of 2024, these homes promise to redefine modern family living with their luxurious design and thoughtful craftsmanship.

KEY FEATURES

- **Heritage Charm, Modern Comfort:** Each residence within The Woodlands has been meticulously crafted, drawing inspiration from the surrounding landscape and architectural heritage. Using locally sourced materials, where possible, reducing transportation costs, supporting the local economy, and minimising environmental impact. These homes exude a timeless elegance while embracing sustainable principles for a greener future.
- **Personalised Living Spaces:** What sets The Woodlands apart is its commitment to customisation. Purchasing off-plan grants prospective buyers the unique opportunity to tailor the internal layout according to their individual preferences and lifestyle needs. Whether you dream of a multi-generational sanctuary, a lucrative rental investment, or a dynamic home office space, our flexible designs provide the canvas to create your vision.
- **Sustainable Living:** Embracing sustainable living, The Woodlands integrates cutting-edge technologies to minimise environmental impact. Highly insulated construction exceeds regulatory standards, ensuring thermal performance and reduced energy consumption. SAP calculations optimise energy efficiencies, resulting in high-spec ratings that underscore our dedication to sustainability and innovation.
- **Renewable Technology:** At the heart of each property lies an air-source heat pump coupled with under-floor heating to the ground floors, providing consistent warmth while reducing reliance on traditional heating sources. Inside, luxurious specifications, contemporary fittings, and expansive open-plan living areas create an ambiance of refinement and comfort, ideal for modern family life.
- **Professionally Landscaped Outdoor Spaces:** Externally, the homes seamlessly blend into their surroundings, with mellow brick elevations complementing the local landscape. Professionally landscaped gardens, garaging, and private parking complete the picture, offering residents a haven of relaxation and exclusivity.

The Woodlands epitomises an aspirational family lifestyle, set within Kirk Hammerton's picturesque village setting.

Don't miss the opportunity to secure your place in this exciting new development, where luxury and sustainability converge to create your ultimate sanctuary.





Crafting beautiful and practical homes of high quality

WOODSIDE

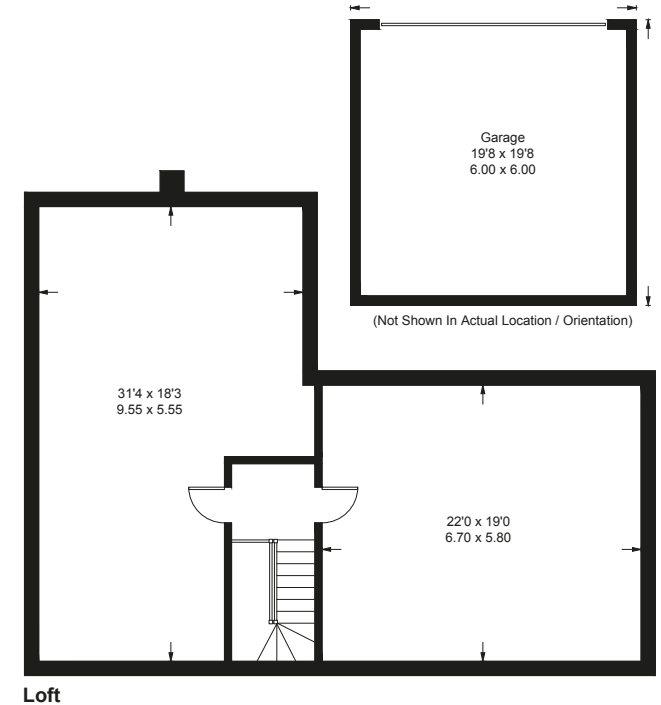
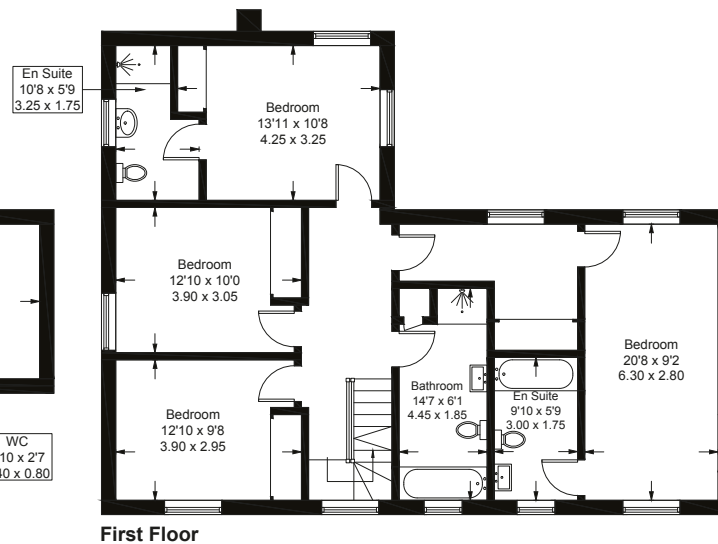
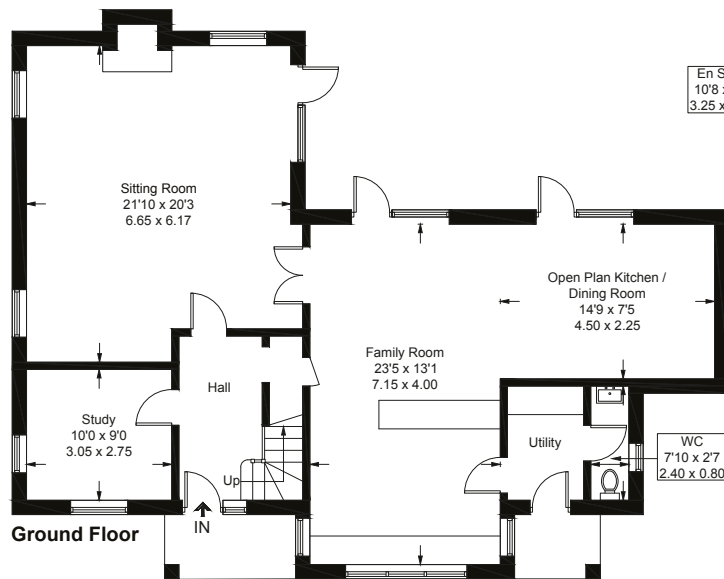


COMPUTER GENERATED IMAGES FOR ILLUSTRATIVE PURPOSES ONLY

WOODSIDE

- RECEPTION HALL
- OPEN PLAN KITCHEN/ DINING ROOM
- FAMILY ROOM
- SITTING ROOM
- STUDY
- UTILITY ROOM
- CLOAKROOM / WC
- PRINCIPAL BEDROOM WITH EN-SUITE AND DRESSING ROOM
- GUEST BEDROOM WITH EN-SUITE
- TWO FURTHER DOUBLE BEDROOMS
- HOUSE BATHROOM
- LOFT AREA
- PRIVATE PARKING
- DETACHED GARAGE
- PRIVATE GARDENS

Approximate Gross Internal Area
 Ground Floor = 1152 sq ft / 107.0 sq m
 First Floor = 1014 sq ft / 94.2 sq m
 Loft = 1014 sq ft / 94.2 sq m
 Garage = 338 sq ft / 31.4 sq m
 Total = 3518 sq ft / 326.8 sq m



Floorplans shown are for approximate measurements only. Exact layouts and sizes may vary. All measurements may vary within a tolerance of 5%. The dimensions are not intended to be used for carpet sizes, appliance sizes or items of furniture.

THE PINES

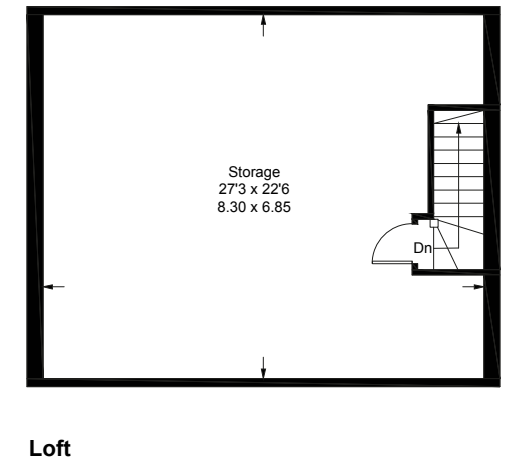
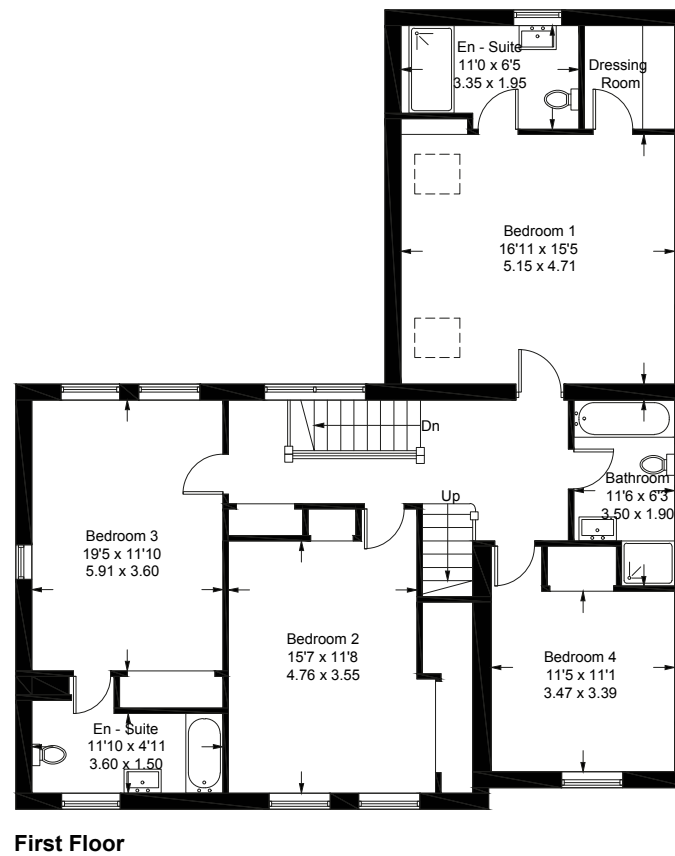
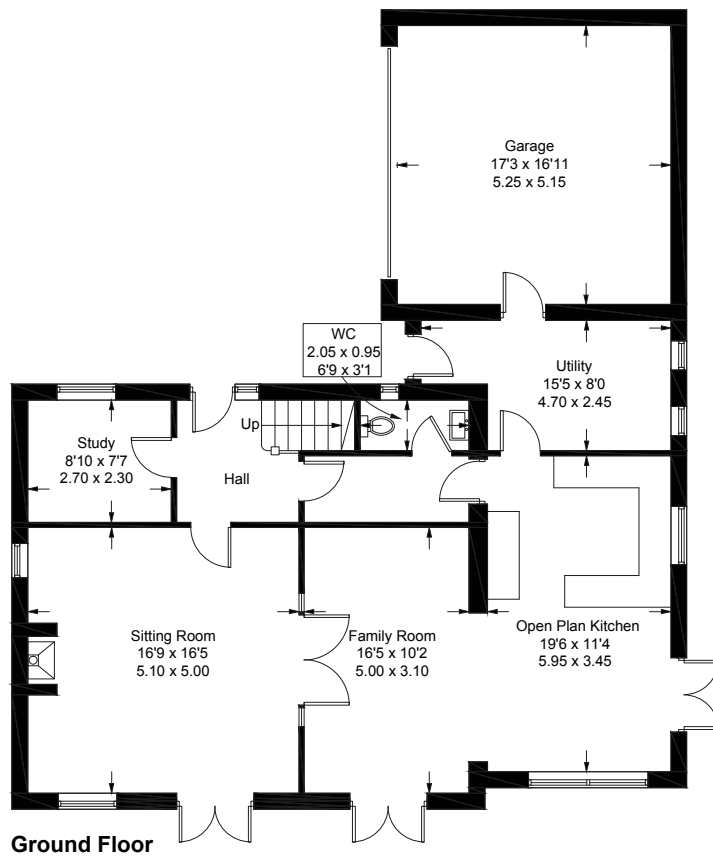


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Approximate Gross Internal Area
 Ground Floor = 1033 sq ft / 96.0 sq m
 First Floor = 1338 sq ft / 124.3 sq m
 Loft = 611 sq ft / 56.8 sq m
 Garage = 293 sq ft / 27.2 sq m
 Total = 3275 sq ft / 304.3 sq m

THE PINES

- RECEPTION HALL
- INNER HALL
- OPEN PLAN KITCHEN/ DINING ROOM
- FAMILY ROOM
- SITTING ROOM
- STUDY
- UTILITY ROOM
- CLOAKROOM / WC
- PRINCIPAL BEDROOM WITH EN-SUITE AND DRESSING ROOM
- GUEST BEDROOM WITH EN-SUITE
- TWO FURTHER DOUBLE BEDROOMS
- HOUSE BATHROOM
- LOFT AREA
- PRIVATE PARKING
- INTEGRAL GARAGE
- PRIVATE GARDENS



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LOMBARDY HOUSE

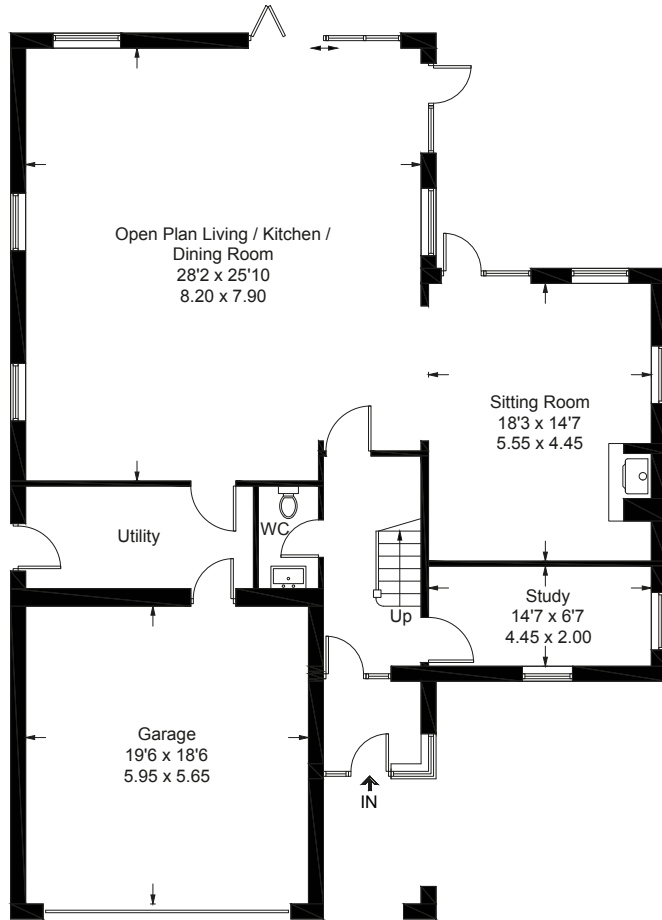


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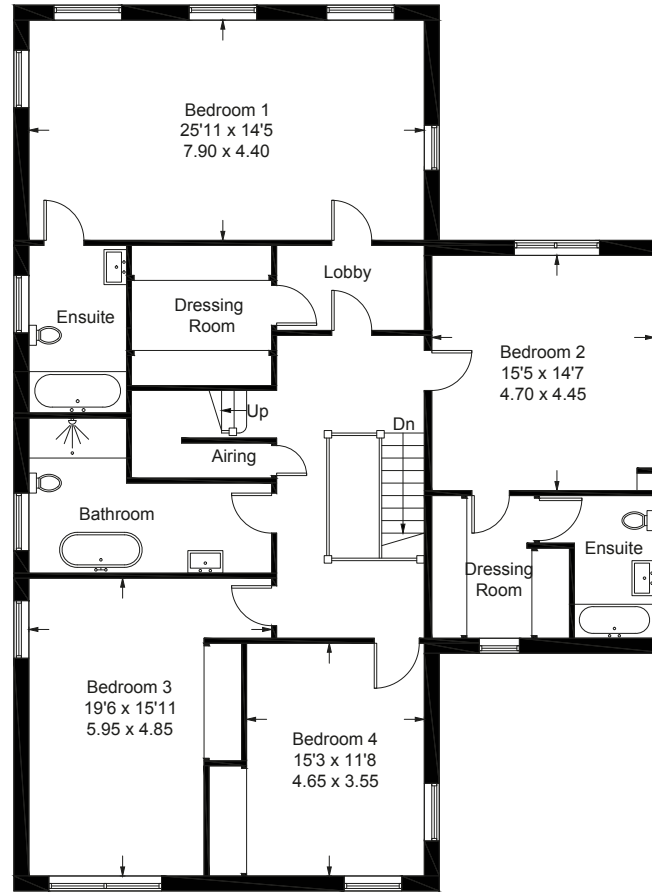
Approximate Gross Internal Area
 Ground Floor = 1386 sq ft / 128.8 sq m
 First Floor = 1833 sq ft / 170.3 sq m
 Loft = 1232 sq ft / 114.5 sq m (Excluding Void)
 Garage = 362 sq ft / 33.6 sq m
 Total = 4813 sq ft / 447.2 sq m

LOMBARDY HOUSE

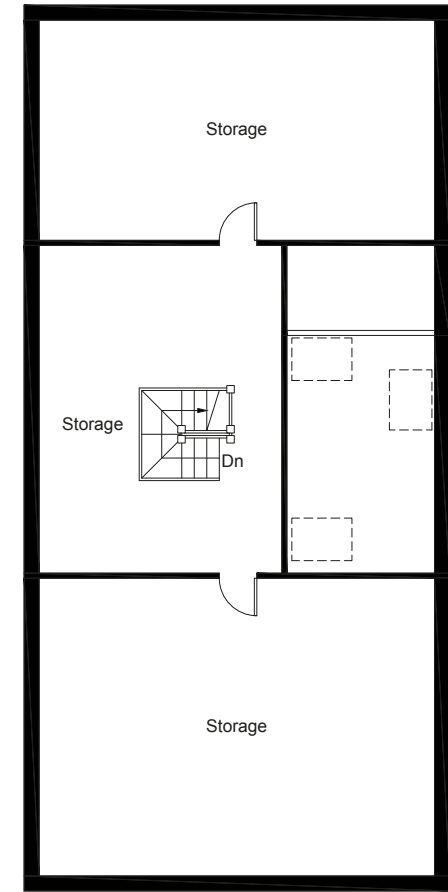
- RECEPTION HALL
- INNER HALL
- OPEN PLAN LIVING / KITCHEN / DINING ROOM
- SITTING ROOM
- UTILITY ROOM
- CLOAKROOM / WC
- PRINCIPAL BEDROOM WITH EN-SUITE AND DRESSING ROOM
- GUEST BEDROOM WITH EN-SUITE AND DRESSING ROOM
- 2 FURTHER DOUBLE BEDROOMS
- HOUSE BATHROOM
- LOFT AREA
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Ground Floor



First Floor



Loft

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SPECIFICATION

GENERAL

- 3 individual brick blends from York Handmade Brick Company
- Art Stone cills
- Interlocking red clay pantile roofs
- Rise and Fall bracketed cast iron effect guttering and downpipes
- Larger cavity wall construction with additional insulation
- Attic trusses with full staircases leading to large second floor storage areas, with potential for further accommodation (subject to planning)
- Screeded ground floor with wet underfloor heating system throughout
- Radiators to first floors
- Electric underfloor heating to all bathrooms
- Log burning stoves in living rooms
- Heating by way of Air Source Heat Pump
- Superior U Value UPVC Sliding sash windows

JOINERY

- Hardwood timber entrance doors
- Oak internal doors
- Staircases to be painted strings and spindles with Oak newels and handrail

LIGHTING AND ELECTRICAL

- LED lighting throughout
- Downlighters in kitchen, utility and bathrooms
- Telephone points
- TV points
- Ethernet points
- Brushed chrome sockets and switches

HEATING

- Air Source Heat pumps
- Log burning stove
- High-capacity pressurised hot water cylinders

FINISHES

- Carpet to sitting rooms, studies and bedrooms (80/20 Wool twist 50oz with 10mm underlay)
- Porcelain tiling to Hall, Kitchen, Utility, WC and bathroom floors and shower walls

KITCHENS

- Bespoke Shaker style fitted cabinetry in painted finish with integrated Bosch appliances to include built in double Wall Oven, Microwave, Dishwasher and Fridge Freezer. Electric induction hob and extractor. Quartz worktops with 1 ½ bowl undermount stainless steel sink.

UTILITY ROOMS

- Shaker style fitted base units with quartz worktop and single bowl stainless steel sink, where applicable.

BATHROOMS

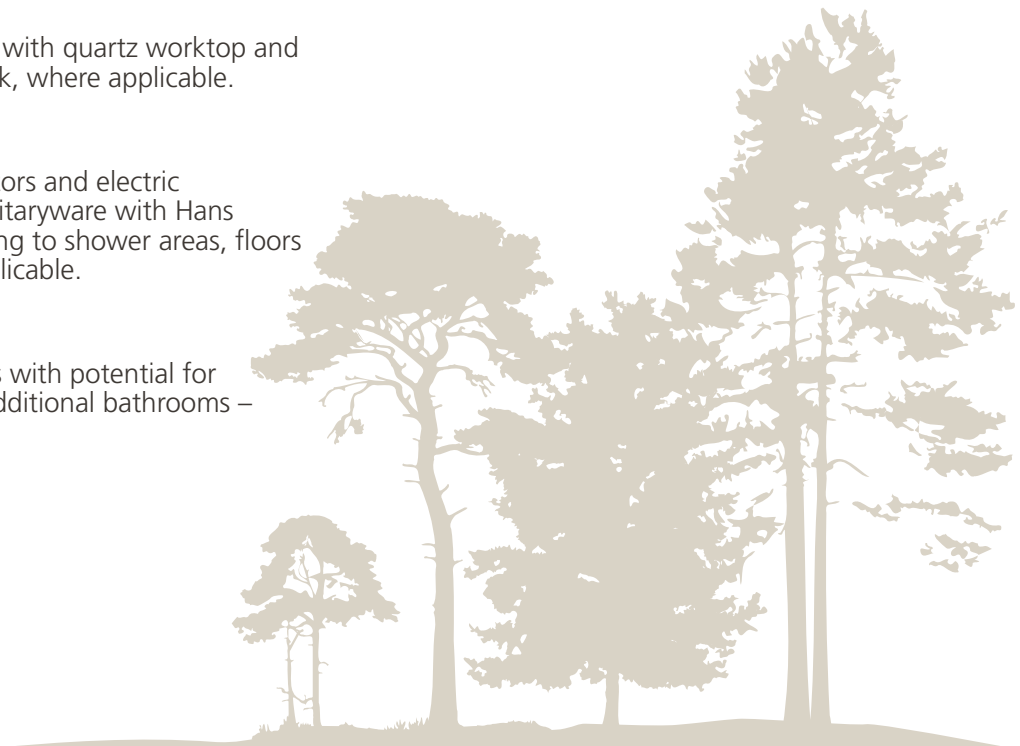
- Polished chrome towel radiators and electric underfloor heating. Vitra sanitaryware with Hans Grohe taps and showers. Tiling to shower areas, floors and around baths where applicable.

ADDITIONAL

- Staircases to all second floors with potential for additional living space and additional bathrooms – (subject to planning)

EXTERNAL

- External lighting with sensors
- External sockets
- Large double garages with sectional overhead electric doors.
- EV charging points
- Block paved parking areas
- Outside taps
- Enclosed landscaped gardens with perimeter timber fencing
- Flagged rear terrace areas
- Gravel to main driveway area









LOCATION

Nestled amidst the picturesque landscapes of North Yorkshire, Kirk Hammerton embodies the quintessential charm of a rural village. Its idyllic setting is accentuated by its strategic location, with the village partially bordered to the north by the A59, a major arterial road, and to the south and east by the tranquil waters of the River Nidd.

Kirk Hammerton is a popular and picturesque village located in the Harrogate district of North Yorkshire. Conveniently positioned almost equidistant between the historic city of York and the destination town of Harrogate. Kirk Hammerton enjoys excellent connectivity to these cultural and commercial hubs.

Encompassing a harmonious blend of traditional charm and convenience, Kirk Hammerton boasts a thriving community set against a backdrop of rolling countryside. Whether strolling along the riverbanks, exploring historic landmarks such as the Church of St. John the Baptist, or enjoying the warmth of the local pub, residents can enjoy multiple opportunities for leisure and relaxation.

With its rural surroundings, excellent transport links, and vibrant community spirit, Kirk Hammerton presents an irresistible opportunity to embrace the timeless allure of pastoral living without compromising on accessibility or convenience. Experience the essence of North Yorkshire's countryside lifestyle in this village retreat.

One notable landmark in Kirk Hammerton is the Church of St. John the Baptist, which dates back to the 12th century. The church is built in the Norman style and contains some interesting historical features, including medieval wall paintings and a Norman font.

The village has a primary school, an active village hall, and a pub, providing amenities for the local community. The village hall stands as a vibrant hub of community activity, offering a diverse array of recreational pursuits to suit many interests.

Kirk Hammerton and its surrounding area offer a wealth of attractions and points of interest for residents and visitors to explore. Here are some nearby attractions:

York: Just a short drive or train ride away, the historic city of York boasts a wealth of attractions, including York Minster, the Jorvik Viking Centre, the National Railway Museum, and the medieval city walls.

Harrogate: Another nearby gem, Harrogate is famous for its elegant spa heritage, beautiful gardens such as the Valley Gardens, and the iconic Betty's Tea Rooms. Visitors can also enjoy shopping along the bustling streets or exploring the Turkish Baths.

Knaresborough: Situated along the River Nidd, Knaresborough is renowned for its stunning scenery, historic castle ruins, and the picturesque Mother Shipton's Cave and Petrifying Well, which is said to turn objects into stone.

Ripon: This charming cathedral city is home to Ripon Cathedral, the ancient Ripon Racecourse, and the atmospheric Fountains Abbey and Studley Royal Water Garden, a UNESCO World Heritage Site.

Boroughbridge: Nearby Boroughbridge offers a rich history, with attractions like the picturesque Aldborough Roman Site, the mysterious Devil's Arrows standing stones, and the historic riverside.

Yorkshire Dales National Park: Kirk Hammerton is within easy reach of the Yorkshire Dales, offering opportunities for outdoor activities such as hiking, cycling, and scenic drives through breathtaking landscapes.

North York Moors National Park: Similarly, the North York Moors National Park offers rugged beauty, charming villages, and opportunities for outdoor adventures amidst stunning moorland scenery.

Whether you're interested in history, culture, outdoor pursuits, or simply enjoying the beauty of the Yorkshire countryside, Kirk Hammerton's proximity to these attractions ensures there's something for everyone to enjoy.



PRIMARY SCHOOLS

Kirk Hammerton Primary School (0.5miles)
5 St Johns Grove, Kirk Hammerton.
Tel: 01423 330460

Green Hammerton Church Of England Primary School,(1Mile) York Road, Green Hammerton.
Tel: 01423 330314

Nun Monkton Foundation Primary School(2.8Miles)
The Green, Nun Monkton
Tel:01423 330313

Tockwith Church of England Primary Academy
(6.2 Miles) Southfield Lane, Tockwith.
Tel: 01423 358375

SECONDARY SCHOOLS

Boroughbridge High School (9.9 Miles) Wetherby Road,
Boroughbridge.
Tel: 01423 323540

Wetherby High School (8.5Miles) Hallfield Lane,
Wetherby.
Tel: 01937 522500

Manor Church of England Academy (7.8 Miles) Millfield
Lane, Nether Poppleton.
Tel: 01904 798722

INDEPENDENT SCHOOLS

Bootham School (10 miles) Ages: 3-18
Tel: 01904 623261

Ashville College (14 miles)Ages: 3-18
Tel: 01423 566358

Queen Ethelburga's (3.8 Miles) Ages: 3-13
Tel: 01423 333333

St Peters (9.5 Miles) Ages 2-18
Tel: 01904 527300

HOSPITALS

York Hospital, York (12 miles)
Tel: 01377 208700

Harrogate District Hospital (12 miles)
Tel: 01423 885959

Leeds General Infirmary, Leeds (27 miles)
Tel:01723 368111

St Monica's Hospital, Easingwold (14 miles)
Tel: 01904 724825

DOCTORS

Springbank Surgery, Green Hammerton (1.1 miles)
Tel: 01423 330030

Springbank Health, Tockwith (4.5 miles)
Tel: 01423 330030

Crossley Street Surgery, (8.1Miles)
Tel: 01937 543200

York Medical Group, York (12 Miles)
Tel: 01904 439100

DENTISTS

Borobridge Dental Centre, Borobridge (8.9 miles)
Tel: 01423 32275

York Dental Practice - York (9.7 miles)
Tel: 01904 891160

Fresh Dental Smile Clinic, Rawcliffe (8.8 miles)
Tel: 01904 623687

Clifton Moor Dental Centre , Clifton Moor (9.6 miles)
Tel: 01904 479777

Castle Dental Practice, Knaresborough (7.9 miles)
Tel: 01423 867509

Harrogate Dental Care, Harrogate (10 miles)
Tel: 01423 884503

SUPERMARKETS

Asda, Hessay (1mile)

Tancred Farm Shop (2.7miles)

Morrisons, Wetherby (8 Miles)

Morrisons, Boroughbridge (10 miles)

Tesco Extra, Clifton (9 miles)

Clifton Moor Retail Park (9 miles)

Sainsburys, Harrogate (10 miles)

Waitrose, Harrogate (12 miles)

Monks Cross Retail Park (12 miles)

Waitrose, York (13 Miles)

TRANSPORT LINKS

Rail links

Hammerton (0.6 miles)

Cattal (1.6 miles)

York (9.5 miles)

Harrogate (12 miles)

Airports

Leeds/Bradford (26 miles)

Teesside International (47 miles)

Humberside (76miles)

Road

Easy access to the A59 connecting to the A1 (M) to the major cities of York, Hull, Leeds, Manchester and Newcastle.

THE WOODLANDS

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The information in this document is indicative and is intended to act as a guide only as to the finished product. Accordingly, due to Rawson Development's policy of continuous improvement, the finished product may vary from the information provided. These particulars should not be relied upon as statements of fact or representations and applicants must satisfy themselves by inspection or otherwise as to their correctness. This information does not constitute a contract or warranty. Applicants are advised to contact Buchanan Mitchell Ltd to ascertain the availability of any particular property.



Buchanan Mitchell
Estate Agents

Buchanan Mitchell Ltd Chartered Surveyors & Estate Agents
5 Foundry Yard New Row Boroughbridge York YO51 9AX
01423 360055 | Info@buchananmitchell.com
www.buchananmitchell.com

Method of Sale: The properties are offered for sale by private treaty; however the Agents reserve the right to conclude negotiations by any other means at their discretion.

Fixtures and fittings: All items normally designated as fixtures and fittings are specifically excluded from the sale unless they are mentioned in the particulars of sale.

Covenants, Easements, Rights of Way: The properties will be sold subject to all covenants, easements and rights of way whether specifically mentioned in these particulars or not.

Energy Performance Certificate: Woodside: Rating B The Pines: Rating B Lombardy House: Rating: B Full copies of the energy performance certificates are available upon request.

Tenure and Possession: The properties are offered for sale freehold with vacant possession upon completion.

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Zoopla rightmove



RICS

