



Hunton Grange

HUNTON, BEDALE

A COLLECTION OF SEVEN EXCLUSIVE
TWO, THREE & FOUR BEDROOM HOMES



Developing Dreams Together





THE WHEATLEY BRAND IS SYNONYMOUS WITH DELIVERING BESPOKE HOMES TO THE HIGHEST SPECIFICATION

With an end to end design process, Wheatley Development's tailored service ensures a high quality and unique experience – focused on excellence.

We are not just any other house builder, we take our time to tailor our homes to our purchasers requirements and work hand in hand to accommodate their needs to provide a personal services to meet and exceed their expectations.

With a 96% customer satisfaction score, our bespoke attitude to customer satisfaction allows us to provide a seamless and enjoyable experience to each and every prospective purchaser, fostering customer relations and an approach that differentiates us from the market. This approach allows us to tailor our offerings to match your vision and aspirations, resulting in homes that truly reflect customer lifestyles.

OUR THREE FUNDAMENTAL VALUES:

We are a local business with its roots stretching back to the 1970's.
Over the decades Wheatley's has been built on three fundamental values:

Quality

Attention to detail

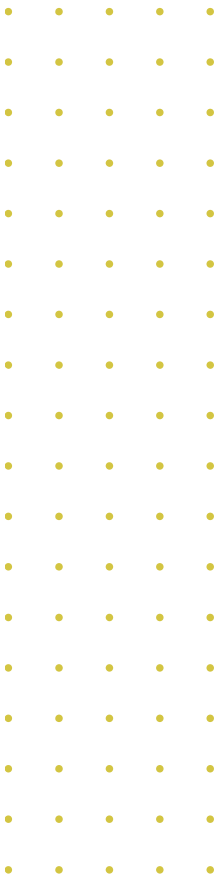
Customer satisfaction



A view worth coming home to

ABOUT HUNTON

Hunton is a peaceful and attractive North Yorkshire village that offers an appealing blend of rural tranquillity and everyday convenience. Surrounded by rolling countryside, the village features a friendly local pub, community facilities, and picturesque walking routes, creating a relaxed setting that suits families, professionals, and those seeking a quieter pace of life without feeling remote. With a welcoming and close-knit community, Hunton has long been regarded as one of the more desirable and affluent villages in the area. Despite its rural charm, Hunton enjoys excellent connections to Bedale, Leyburn, Richmond, and Northallerton. Nearby road links, including the A1(M), provide straightforward access across the region, combining village calm with strong connectivity.



TRAIN STATIONS

Northallerton	10 miles	15 mins
Thirsk	5 miles	20 mins
Darlington	20 miles	35 mins

NEARBY AIRPORTS

Durham Tees Valley Airport	24 miles	35 mins
Leeds/Bradford Airport	45 miles	65 mins
Newcastle International Airport	55 miles	75 mins

BY CAR

Northallerton	10 miles	15 mins
Richmond	12 miles	20 mins
Darlington	20 miles	30 mins

A Place to Call Home



ALL HOMES COME WITH A SUPERIOR SPECIFICATION



Kitchen

- Fully fitted contemporary kitchen and utilities
- Granite worktops
- 2 in 1 boiling taps
- Premium branded appliances
- Feature lighting
- Food waste disposal



Bathroom

- Luxury bathrooms
- Feature lighting
- Ceramic tiles
- Rain shower
- Stainless steel taps
- Premium vanity units and sanitary ware

General

- EV chargers
- Brushed chrome sockets and switches
- Premium tiled flooring
- Modern layouts



Heating

- Remote capable heating
- System Smart controls
- Underfloor heating
- Air Source Heat Pumps
- Exceptional thermal performance



ATTENTION TO DETAIL



Electrical

- Downlighters to kitchen, bathrooms and en-suite
- LED bulbs throughout
- Brushed chrome sockets and switches
- Photovoltaic Panels
- Feature Lighting

Security

- High performance front door sets
- Sealed double glazed windows throughout
- Security lighting as standard
- Automated Vehicle gates



Warranty

- 2 year defect liability period
- 10 year structural warranty
- Peace of mind
- 96% customer satisfaction rating



External

- Off street parking
- Dedicated private amenity space
- Indian Stone flagging
- South Facing Gardens
- Private landscaped areas



Plot One

3 bedroom,
semi-detached

Plot Two

2 bedroom,
semi-detached

Plot Three

4 bedroom,
detached

Plot Four

4 bedroom,
detached

Plot Five

3 bedroom,
semi-detached

Plot Six

2 bedroom,
semi-detached

Plot Seven

4 bedroom,
detached

Plot One

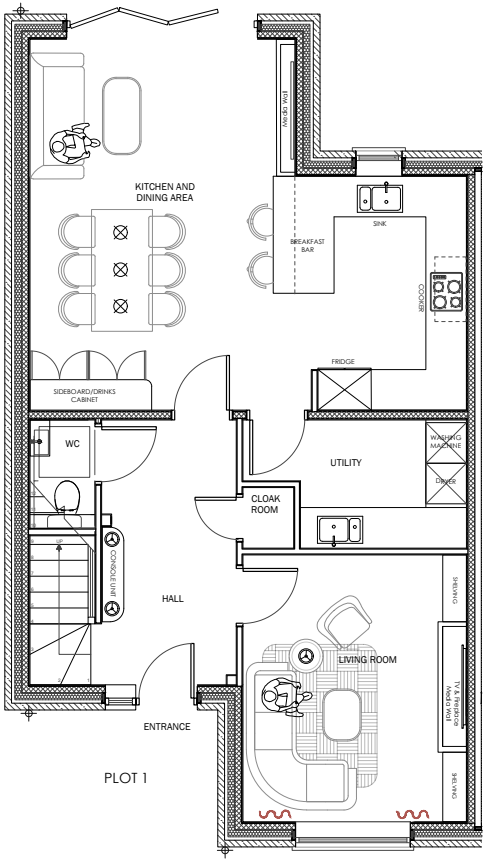


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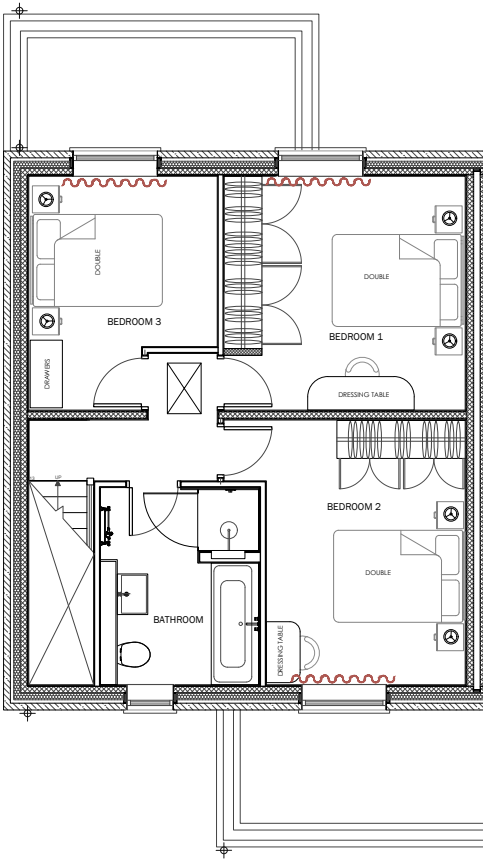
ENTRANCE HALL | OPEN PLAN DINING & KITCHEN | LIVING ROOM | UTILITY | WC

FIRST FLOOR:

MASTER BEDROOM | BEDROOM TWO | BEDROOM THREE | BATHROOM



GROUND FLOOR



FIRST FLOOR

PLOT 1	METRIC
GIA	1,225 sqft
GROUND FLOOR	METRIC
LIVING KITCHEN DINING	5.1m x 6.5m
LIVING ROOM	3.3m x 4.0m
UTILITY	2.4m x 1.9m

FIRST FLOOR	METRIC
MASTER BEDROOM	3.7m x 3.5m
BEDROOM 2	3.0m x 3.2m
BEDROOM 3	3.5m x 2.9m
BATHROOM	2.4m x 3.0m

Plot Two

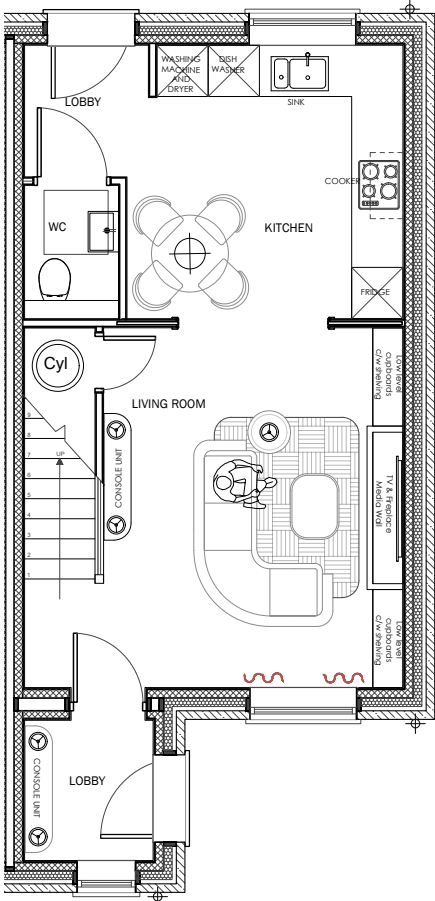


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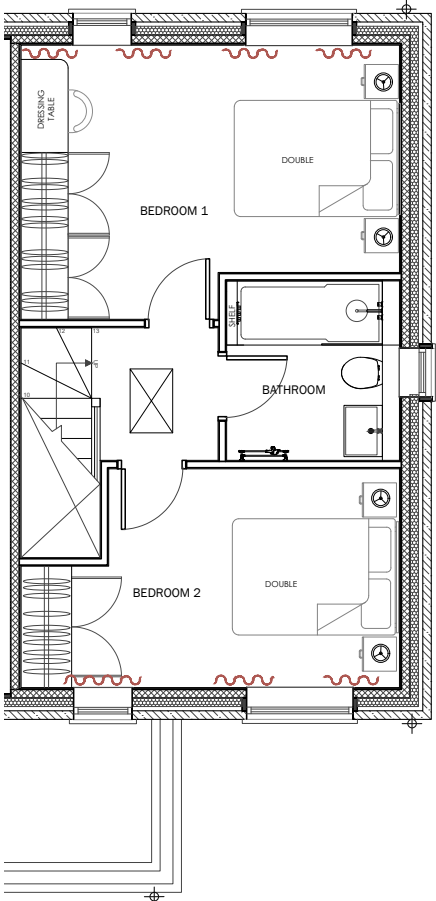
LOBBY | KITCHEN DINING | LIVING | WC

FIRST FLOOR:

MASTER BEDROOM | BEDROOM TWO | FAMILY BATHROOM



GROUND FLOOR



FIRST FLOOR

PLOT 2	METRIC
GIA	753 sqft
GROUND FLOOR	METRIC
KITCHEN DINING	3.3m x 4.4m
LIVING	4.4m x 4.2m

FIRST FLOOR	METRIC
MASTER BEDROOM	4.5m x 3.2m
BEDROOM 2	3.0m x 4.5m
BATHROOM	2.2m x 2.0m

Plot Three

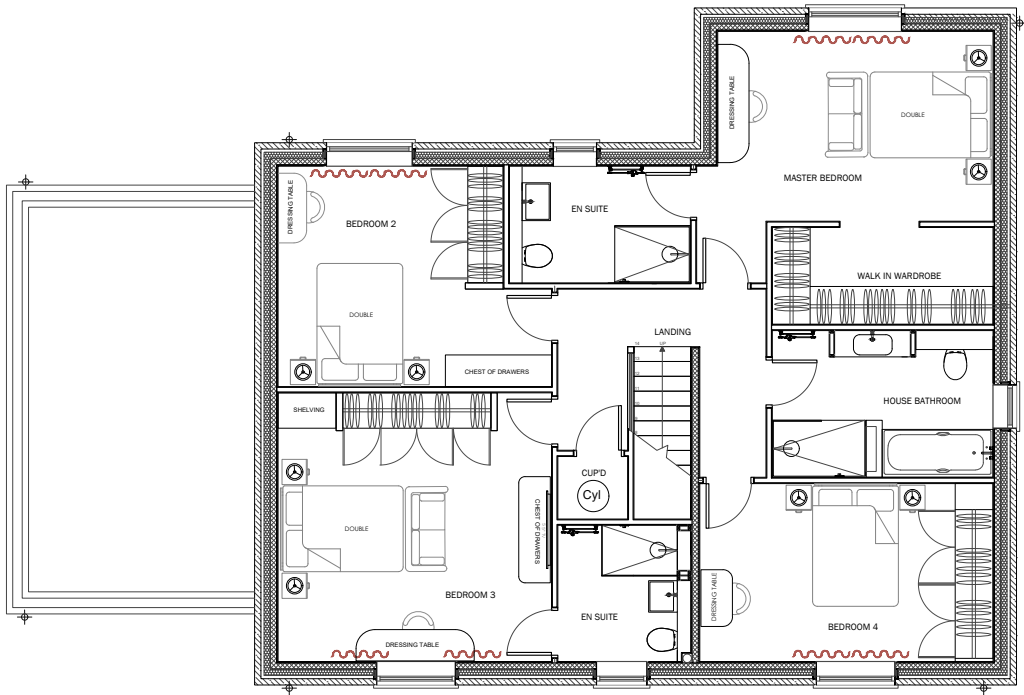


GROUND FLOOR:

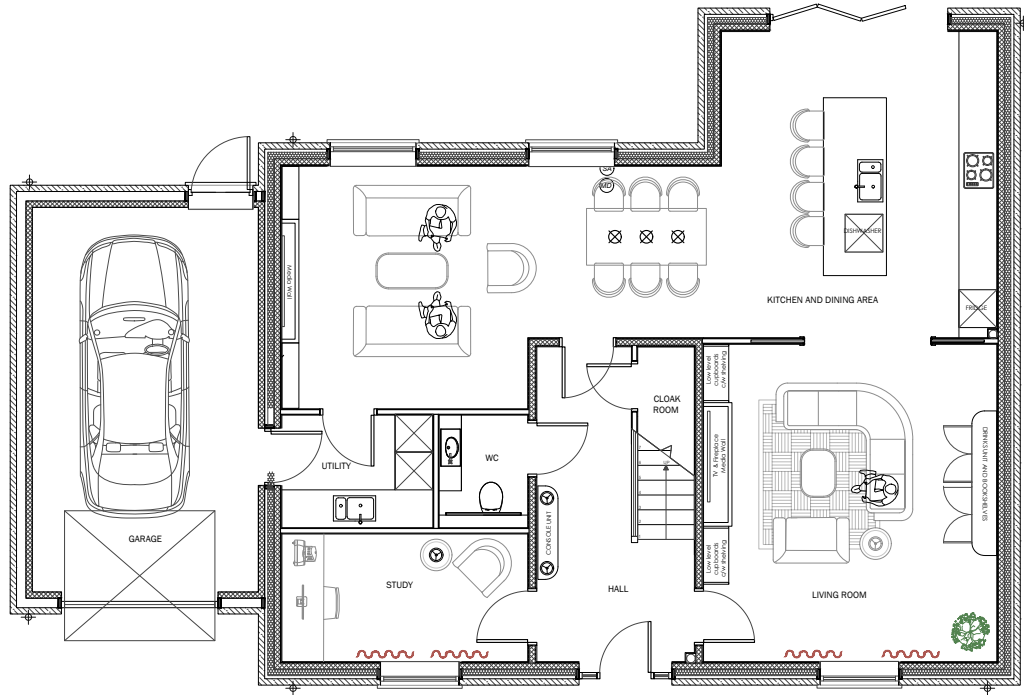
ENTRANCE HALL | LIVING ROOM | KITCHEN DINING AREA | SNUG | UTILITY | WC | GARAGE

FIRST FLOOR:

MASTER BEDROOM | MASTER EN-SUITE | BEDROOM TWO | BEDROOM THREE
BEDROOM THREE EN-SUITE | BEDROOM FOUR | HOUSE BATHROOM



FIRST FLOOR



GROUND FLOOR

PLOT 3	METRIC
GIA	2,373 sqft
GROUND FLOOR	METRIC
LIVING ROOM	4.7m x 3.9m
KITCHEN DINING AREA	4.4m x 4.9m
SNUG	3.9m x 4.0m
UTILITY	1.8m x 2.4m

FIRST FLOOR	METRIC
MASTER BEDROOM	5.1m x 3.5m
BEDROOM 2	1.5m x 4.0m
BEDROOM 3	4.5m x 3.8m
BEDROOM 4	3.0m x 3.3m
HOUSE BATHROOM	4.4m x 2.8m

Plot Four

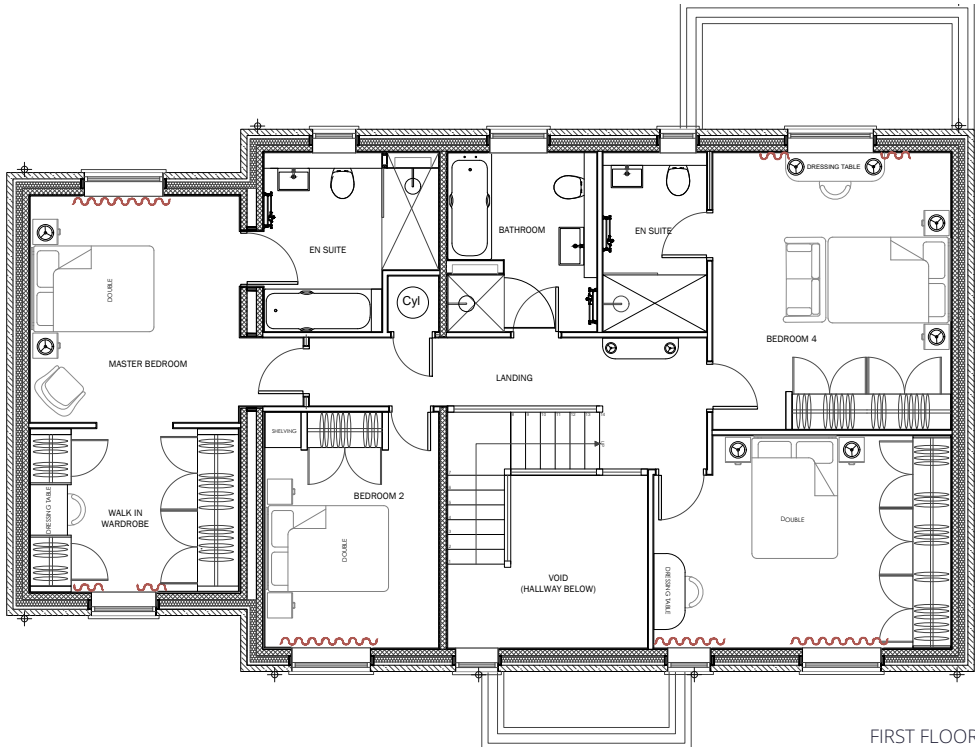


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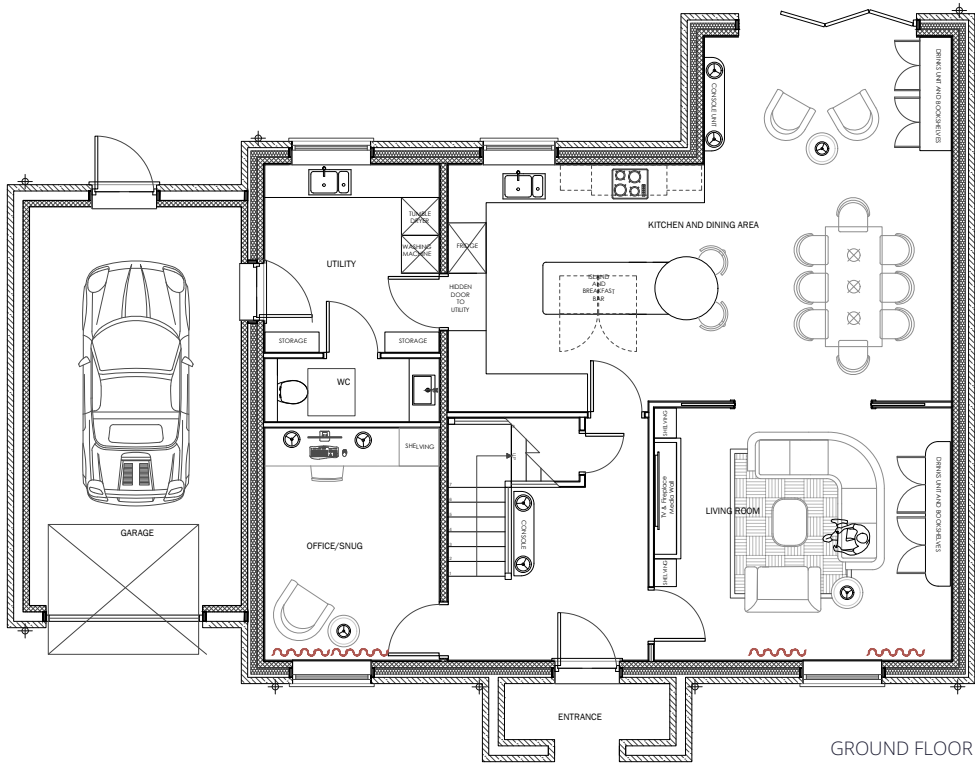
ENTRANCE HALL | OPEN PLAN DINING & KITCHEN | LIVING ROOM
OFFICE/SNUG | UTILITY | WC | GARAGE

FIRST FLOOR:

MASTER BEDROOM | MASTER EN-SUITE | BEDROOM TWO | BEDROOM THREE
BEDROOM FOUR | BEDROOM FOUR EN-SUITE | HOUSE BATHROOM



FIRST FLOOR



GROUND FLOOR

PLOT 4	METRIC
GIA	2,443 sqft
GROUND FLOOR	METRIC
LIVING ROOM	4.1m x 4.8m
KITCHEN/DINING	8.0m x 4.0m
SNUG	2.9m x 3.7m
UTILITY	3.0m x 2.8m

FIRST FLOOR	METRIC
MASTER BEDROOM	3.5m x 4.2m
BEDROOM 2	1.7m x 2.6m
BEDROOM 3	3.8m x 3.0m
BEDROOM 4	1.6m x 2.3m
HOUSE BATHROOM	3.5m x 3.5m

Plot Five

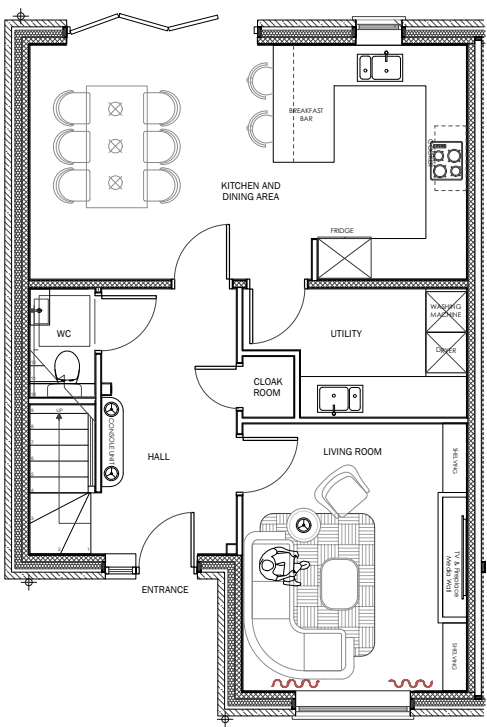


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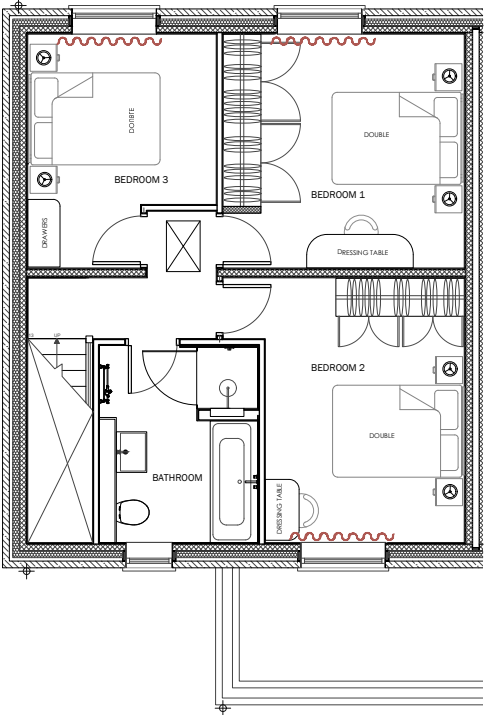
ENTRANCE HALL | OPEN PLAN DINING & KITCHEN | LIVING ROOM | UTILITY | WC

FIRST FLOOR:

MASTER BEDROOM | BEDROOM TWO | BEDROOM THREE | HOUSE BATHROOM



GROUND FLOOR



FIRST FLOOR

PLOT 5	METRIC
GIA	1,144 sqft
GROUND FLOOR	METRIC
LIVING KITCHEN DINING	5.5m x 4.5m
LIVING ROOM	3.3m x 4.0m
UTILITY	2.4m x 1.9m

FIRST FLOOR	METRIC
MASTER BEDROOM	3.7m x 3.5m
BEDROOM 2	3.0m x 3.2m
BEDROOM 3	3.5m x 2.9m
BATHROOM	2.4m x 3.0m

Plot Six

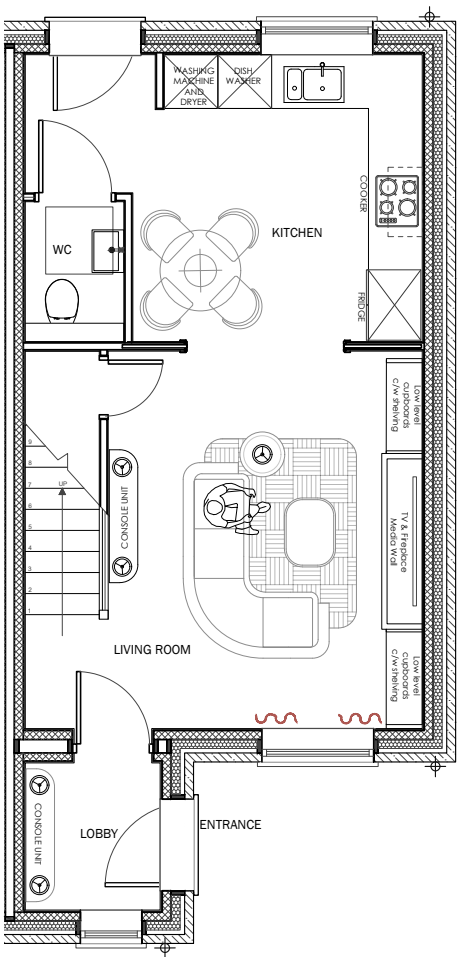


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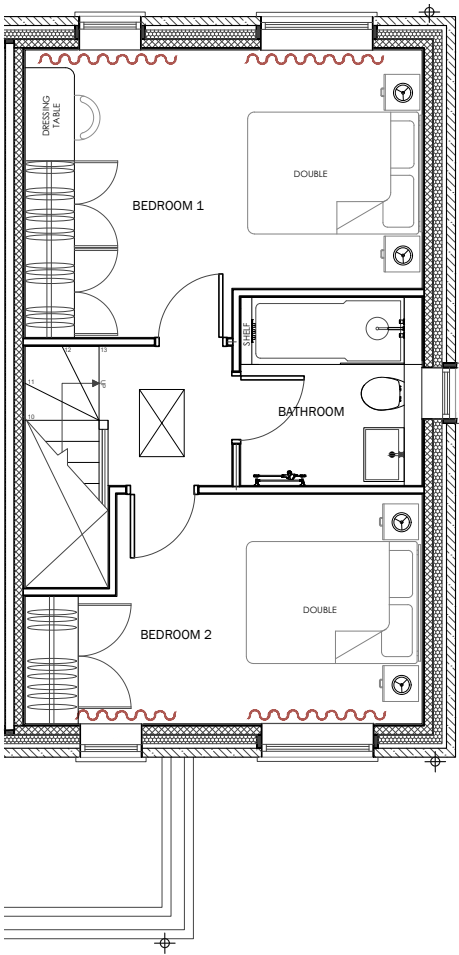
LOBBY | KITCHEN | LIVING ROOM | WC

FIRST FLOOR:

MASTER BEDROOM | BEDROOM TWO | HOUSE BATHROOM



GROUND FLOOR



FIRST FLOOR

PLOT 6	METRIC
GIA	753 sqft
GROUND FLOOR	METRIC
KITCHEN DINING	3.3m x 4.4m
LIVING	4.4m x 4.2m

FIRST FLOOR	METRIC
MASTER BEDROOM	4.5m x 3.2m
BEDROOM 2	3.0m x 4.5m
BATHROOM	2.2m x 2.0m

Plot Seven

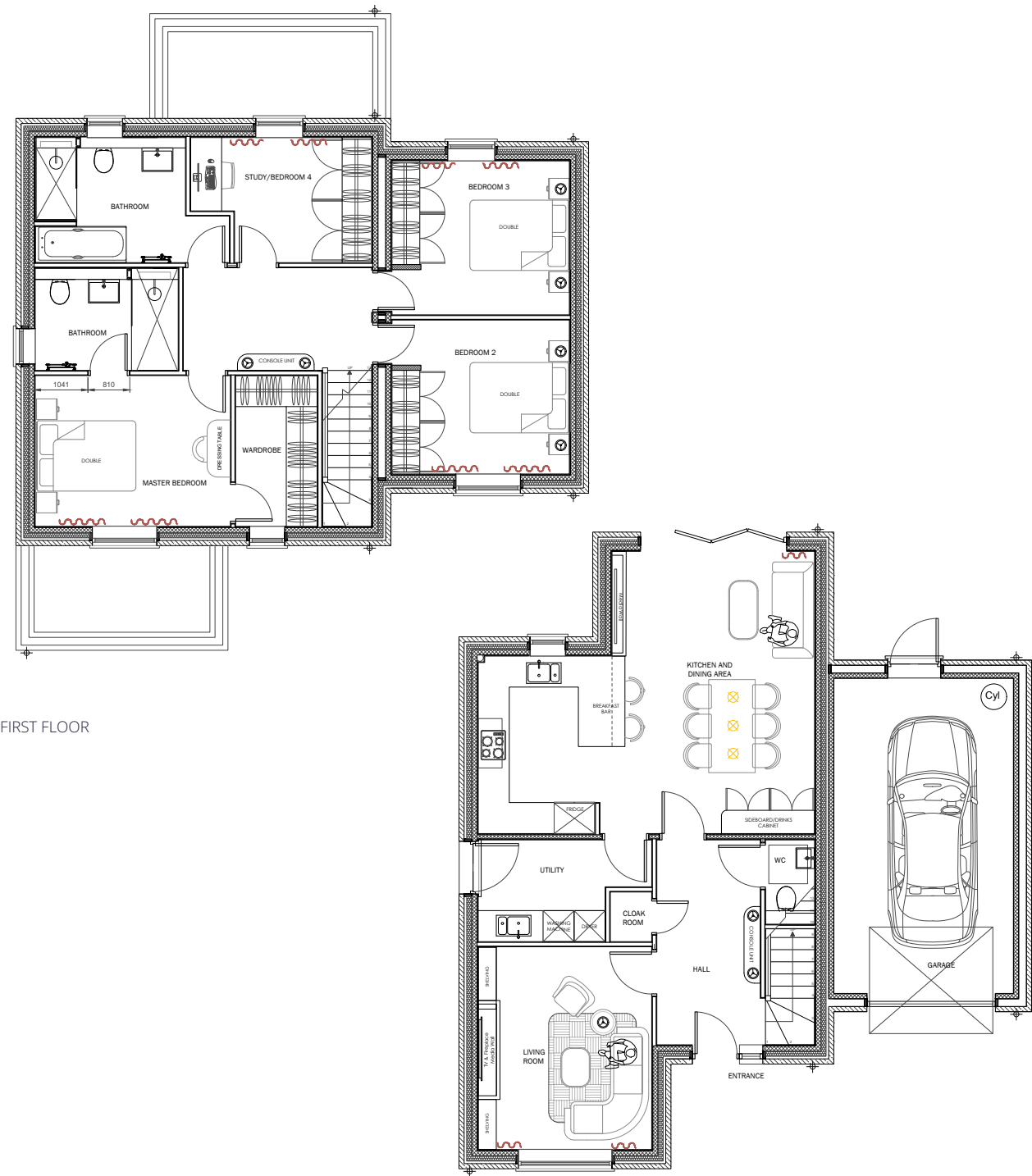


GROUND FLOOR:

ENTRANCE HALL | OPEN PLAN DINING & KITCHEN | LIVING ROOM | WC | GARAGE

FIRST FLOOR:

MASTER BEDROOM | MASTER EN-SUITE | BEDROOM TWO | BEDROOM THREE
BEDROOM THREE EN-SUITE | BEDROOM FOUR | HOUSE BATHROOM



FIRST FLOOR

GROUND FLOOR

PLOT 7	METRIC
GIA	1,686 sqft
GROUND FLOOR	METRIC
KITCHEN DINING	6.5m x 3.8m
UTILITY	2.5m x 2.0m
LIVING	4.0m x 3.4m

FIRST FLOOR	METRIC
MASTER BEDROOM	5.2m x 2.2m
BEDROOM 2	3.5m x 3.1m
BEDROOM 3	3.5m x 3.1m
STUDY	3.5m x 2.6m
HOUSE BATHROOM	2.5m x 3.0m

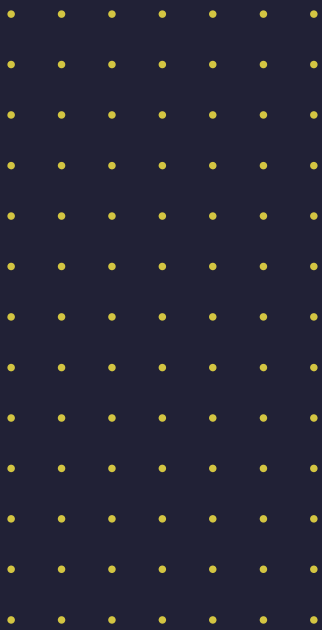


WHAT MAKES US DIFFERENT

At Wheatley's we pride ourselves on quality homes and attention to detail. We understand that moving home is a huge milestone in people's lives and we work tirelessly to ensure that the process its as streamlined and smooth as possible. All of our prospective purchasers have the opportunity to make their new property a home, giving them the opportunity to make personalised changes to the specification & finishes and offer interior design services to bring peoples vision into reality.

Making Our Properties Your Home

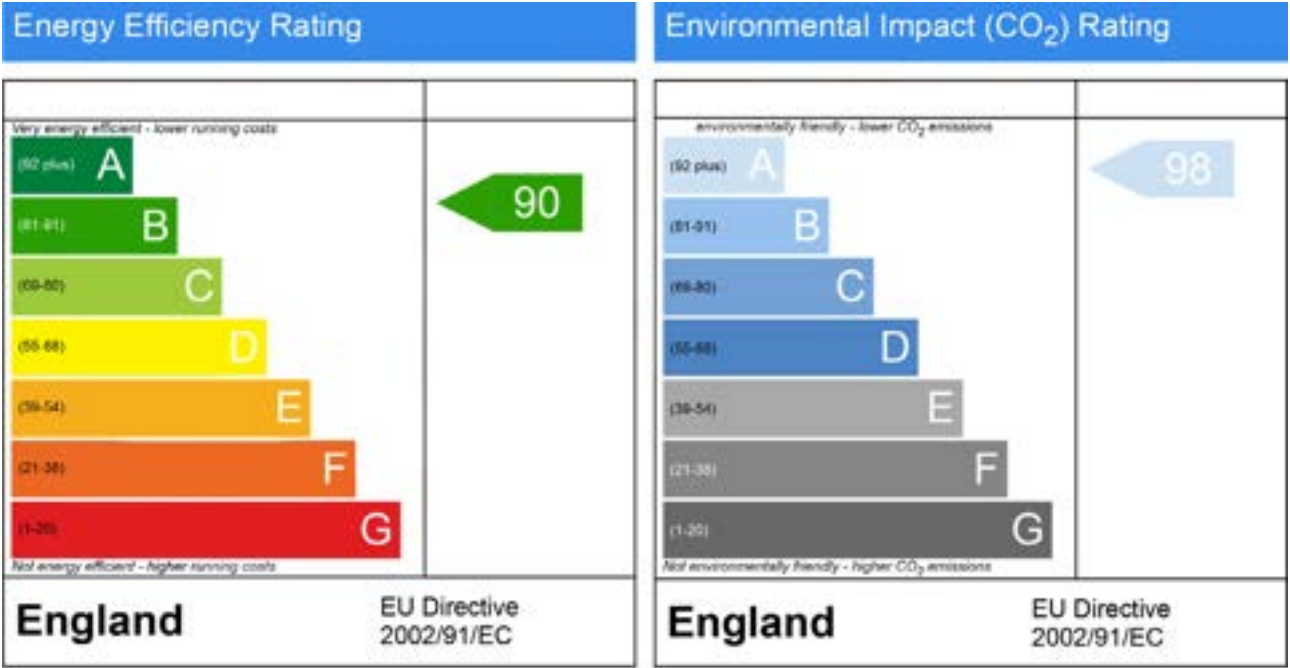
Whilst we pride ourselves on providing homes at the forefront of comfort, amenities and aesthetical appeal we understand that 'one size does not fit all'. We actively encourage our prospective buyers to tailor their new homes to their requirements. We always do our utmost to cater to requests for amendments and personalise our properties where we can. They key to this services is reserving early allowing as much time as possible to make the appropriate amendments where possible.





GREEN/SUSTAINABLE

All of our homes within the development are ultra energy efficient with renewables incorporated as standard, lowering utility bills and overall running costs of each property. Each unit benefits from Solar Photovoltaic Panels and Air Source Heat Pumps providing cost savings all year round alongside exceptional thermal performance of the building fabric. All of this alleviates any requirement for gas to be supplied to the properties. Each property also has the inherent ability to sell back to the grid, further reducing utility bills when appropriate.



Next steps

Step 1

Receive sales brochure & sales particulars

Step 2

Arrange site visit to view desired property*

Step 3

Make offer/reserve desired plot by completing the reservation form

Step 4

Provide proof of funds/ demonstration of mortgage in principle and forms of identification

Step 5

Transfer reservation fee to secure property

Step 6

Progress legals with appropriate solicitors and exchange within 8 weeks

Step 7

Review existing specification & request amendments.

Step 8

Specification changes to be priced by Wheatley developments and provided to client

Step 9

Changes approved by client are to be instructed with costs payable upon instruction

Step 10

Regular construction updates to be provided by Wheatley developments through

Step 11

Notification of anticipated completion date to be provided 1 month prior to completion

Step 12

Legal completion to take place at completion of building works
Collect keys, and enjoy your new home

* Site visits will only be available should site conditions be able to accommodate. Health & safety of prospective purchasers is our main concern.

** Please refer to website and social media pages for regular construction updates.



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