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ORCHARD PLACE
— TADCASTER ROAD —



Kingswood House

Ashford House

Wentworth House

Chiltern House

Chiltern House - 3 Bedroom Detached Home

Wentworth House - 4 Bedroom Detached Home

Ashford House - 4 Bedroom Detached Home

Kingswood House - 5 Bedroom Detached Home with detached double garage

ABOUT

— THE DEVELOPMENT —

A RARE OPPORTUNITY TO ACQUIRE A DISTINCTIVE,
HIGHLY SPECIFIED, CONTEMPORARY INSPIRED NEW
HOME IN ONE OF YORK'S MOST DESIRABLE LOCATIONS

ORCHARD PLACE

Palladian Homes is proud to present Orchard Place, an exclusive collection of four individually designed detached homes set discreetly along the highly sought-after Tadcaster Road in York.

This exceptional development offers a rare balance of architectural distinction, privacy and city convenience. Carefully positioned off a private 'residents only' driveway and behind mature landscaped boundaries, Orchard Place provides a sense of seclusion while remaining moments from York's historic city centre.

TADCASTER ROAD

Tadcaster Road has long been regarded as one of York's most desirable residential settings. Defined by substantial properties, generous plots and an established sense of prestige, it remains locally synonymous with quality and permanence.

The location provides immediate access to The Knavesmire and York Racecourse, offering expansive green open space on the doorstep. The historic city centre, renowned for its restaurants, independent boutiques, cultural landmarks and excellent schooling, lies just minutes away through the historic Micklegate Bar.

For commuters, York Railway Station offers regular direct services to Leeds, Manchester and London, while the A64 ensures convenient regional connectivity. Orchard Place therefore combines an enviable address with practical accessibility.

THE DEVELOPMENT

Orchard Place comprises four architecturally striking homes, each thoughtfully designed to reflect Palladian Homes' commitment to individuality and bespoke design on every site, with high quality external and internal treatments throughout.

Drawing design inspiration from clean lines, contemporary aesthetics and bold elevation details, the development merges the appearance of barn style conversions through a contemporary eco-driven lens. Carefully selected high quality brick is paired with maintenance free vertical dark cladding, standing seam metal roofing and slate roofs to create a cohesive and confident architectural statement.

Generous glazing maximises natural light throughout and enhances the connection between interior living spaces and city inspired private enclosed gardens. Private 2-bay parking to every new home, with secure electric gated access, further reinforce the sense of exclusivity for every new resident.

DESIGN & SPECIFICATION

Homes at Orchard Place are built to an exceptional standard, combining carefully selected materials, colour palettes and high-energy conservation construction methods.

The striking contemporary appearance of all homes will also provide owners with high efficiency standards, making the purchasing of a new home on Orchard Place a very sensible choice to future-proof your investment.

CHILTERN

— HOUSE —



Three bedroom detached residence

OCCUPYING A PRIME POSITION NEAREST THE PRIVATE ENTRANCE TO ORCHARD PLACE, PLOT ONE PRESENTS A BEAUTIFULLY PROPORTIONED THREE BEDROOM DETACHED HOME DESIGNED WITH BOTH FLEXIBILITY AND FLOW IN MIND.

An inviting entrance hall sets the tone for the home's light-filled interior, leading through to an expansive open-plan kitchen, dining and living space positioned to the rear. Full height glazing and patio doors create a seamless connection to the landscaped garden, allowing natural light to pour into the heart of the home and providing an ideal setting for both everyday living and entertaining.

The ground floor also accommodates a generously appointed principal bedroom suite, complete with en-suite shower room, offering the convenience of single-level living if desired. A separate study provides an ideal home office or snug, while a well-equipped utility room ensures practicality is discreetly integrated into the layout.

To the first floor are two further well-proportioned double bedrooms and a stylish family bathroom, thoughtfully arranged to provide privacy and comfort for family members or guests.

Plot One combines architectural character with modern functionality, creating a highly adaptable home suited to a variety of lifestyles - all within the exclusive setting of Orchard Place.

CHILTERN

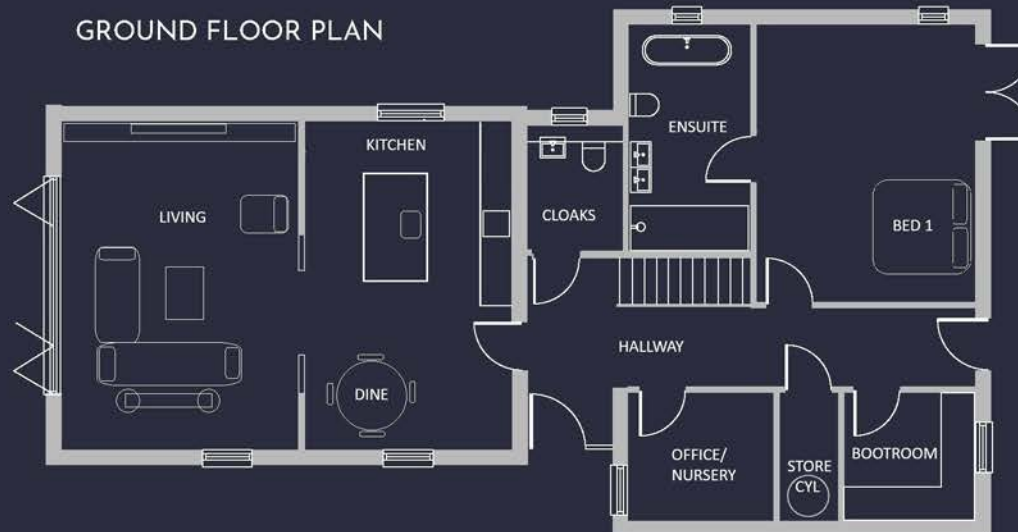
— HOUSE —

TOTAL FLOORSPACE
(APPROX) 1950 SQ FT

FIRST FLOOR PLAN



GROUND FLOOR PLAN



Floor plans and layouts shown are indicative and intended as a sales guide, they must not be used for any other purpose.
Palladian reserve the right to make revisions to the layouts during build if necessary.

ASHFORD & WENTWORTH

— HOUSE —



Four bedroom detached residences

POSITIONED CENTRALLY WITHIN THE PRIVATE COURTYARD SETTING OF ORCHARD PLACE, ASHFORD AND WENTWORTH HOUSES ARE BOTH SUBSTANTIAL AND BEAUTIFULLY BALANCED FOUR BEDROOM DETACHED HOMES, OFFERING EXCEPTIONAL VERSATILITY AND GENEROUS INTERNAL PROPORTIONS.

Accessed via electric gates and benefiting from private parking for two vehicles, each home enjoys a discreet sense of arrival, complemented by dedicated external garden storage and landscaped grounds.

The ground floor layout has been thoughtfully designed to combine open-plan living with defined, adaptable spaces. A welcoming entrance hall leads to a separate living room, ideal as a more intimate retreat, alongside a dedicated home office and convenient cloakroom. A practical utility room is discreetly positioned to support everyday family life.

At the heart of the home lies an impressive open-plan kitchen, dining and living space – a generous, light-filled space designed for both entertaining and relaxed modern living. Large-format glazing enhances the connection to the garden, creating a natural extension of the interior during warmer months.

Also located on the ground floor is a spacious double bedroom suite, complete with dressing area and en-suite shower room. This flexible arrangement offers ideal accommodation for guests, multi-generational living, or the option of a principal suite at ground level.

To the first floor are three further bedrooms, including two generous doubles. One benefits from its own en-suite shower room, while a contemporary family bathroom serves the remaining bedrooms. The layout provides both privacy and practicality, making these homes particularly well suited to growing families.

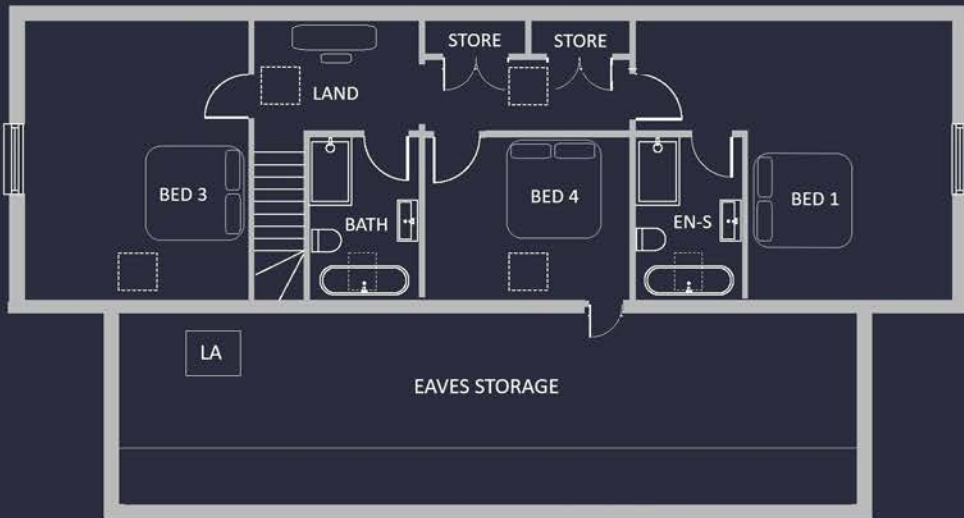
ASHFORD

— HOUSE —

GROUND FLOOR PLAN



FIRST FLOOR PLAN



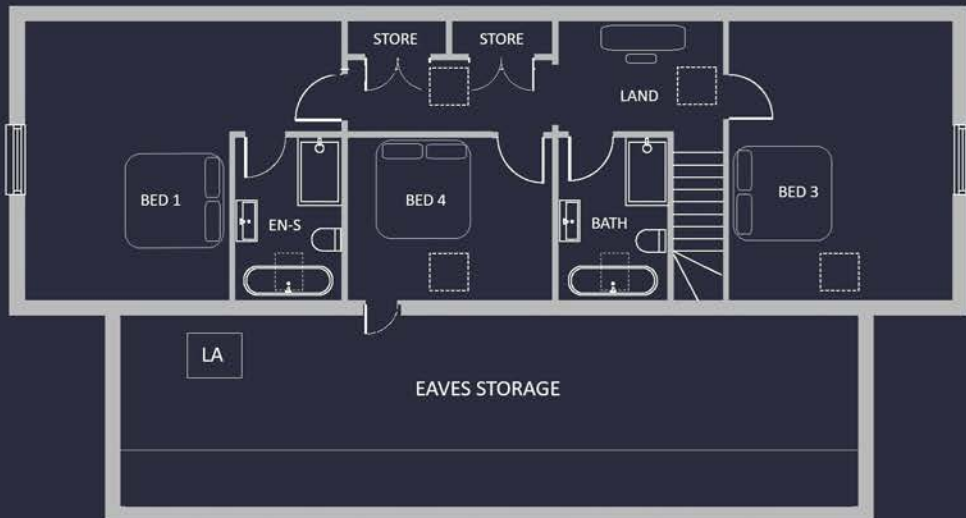
TOTAL FLOORSPACE
(APPROX) 2680 SQ FT
STORAGE LOFT EXCLUDED

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WENTWORTH

— HOUSE —

FIRST FLOOR PLAN



GROUND FLOOR PLAN



TOTAL FLOORSPACE
(APPROX) 2680 SQ FT
STORAGE LOFT EXCLUDED

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KINGSWOOD

— HOUSE —



The signature residence at Orchard Place

OCCUPYING THE MOST PRIVATE POSITION AT THE END OF THE DEVELOPMENT, KINGSWOOD HOUSE IS THE LARGEST AND MOST DISTINGUISHED HOME WITHIN ORCHARD PLACE – A SUBSTANTIAL FOUR BEDROOM DETACHED RESIDENCE DESIGNED FOR BOTH IMPRESSIVE ENTERTAINING AND REFINED FAMILY LIVING.

Approached through an electric gate to reveal a private driveway, the property enjoys an impressive sense of arrival, with covered storage and a dedicated cycle store enhancing everyday practicality.

The ground floor is expansive and carefully arranged. A welcoming entrance hall leads to beautifully proportioned reception spaces, balancing open-plan flow with defined areas for privacy.

At its heart lies an impressive open-plan family kitchen, dining and living space, complete with wide-format glazing opening onto a striking sunken courtyard – a sunken outdoor entertaining space that strengthens the connection between interior and exterior living.

A formal dining room and elegant living room provide flexibility for hosting and retreat, while a dedicated office offers a refined workspace. A utility room, boot room and cloakroom support modern family life. The detached 2 car garaging with remote electric doors offers generous secure parking or adaptable storage.

Upstairs are four double bedrooms. The principal suite features a dressing room and luxurious en-suite, with a second bedroom also benefiting from en-suite facilities. A contemporary family bathroom and large store cupboard complete the floor.

Kingswood House represents the pinnacle of Orchard Place – combining architectural presence and generous proportions within one of York's most prestigious areas.

KINGSWOOD HOUSE

TOTAL FLOORSPACE
(APPROX) 3700 SQ.FT

GROUND FLOOR PLAN



FIRST FLOOR PLAN



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ORCHARD PLACE

SPECIFICATION

EXTERNAL

Contemporary elevations with low maintenance design considerations

Flush fitting high performance windows finished
in Black internally and externally

Black aluminium sliding patio doors leading to private gardens

Porcelain paving to paths and patios

Contemporary style external lighting

Electric sliding (remote controlled) drive gate

Block paving to driveways

EV charging point, external power point & external taps

Cycle store/Bin store

KITCHENS

Contemporary choice of cabinetry (from our range) with solid quartz surfaces

Integrated dishwasher and plumbing only for washing machine
(in Utility room)

Fridge freezer with choice of integration or freestanding

Range cooker or integrated ovens and induction hob with ceiling extractor

LED lighting or wall lights as appropriate to Kitchen work surface areas

Large format porcelain tiles with wet-plumbed under floor heating

UTILITY ROOM

Cabinetry choice (as Kitchen) with solid quartz work surfaces

Double inset bowl with monobloc mixer tap (choice from our range)

Plumbing for washing machine and separate tumble drier

Large format porcelain tiles with wet-plumbed underfloor heating

HALLWAY

Composite high security front door with contemporary design

Large format porcelain tiles with wet-plumbed underfloor heating

Staircase with black metal spindles and oak treads/handrail

Contemporary black internal doors with Black ironmongery throughout

BATHROOMS

Contemporary white sanitaryware with choice of wall hung
or floor standing basin vanity units (from our range)

Mains pressurised rain & handset showers
with slimline trays and clear glass screens

Choice of large format Vitra Porcelain tiling to all Bathrooms
& En-suites walls & floors

Concealed cisterns to WC's with soft close seats and dual flush push buttons

Dual fuel heated towel radiators in all bathrooms

ORCHARD PLACE

SPECIFICATION

INTERNAL - GENERAL

Contemporary black internal doors with black ironmongery throughout

Square profile with shadow line skirting boards and architraves

Walls finished in Farrow & Ball Wevet white and ceilings finished in matt white

Inset LED ceiling lights throughout all rooms with dimmable options to living areas & bedrooms only

Panoramic inset glass fronted Gazco electric fire with remote control and light effect only option

(subject to room configurations and build constraints - to be clarified on reservations)

HEATING

Mitsubishi Ecodan R32 Ultra Quiet Air source heat pump linked to zoned underfloor heating throughout

Radiators to upper floors wet-plumbed to air source heating

Electric underfloor heating to bathrooms and ensuites to upper floors only - ground floors via wet underfloor heating

Towel radiators to all bathrooms & ensuites with dual fuel options

ELECTRICAL

Mains wired integrated smoke alarms on all floors as required

Brushed black-chrome power sockets and switches throughout

Pre-wired satellite connections to living room/snug/bedrooms

CAT6 data points to principal rooms as standard (living, study and master bedroom)

Coaxial TV points in all habitable rooms (reception rooms and bedrooms)

App-controlled security alarm system with upgrade options

External security light to driveway with up/down wash lighting to paved walk way areas/patio

Electric remote control driveway gate

IMPORTANT INFORMATION

Disclaimer - This specification is intended for guidance and information based on the current anticipated build configurations. Variations may occur in the specification subject to availability or build constraints.

Please request full clarification of specification upon reservation, where choices will be provided.

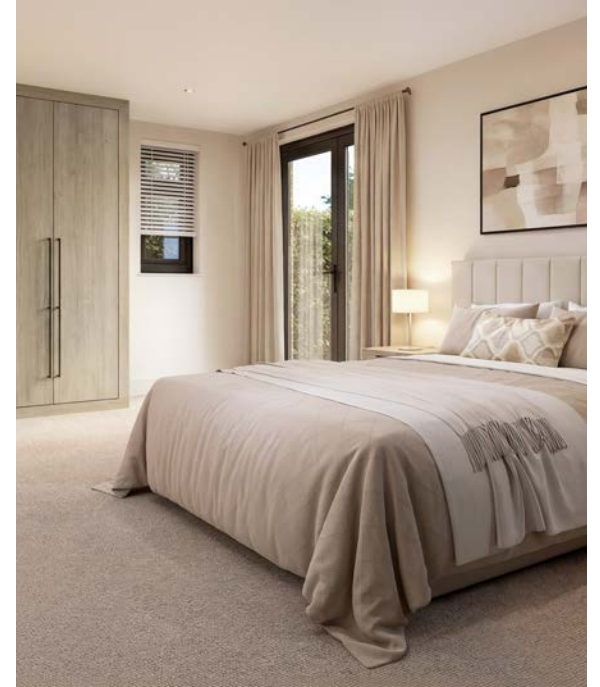


ORCHARD PLACE
— TADCASTER ROAD —



AS WITH ALL OUR DEVELOPMENTS,
EVERY PROPERTY AT ORCHARD PLACE WILL BE
FINISHED TO AN EXACTING STANDARD.
WE TAKE PRIDE IN DOING OUR UTMOST TO
DELIVER HIGH-QUALITY FIXTURES AND FITTINGS
THAT ARE BOTH TIMELESS AND DURABLE.

These images are computer-generated visualisations created using accurate room dimensions and proposed finishes. Furniture, décor and styling have been digitally added for illustrative purposes and are not included in the sale.



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A PERFECT BLEND OF TRANQUILITY AND ACCESSIBILITY

Orchard Place offers the rare combination of discreet, landscaped surroundings and immediate access to the heart of York. Enjoy the calm of an established residential setting while remaining moments from the city centre, racecourse and principal transport links - an address defined by both distinction and convenience.

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