



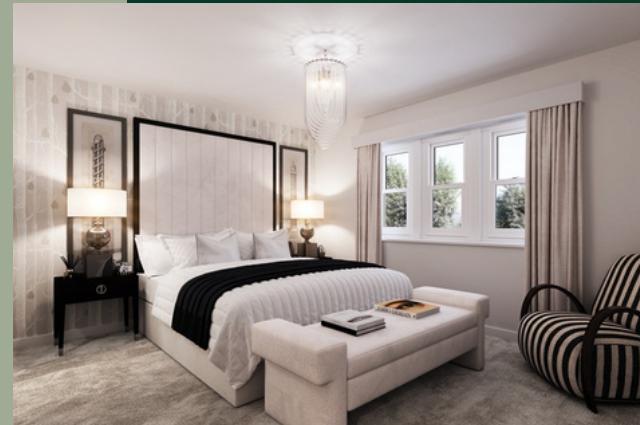
Bunny Hall  
Meadows



# WELCOME TO Bunny Hall Meadows

Bunny Hall Meadows is an exclusive development situated on the outskirts of Bramhope, nestled within a private gated community.

This exceptional development features a stunning collection of contemporary and elegantly designed 5 and 7 bedroom homes. Each residence is thoughtfully crafted to provide luxurious living spaces and features generous gardens, double & triple garage ports, and exceptional internal layouts. Set among beautifully mature, landscaped grounds, Bunny Hall Meadows offers an idyllic and serene environment for residents.



# Location

Bramhope is a village in North Leeds which benefits from the stunning scenery and woodlands of the countryside, whilst having a good selection of shops and amenities and fantastic schools nearby. All of these elements have led to this village having the title of priciest postcode in Leeds, boasting a range of stunning properties.

For families, there are highly rated schools and nurseries. There is also an abundance of green space for all the family and any four-legged friends to explore.

Walking distances:

Golden Acre Park - 2.2miles

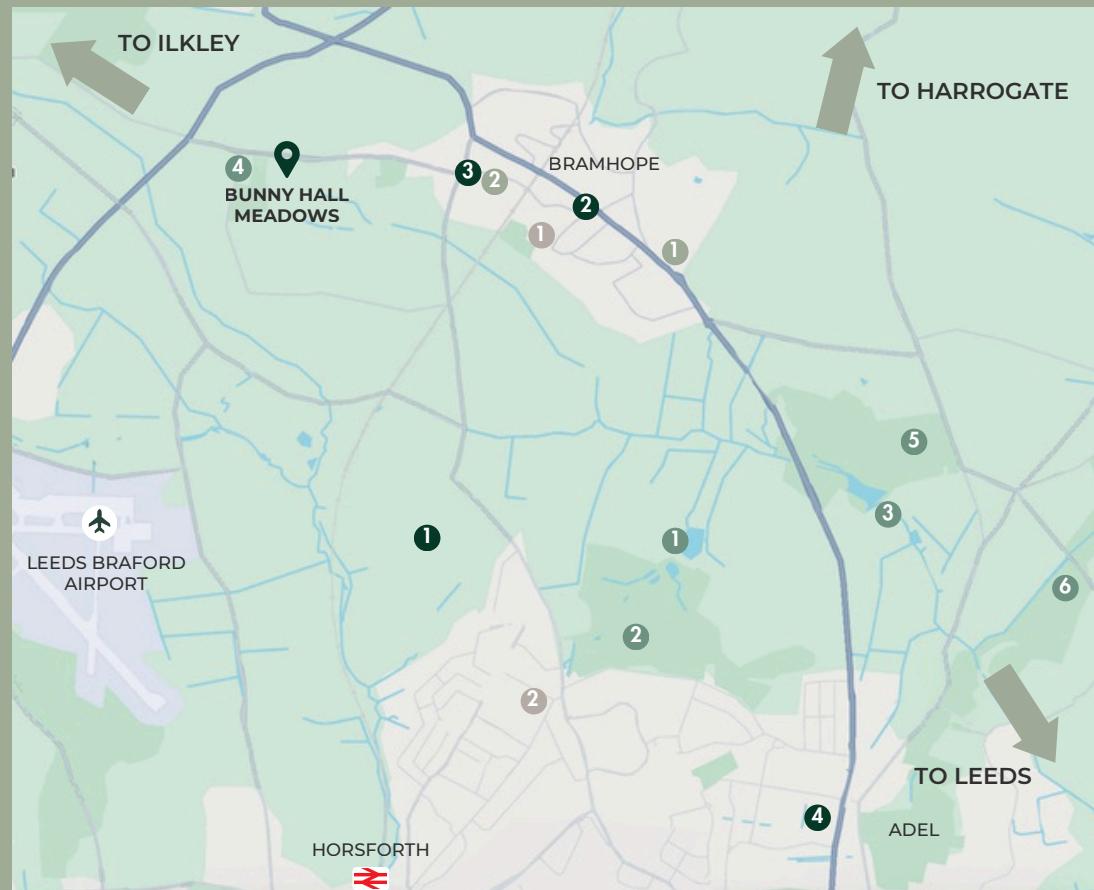
A popular park, well known for its circular lakeside walk, wonderful gardens and popular tea rooms.

The Shopping Parade on Breary Lane - 0.9 Miles

Home to a range of independent shops, beauty salons, florists and pharmacies.

The Fox & Hounds - 0.7 miles

A friendly, family run pub, serving fresh, home cooked food situated in the heart of the community.



## LOCAL SCHOOLS

- 1 BRAMHOPE PRIMARY SCHOOL
- 2 COOKRIDGE PRIMARY SCHOOL

## STORES

- 1 CO OP
- 2 VILLAGE NEWS BRAMHOPE

## PUBS & RESTAURANTS

- 1 CRAG HOUSE FARM
- 2 THE BRAMHOPE DELI
- 3 FOX & HOUNDS
- 4 RISTORANTE SORRISO

## PARKS & GARDENS

- 1 PAUL'S POND
- 2 COOKRIDGE HALL GOLF CLUB
- 3 ADEL DAM NATURE RESERVE
- 4 BRAMHOPE SCOUT CAMPSITE AND ACTIVITY CENTRE
- 5 GOLDEN ACRE PARK
- 6 HEADINGLEY GOLF CLUB



# Location



## LOCAL SCHOOLS

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- ② COOKRIDGE PRIMARY SCHOOL

## STORES

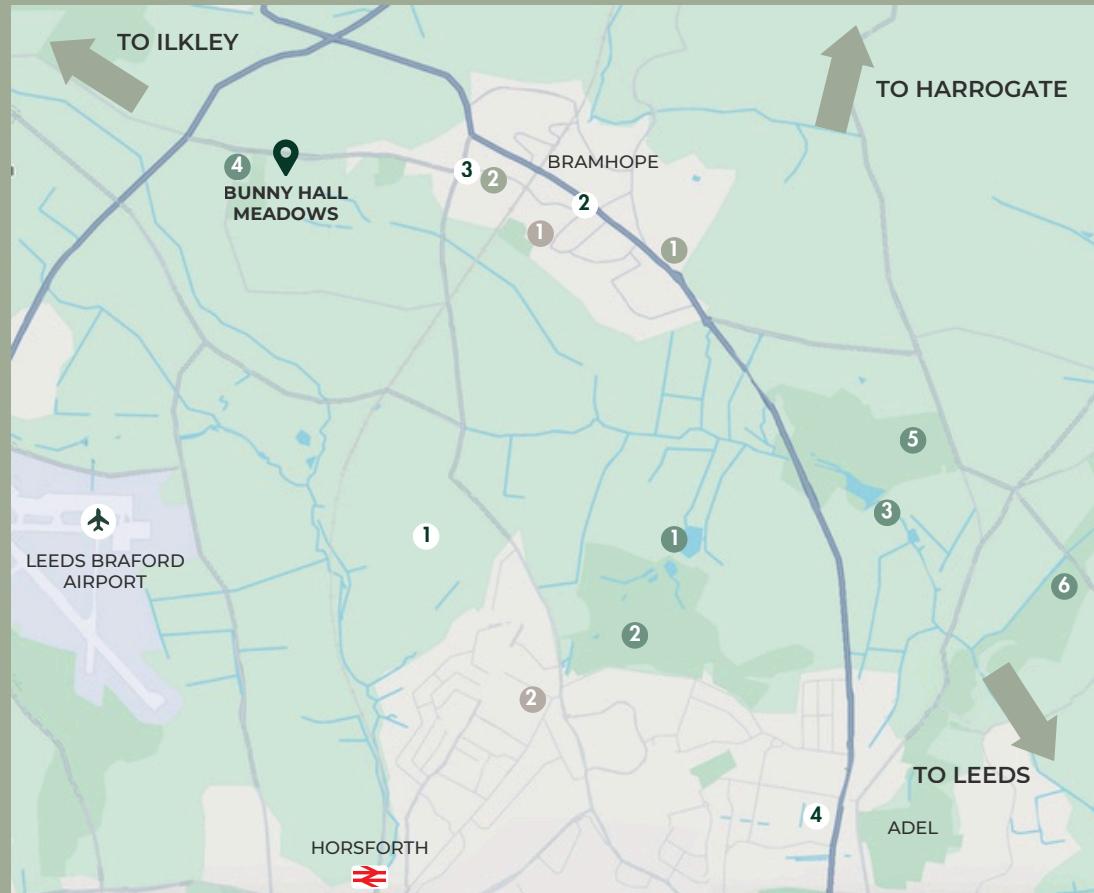
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# General Building Specification

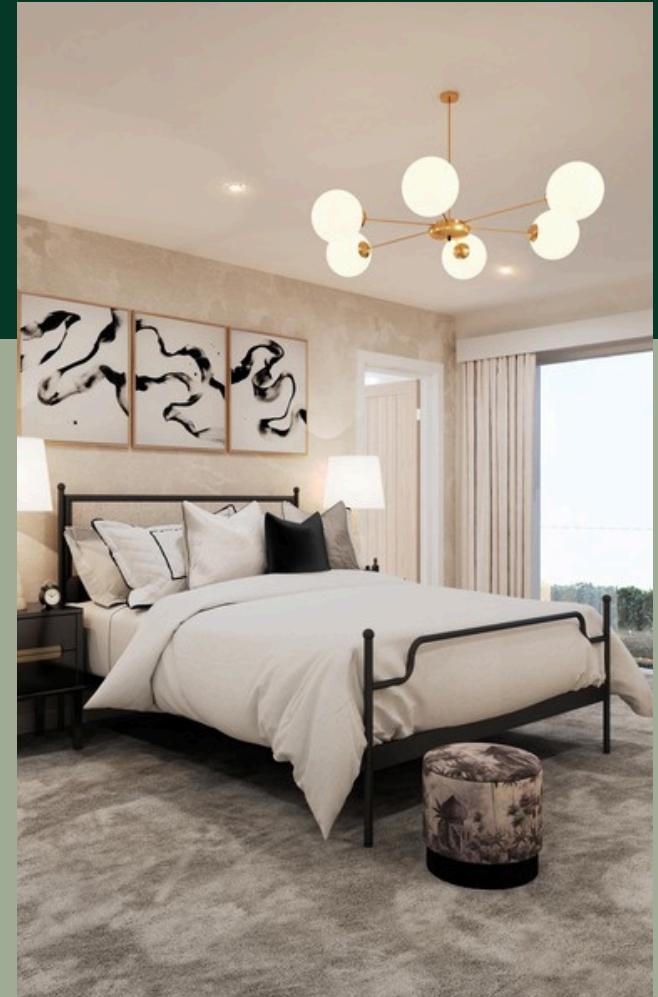
Embark on a journey of meticulous craftsmanship at Bunny Hall Meadows. Crafted to exceed the highest standards, each facet of Bunny Hall Meadows has been meticulously curated to offer unrivalled quality and sophistication.

With a Build-Zone 10-year structural warranty, rest assured that your investment is safeguarded for the long term.



## Building Specification

- Natural Stone Walls, Slate Roofs with real heads & cills.
- UPVC casement windows sympathetically coloured to compliment the elevations
- Aluminium Bi-fold doors
- Composite GRP entrance doors matched to the windows
- A Rated double glazing to all windows and doors
- PAS24 security standards to all windows and doors
- Remote control electric gates to the development



The build specification on this page and the following pages for the scheme is initial only and subject to change, however it does give an indication of the level to be provided.



# Interiors

Within, discover generously spacious living areas with pleasing flow, complemented by the luxury of underfloor heating on the ground floor.

Every detail of these interiors has been carefully considered to reflect the quality and sophistication of this scheme.



- Wet underfloor heating to ground floors
- Brushed chrome sockets and switches throughout
- Brushed chrome spotlights to cloakroom, bathroom, en-suite, hallway and kitchen / dining area
- Pendants to living area, landings and bedrooms
- Hardwired doorbell
- Intruder alarm with contact sensors to front and rear doors and motion sensors to ground floor
- TV points to all bedrooms
- Gas powered central heating
- Three zone time and temperature controls (ground, first and second floors)
- Large format porcelain floor tiles to Kitchen/Living, WCs, Utility, Entrance Halls and Bathrooms
- Carpet covering to all other areas
- Fitted wardrobes to master bedroom
- High-quality solid internal doors
- High-quality ironmongery
- Deep section skirting boards and architraves
- Deep moulded cornices to hall, stairs, landing and principal rooms (subject to negotiation)
- Feature staircases DECORATION – Plot 3 specific
- White satin painted woodwork.
- Skimmed plastered ceilings with white emulsion.



# Kitchens

The kitchens are available in both contemporary and traditional options, adorned in chic neutral tones, feature integrated appliances and exquisite quartz worktops, setting the stage for culinary inspiration.

These are kitchens for sociable families that appreciate great quality and stylish finishes:

- Custom built kitchens
- Designed by Design House Interiors (Wetherby) & Grid Thirteen
- Quartz worktops and upstand with undermount sink
- Central entertaining island (subject to design)
- Large format porcelain floor tiles - porcelanosa
- Low voltage LED recessed feature lighting
- Soft-motion drawers w/ handles (for negotiation on soft touch)
- Siemens on show appliances to include:
  - Induction Hob (ceramic on request)
  - Single Oven
  - Microwave inbuilt
  - Warming Draw (Subject to kitchen design)
- Siemens behind the door appliances to include:
  - Dishwasher
  - Extractor hood
  - Integrated Fridge freezer
- Quooker Fusion Hot Cold and Boiling Tap





# Bathrooms & En-suites

The bathrooms at Bunny Hall Meadows epitomize luxury and sophistication, featuring large format ceramic wall tiles and porcelain floor tiles for a seamless aesthetic.

The sleek design and thermostatic rainfall showers make each bathroom a haven of relaxation and indulgence.



- Contemporary fitted furniture to all bathrooms with white sanitaryware. Villeroy & Boch
- Walk-in Showers – Power Shower, rainfall overhead.
- Frameless glazed shower screens
- Dual-flush plate
- Mixer Tap
- Fully tiled bathrooms including a selection of large format porcelain floor tiles - Porcelanosa
- Programmable electric underfloor heating – each room programmable, zoned
- Low voltage LED recessed feature lighting
- Heated Towel Rail

# Exteriors

Step outside onto hard-paved paths and patio areas, leading to beautifully landscaped gardens at both the front and rear.

These homes have been designed with plenty of kerb appeal.

- Shared secure gated residences
- External lighting to front & rear
- Tarmac communal spaces and entrance
- Windows mid-grey (UPVC built double glazed)
- Aluminium Bi-fold/Sliding doors mid-grey
- Smart home system (subject to negotiation)
- Composite front & rear doors
- Ogee gutter & downpipes Colour TBC
- Outside tap to front & rear
- Spacious patio areas with stone flagging
- Natural stone & slate roofs





Plot	Type	Beds	Garage	Price	Sqft
Plot 1	Detached Home	5	Double Garage + Carport	£2,000,000	4302
Plot 2	Detached Home	5	Double Garage	£1,650,000	3608
Plot 3	Detached Home	7	Triple Garage	£2,750,000	5370

## DEVELOPMENT SCHEDULE

Plot 2							
Ground Floor							
Porch	2.34	ft	\	x	1.26	ft	\
Lounge	4.19	ft	\	x	4.94	ft	\
Formal Dining	3.99	ft	\	x	2.92	ft	\
Kitchen	5.98	ft	\	x	3.46	ft	\
Snug	5.31	ft	\	x	4.54	ft	\
Dining	5.31	ft	\	x	3.46	ft	\
WC	0.98	ft	\	x	1.93	ft	\
Utility/Pantry	2.92	ft	\	x	1.93	ft	\
Cloaks	0.78	ft	\	x	2.69	ft	\
First Floor							
Master Bedroom	5.31	ft	\	x	2.97	ft	\
Ensuite	3.03	ft	\	x	2.66	ft	\
Dressing	3.03	ft	\	x	1.75	ft	\
Bedroom 2	3.99	ft	\	x	3.43	ft	\
Ensuite	3.40	ft	\	x	1.40	ft	\
Bedroom 3	3.99	ft	\	x	3.47	ft	\
Bedroom 4	4.19	ft	\	x	3.71	ft	\
Ensuite	3.03	ft	\	x	1.83	ft	\
Bathroom	2.81	ft	\	x	3.46	ft	\
Second Floor							
Guest Bedroom	4.22	ft	\	x	4.29	ft	\
Media/Games Room	5.28	ft	\	x	4.29	ft	\
Cyl. Store	1.55	ft	\	x	0.94	ft	\

#### DISCLAIMER

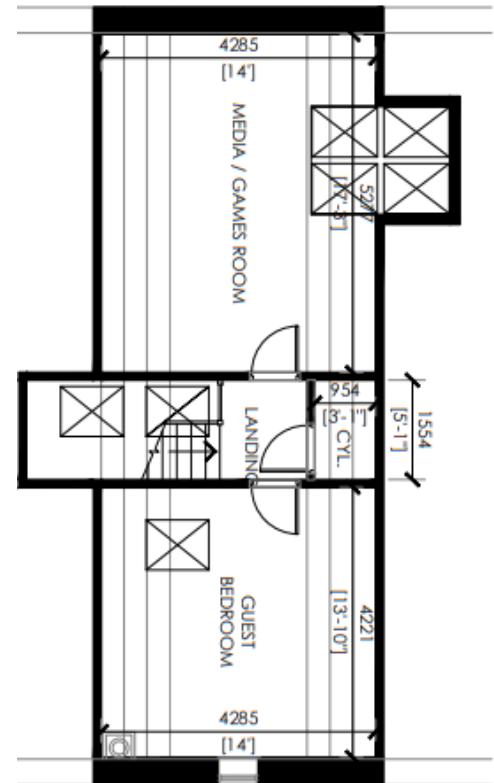
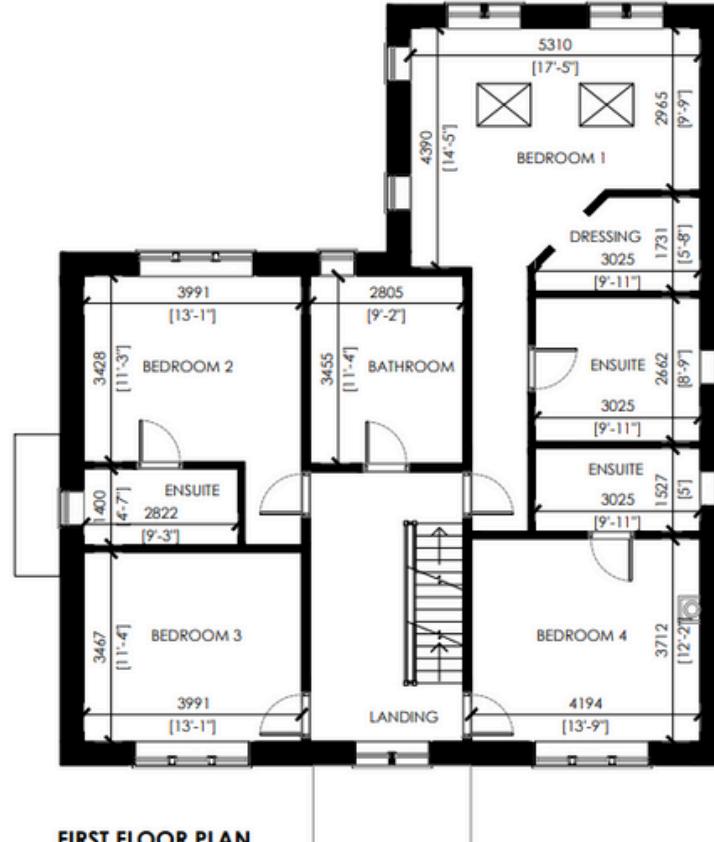
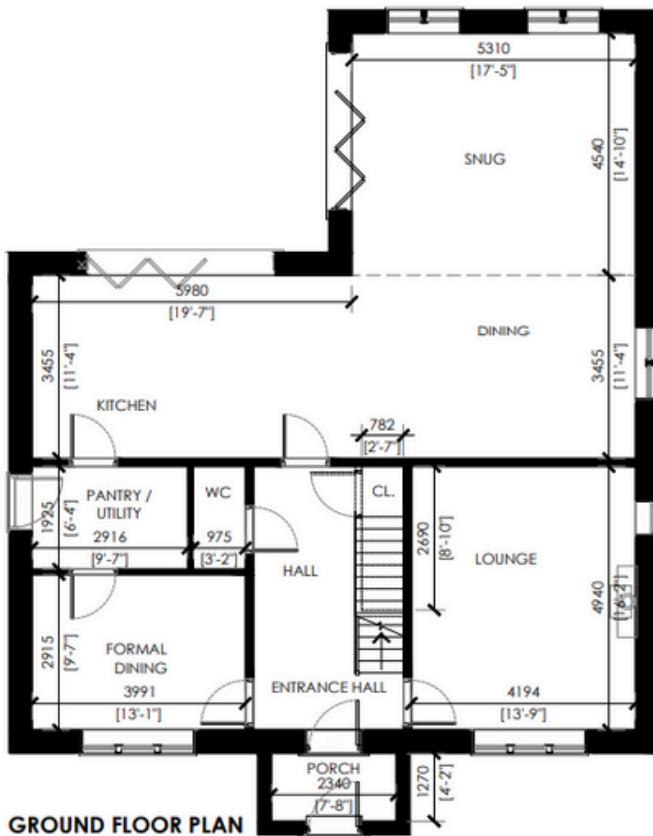
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SCALE 1:50  
0 5m



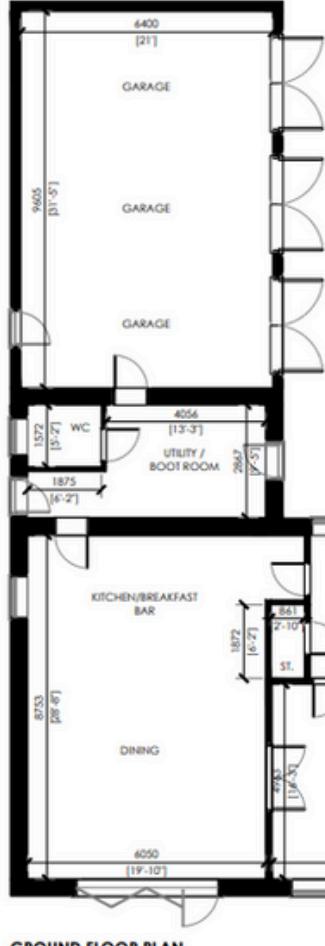
Ground Floor

First Floor

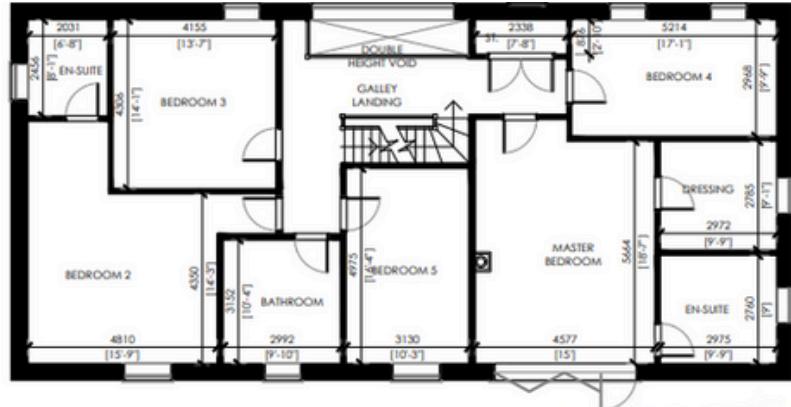
PHASE 1 - PLOT 2



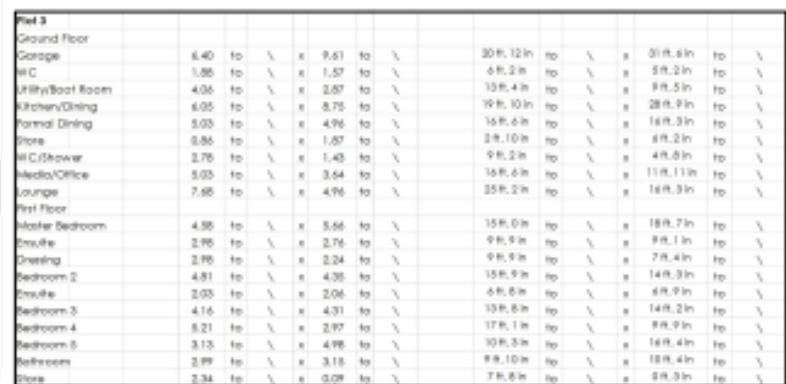




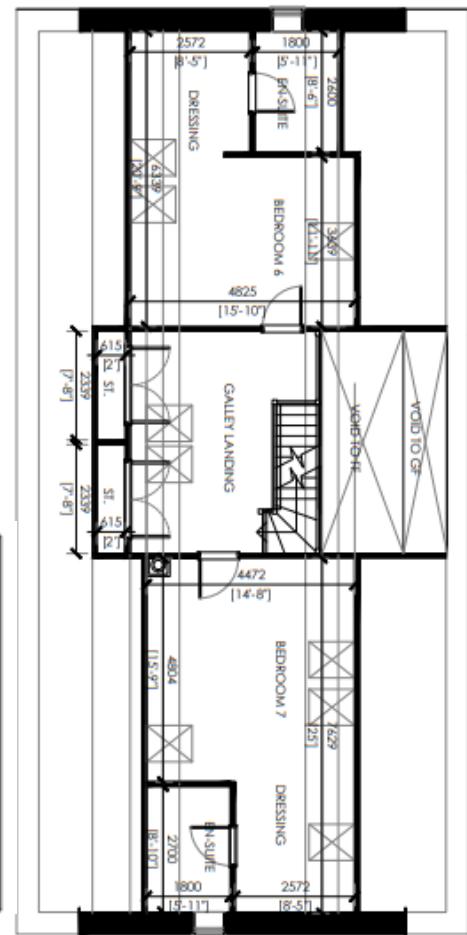
## Ground Floor



## FIRST FLOOR PLAN



## First Floor



## Second Floor

## PHASE 1 - PLOT 3





Ref 1										
Ground Floor										
Porch	2.24	ft	1	x	2.02	ft	1	7R.4 in	ft	1
Living	3.43	ft	1	x	6.25	ft	1	11R.2 in	ft	1
Formal Dining	4.00	ft	1	x	3.80	ft	1	13R.1 in	ft	1
Kitchen	4.00	ft	1	x	2.00	ft	1	18R.7 in	ft	1
Snug	4.65	ft	1	x	3.53	ft	1	18R.7 in	ft	1
Dining	4.65	ft	1	x	3.49	ft	1	18R.3 in	ft	1
Office/Study	3.19	ft	1	x	3.19	ft	1	10R.4 in	ft	1
WC	1.75	ft	1	x	1.03	ft	1	5R.8 in	ft	1
Utility/Boot Room	3.19	ft	1	x	2.75	ft	1	10R.4 in	ft	1
Cloaks	0.78	ft	1	x	2.72	ft	1	2R.7 in	ft	1
First Floor										
Master Bedroom	2.83	ft	1	x	5.41	ft	1	9R.3 in	ft	1
Ensuite	2.56	ft	1	x	3.43	ft	1	8R.5 in	ft	1
Dressing	1.70	ft	1	x	3.77	ft	1	5R.7 in	ft	1
Bedroom 2	4.00	ft	1	x	4.73	ft	1	13R.1 in	ft	1
Ensuite	3.19	ft	1	x	1.70	ft	1	10R.4 in	ft	1
Dressing	3.19	ft	1	x	2.05	ft	1	10R.4 in	ft	1
Bedroom 3	4.00	ft	1	x	3.00	ft	1	13R.1 in	ft	1
Ensuite	3.19	ft	1	x	1.45	ft	1	10R.4 in	ft	1
Dressing	3.19	ft	1	x	1.57	ft	1	10R.4 in	ft	1
Snug	2.19	ft	1	x	3.43	ft	1	7R.2 in	ft	1
Stone	0.91	ft	1	x	1.03	ft	1	2R.12 in	ft	1
Second Floor										
Guest Bedroom	3.56	ft	1	x	3.93	ft	1	11R.8 in	ft	1
Media/Games Room	5.23	ft	1	x	4.29	ft	1	17R.2 in	ft	1
Cyl. Store	1.40	ft	1	x	0.95	ft	1	5R.8 in	ft	1

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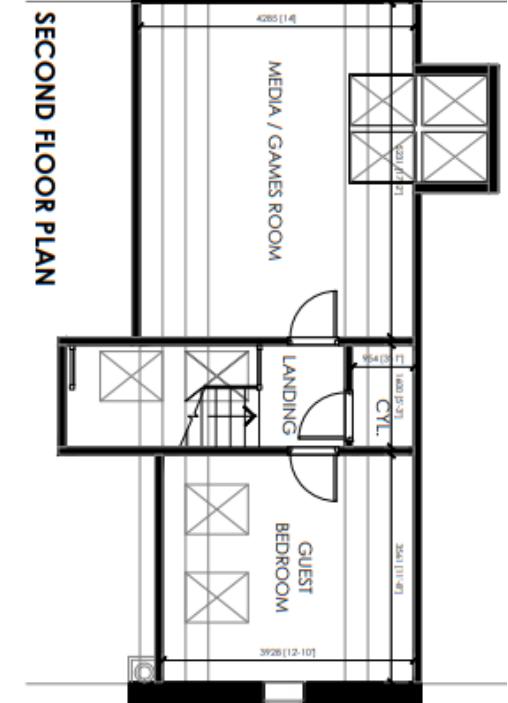
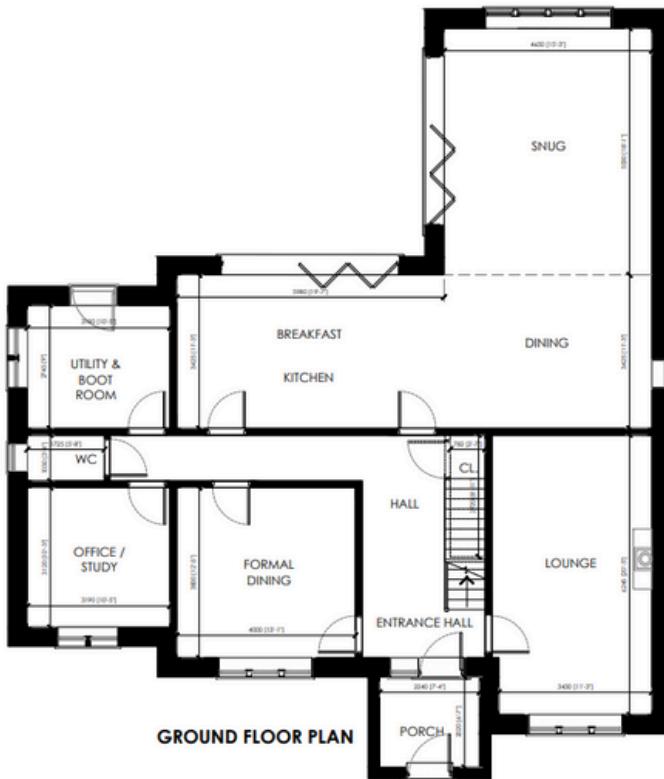
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0 5m  
SCALE 1:50



Ground Floor

First Floor

Second Floor

PHASE 2 - PLOT 1







# The Neighbourhood



## EVENTS

- Bramhope Bonfire & Fireworks Spectacular: A spectacular bonfire and fireworks display, offering a magical evening with a roaring bonfire and professional fireworks display.
- Folk Festivals: Celebrating British culture and tradition with music, dance, and traditional crafts.
- Various Festivals and Concerts: Including seasonal markets, festivals, and sporting events, providing a range of activities for the community.

## COMMUNITY

- Tight-knit and welcoming: Residents often describe Bramhope as having a strong sense of community, where people know one another and there's a genuine local spirit. Community activities — from charity events to seasonal fairs — are part of life here.
- Friendly local businesses: Independent shops, cafes, a village bakery, deli and traditional pubs act as hubs where people bump into neighbours and chat.
- Active clubs and groups: There are sports clubs (cricket, bowling, tennis), Scouts, and village hall activities, contributing to social cohesion.



# About The Developer

The developer for Bunny Hall Meadows has conducted major refurbishments and renovations of several residential properties in the past. With a keen eye for detail and luxury, this project is perfectly timed for them. Works they have previously undertaken include fully redesigning layouts, and refitting properties from carcasses to finishing touches. They have a wealth of experience in building infrastructure, design, construction and also property management and lettings. Major strengths of their experience include:

- Management and project lead for initial planning and design stages (RIBA stage 4)
- Pre-construction management.
- Project set-up: including building regs, warranty approvals and negotiating/procuring utilities.
- Tendering and procuring the appointment of the main contractor to complete site clearance exercise, groundworks/levels, slab/beam and block and DPC.
- Securing initial development funding and budget control.

Yorkshire Building & Preservation (YBP) have been appointed as the lead contractor for on site development and construction. With over 25 years of experience in the building and building preservation industry, YBP are specialist in building services and structural developments. Their quality building services range from stone & brickwork, such as extensions & new build homes, to building maintenance & upkeep. We are also members of [Construction Line](#) & hold the Gold accreditation.



# Make Yourself at Home

Bunny Hall Meadows is a one of kind development in one of the most sought-after leafy villages of Leeds.

If you'd like to find out more or reserve a plot get in touch with the team at Monroe Estate Agents or take a look at the website here: [www.monroeestateagents.com/new-homes/](http://www.monroeestateagents.com/new-homes/) or by scanning the QR code below.



✉ landandnewhomes@monroeestateagents.com

📞 0113 350 1444

📍 1-3 The Avenue, Alwoodley, LS17 7BD

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