

Poppy Gardens

Methley

Leeds | LS26 9HZ

*An exclusive development of 8
high specification 3 & 4 bedroom homes*

Poppy Gardens takes its name from the symbolic poppy used by the Royal British Legion.

Set on the site of the former Royal British Legion ex Services Club. The name pays homage to the historic use of the land.

While the naming journey wasn't straightforward, this choice reflects the blend of tradition and fresh starts that defines both Methley and its wider community.

Poppy Gardens is a place for new chapters: grounded in Yorkshire, shaped for modern life.



The story of the name

Computer generated images are for illustrative purposes only and may be subject to change.



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- The Oakridge** - *4 bedroom home*
- The Hawthorne** - *4 bedroom home*
- The Robin** - *3 bedroom home*
- The Ashridge** - *4 bedroom home*
- Garage**



Development Plan

Specifications



Interior

- White painted walls and ceilings throughout
- Satin white timber work, with contemporary skirtings and architraves for a refined finish
- Solid white internal doors with chrome ironmongery
- Oak doors & black ironmongery available (*optional upgrade*)



Heating

- Gas boiler with hot water storage cylinder
- Radiators throughout
- Choice of finishes to towel rails in bathroom & en suite.**



Exterior

- Front and rear gardens fully turfed
- Paved patio's and paths
- Fully boarded dividing fences
- Attractive timber bin stores
- Outside tap to rear garden
- White flush casement windows for a modern look



Kitchen

- A carefully selected range of contemporary quality kitchens*
- Complementary choice of laminate worktops, upstands and splashbacks to kitchen and utility room (*solid worktop upgrades available**)
- Built in single or double oven dependant on house type, with 4-ring induction hob
- Integrated 70/30 fridge freezer and dishwasher
- Plumbing and space for a washer-dryer



Bathroom

- Contemporary sanitaryware
- Full tiling to bath & shower enclosures. Half tiled walls to main bathroom. (Option to upgrade to full tiling*)
- Extensive choice of floor and wall tiles
- Choice of towel rail & vanity unit colours
- LED mirrors to main bathroom and en suite



Electrics

- LED downlights to kitchen, bathroom and en-suites
- External lighting to front and rear doors
- Mains-powered smoke and heat detectors with battery backup
- TV points fitted to living room and all bedrooms
- White sockets & switches throughout. (Black nickel upgrade available)
- Double USB Sockets to kitchen and main bedroom

* Subject to stage of construction, please ask sales adviser for plot-specific details

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Sustainability

Every home at Poppy Gardens is designed to be energy efficient, cost effective to run and ready for the future.



Increased Loft Insulation

Helps keep warmth in, reducing heat loss and lowering heating bills.



PV Panels

To all plots.
EPC 'A' rated homes.



Fibre Optic Broadband

High-speed reliable connection to support work, leisure, and everyday life.



External Wall Insulation

90mm PIR cavity wall insulation to improve energy efficiency and comfort.



Boiler

An energy efficient gas system boiler with hot water storage tank.



EV Charging Points

Fitted to all plots.



Lighting

100% LED lighting fitted throughout every home.



Out and about



Set within the picturesque village of Methley, this development offers the perfect balance of countryside charm and modern convenience.

Surrounded by open green spaces, scenic walking routes and a welcoming community atmosphere, Methley provides a peaceful setting while remaining well connected to Leeds, Wakefield and the wider Yorkshire region.

With a variety of local amenities, schools, leisure facilities and countryside walks nearby, Methley offers a lifestyle that balances convenience with a strong sense of community.

Excellent transport links via the M62, A1(M) and nearby rail connections also make the area ideally suited for commuting and exploring everything the surrounding region has to offer.

From riverside walks and nature spots to vibrant nearby towns and cities, Methley combines the tranquillity of village living with easy access to shopping, dining, entertainment and everyday essentials.



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Methley

About AJ Roberts Construction

Established in 1958 by Arnold & Sheila Roberts, we remain a family business to this day, & we're proud to be so.

Established in 1958 by Arnold and Sheila Roberts, AJ Roberts Construction remains proudly family-owned as we move into 2026. Their legacy was carried forward by their son, Andrew Roberts, who successfully led and grew the business for over 30 years, building a strong reputation for quality, reliability, and trust. Today, the company is led by Ben Roberts, representing the third generation of the family and continuing to build on those strong foundations.

We are committed to creating homes built to last, with attention to detail at every stage. By combining trusted materials with skilled workmanship, we ensure every aspect of the home reflect the highest standards. From design to completion, our focus is simple: to deliver spaces we would be genuinely happy for our own families to live in.

Our approach is centred on thoughtful design & long term quality. We create homes that fit naturally within their surroundings, encourage strong communities, and give people a place where they can feel settled, comfortable & truly at home.



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premier
guarantee

We always design and build in accordance with the latest Building Regulations. And for further peace of mind you can enjoy our 2 year AJ Roberts Guarantee and our ten year Premier Guarantee New Home Warranty.

Throughout the first two years, your AJ Roberts Guarantee will cover a variety of defined responsibilities. Succeeding this, your Premier Guarantee New Home Warranty will be in place should anything occur during the first ten years after construction.