

# KENSINGTON FIELDS

Harrogate





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Harrogate



# KENSINGTON FIELDS

Harrogate



V Visitor spaces  
BS Shared bin store  
CS Shared cycle store  
SS Electricity sub station  
B/BCP Bin collection points  
POS Public open space

- |   |   |
|---|---|
| <b>5 bedroom homes</b>                                | <b>3 bedroom homes</b>                                  |
| <span style="color: green;">■</span> The Waxwing      | <span style="color: lightblue;">■</span> The Jackdaw    |
| <b>4 bedroom homes</b>                                | <span style="color: purple;">■</span> The Egret         |
| <span style="color: red;">■</span> The Redstart       | <span style="color: grey;">■</span> The Nightingale     |
| <span style="color: yellow;">■</span> The Eider       | <span style="color: teal;">■</span> The Kingfisher      |
| <span style="color: blue;">■</span> The Plover        | <b>2 bedroom homes</b>                                  |
| <span style="color: pink;">■</span> The Starling      | <span style="color: orange;">■</span> The Darland       |
| <span style="color: brown;">■</span> The Beckwith     | <span style="color: darkorange;">■</span> The Hydrangea |
| <span style="color: darkblue;">■</span> The Sandpiper | <span style="color: lightpink;">■</span> The Fulmar     |
|   | <span style="color: limegreen;">■</span> The Avocet     |

- |  |   |
|--|---|
| <b>Existing buildings</b>                                    | <b>Pre-sold homes</b> ○                               |
| <span style="color: orange;">■</span> A. The Library         | <span style="color: yellow;">■</span> 2 bedroom homes |
| <span style="color: grey;">■</span> B. Headmasters House     | <span style="color: red;">■</span> 3 bedroom homes    |
| <span style="color: lightblue;">■</span> C. Kensington House | <span style="color: green;">■</span> 4 bedroom homes  |
| <span style="color: darkblue;">■</span> D. The Lodge         |   |

This plan has been produced for home identification purposes only and is not to scale.  
The development layout, landscaping and tenure of all dwellings may be subject to change throughout the course of the development. Finishes and materials may vary from those shown on the plan. Please check the details of your chosen plot and house type with the sales consultant. Development layout plan correct at time of production.

Vistry North Central Midlands region  
Dunston Hall, Dunston, Stafford, Staffordshire ST18 9AB. Telephone: 01785 788 300

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**COUNTRYSIDE**  
Homes



- PV solar panels
- Waste water heat recovery

## THE NIGHTINGALE

3 bedroom home



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Homes

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# THE NIGHTINGALE

## 3 bedroom home



GROUND FLOOR	metres	feet / inches
Kitchen/Dining room	5.19 x 3.16	17' 0" x 10' 4"
Sitting room	3.61 x 3.16	11' 10" x 10' 4"

### FIRST FLOOR

Bedroom 1	6.01 x 3.28	19' 8" x 10' 9"
Bedroom 2	4.21 x 2.98	13' 9" x 9' 9"
Bedroom 3	4.18 x 2.98	13' 8" x 9' 9"
Study	2.38 x 2.15	7' 9" x 7' 0"

ovn	oven	ffzs	fridge freezer space
h	hob	cup'd	cupboard
ds	dishwasher space	◄ ►	measuring points
ws	washing machine space		

### The Nightingale | Yew Tree Lane |

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### FIRST FLOOR



### GROUND FLOOR



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Homes



- Low energy lighting and ventilation systems
- Electric vehicle charging point
- PV solar panels
- Waste water heat recovery

## THE DARLAND

2 bedroom home



**COUNTRYSIDE**  
Homes

# THE DARLAND

## 2 bedroom home



GROUND FLOOR	metres	feet / inches
Sitting/Dining room	4.32 x 3.52	14' 1" x 11' 5"
Kitchen	3.47 x 2.25	11' 3" x 7' 4"

### FIRST FLOOR

Bedroom 1	4.37 x 3.18	14' 4" x 10' 5"
Bedroom 2	4.37 x 2.75	14' 4" x 9' 0"

ovn	oven	ffzs	fridge freezer space
h	hob	cup'd	cupboard
ds	dishwasher space	◀ ▶	measuring points
ws	washing machine space		

**The Darland | Yew Tree Lane |**

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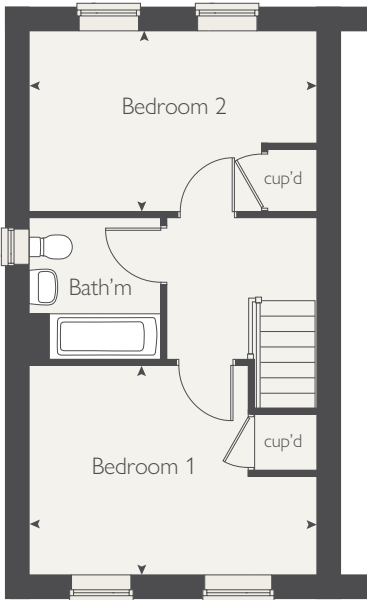
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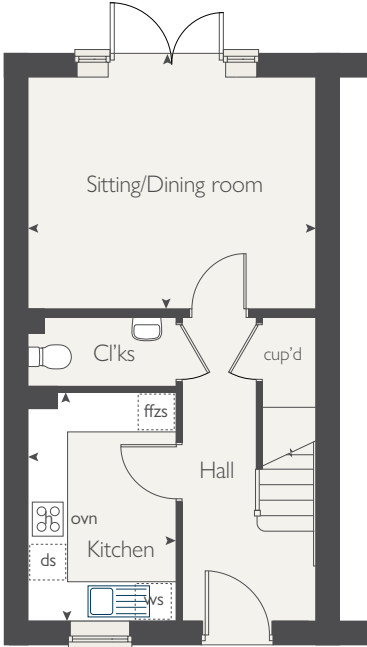
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### FIRST FLOOR



### GROUND FLOOR



COUNTRYSIDE  
Homes





- Low energy lighting and ventilation systems
- Electric vehicle charging point
- PV solar panels
- Waste water heat recovery

## THE FULMAR

2 bedroom home



**COUNTRYSIDE**  
Homes

# THE FULMAR

## 2 bedroom home



GROUND FLOOR	metres	feet / inches
Kitchen	4.43 x 4.21	14' 6" x 13' 9"
Sitting/Dining room	4.59 x 4.43	15' 0" x 14' 6"

### FIRST FLOOR

Bedroom 1	4.48 x 3.81	14' 8" x 12' 6"
Bedroom 2	4.43 x 2.90	14' 6" x 9' 6"

ovn	oven	fzs	freezer space
h	hob	fs	fridge space
ds	dishwasher space	cup'd	cupboard
ws	washing machine space	◀ ▶	measuring points

### The Fulmar | Yew Tree Lane |

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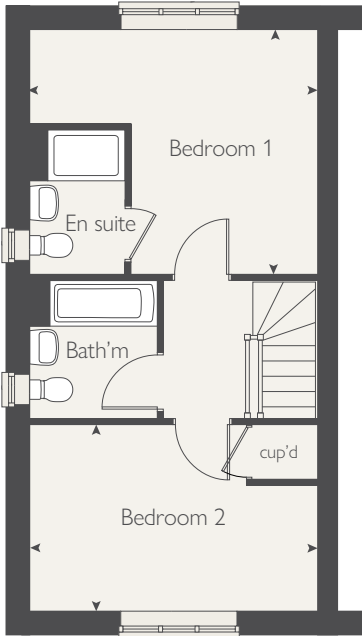
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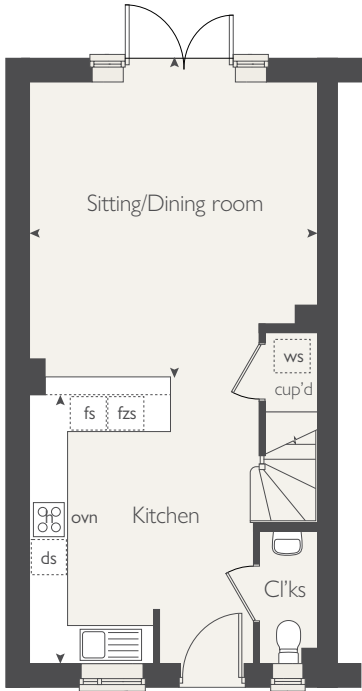
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### FIRST FLOOR



### GROUND FLOOR



COUNTRYSIDE  
Homes





- Low energy lighting and ventilation systems
- Electric vehicle charging point
- PV solar panels
- Waste water heat recovery

## THE EGRET

3 bedroom home



**COUNTRYSIDE**  
Homes



# THE EGRET

## 3 bedroom home



GROUND FLOOR	metres	feet / inches
Kitchen/Dining room	5.05 x 3.62	16' 6" x 11' 10"
Sitting room	3.95 x 3.00	12' 11" x 9' 10"

### FIRST FLOOR

Bedroom 1	4.54 x 2.80	14' 10" x 9' 2"
Bedroom 2	4.64 x 2.80	15' 2" x 9' 2"
Bedroom 3	3.50 x 2.15	11' 5" x 7' 0"

ovn	oven	ffzs	fridge freezer space
h	hob	cup'd	cupboard
ds	dishwasher space	◀ ▶	measuring points
ws	washing machine space		

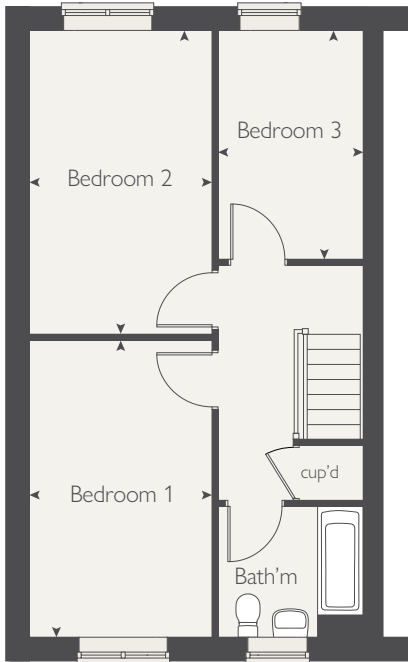
### The Egret | Yew Tree Lane |

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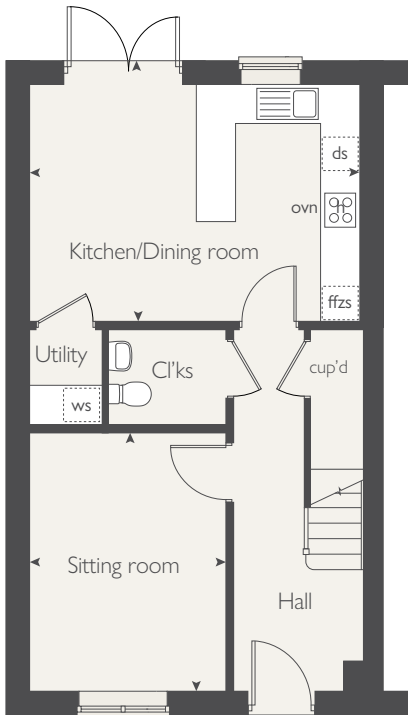
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### FIRST FLOOR



### GROUND FLOOR



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Homes



- Low energy lighting and ventilation systems
- Electric vehicle charging point
- PV solar panels
- Waste water heat recovery

## THE JACKDAW

3 bedroom home



# THE JACKDAW

## 3 bedroom home



GROUND FLOOR	metres	feet / inches
Kitchen/Dining room	4.99 x 3.82	16' 4" x 12' 6"
Sitting room	3.56 x 2.92	11' 8" x 9' 6"

### FIRST FLOOR

Bedroom 1	3.46 x 2.75	11' 4" x 9' 0"
Bedroom 2	3.15 x 2.75	10' 4" x 9' 0"
Bedroom 3	3.25 x 2.15	10' 7" x 7' 0"

ovn	oven	ffzs	fridge freezer space
h	hob	cup'd	cupboard
ds	dishwasher space	◄ ►	measuring points
ws	washing machine space		

**The Jackdaw | Yew Tree Lane |**

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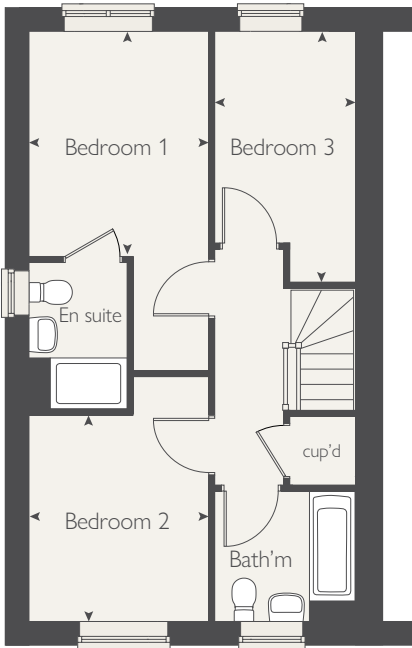
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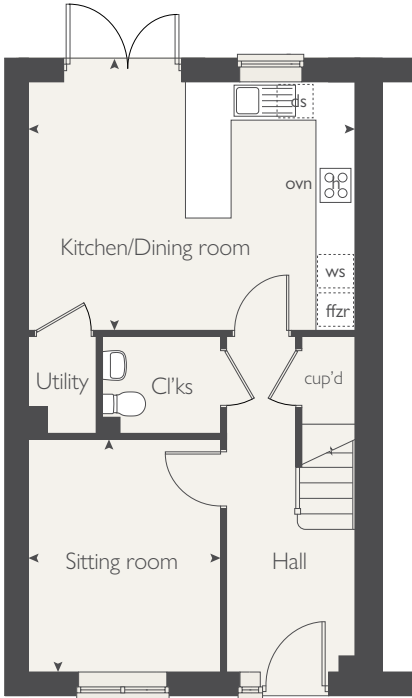
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### FIRST FLOOR



### GROUND FLOOR



COUNTRYSIDE  
Homes





- Low energy lighting and ventilation systems
- Electric vehicle charging point
- PV solar panels
- Waste water heat recovery

## THE KINGFISHER

3 bedroom home



**COUNTRYSIDE**  
Homes

# THE KINGFISHER

3 bedroom home



GROUND FLOOR	metres	feet / inches
Kitchen/Dining room	5.68 x 3.37	18' 7" x 11' 0"
Sitting room	5.68 x 3.10	18' 7" x 10' 2"

## FIRST FLOOR

Bedroom 1	4.62 x 3.40	15' 1" x 11' 1"
Bedroom 2	3.42 x 3.36	11' 2" x 11' 0"
Bedroom 3	3.42 x 2.22	11' 2" x 7' 3"

ovn	oven	ffzs	fridge freezer space
h	hob	cup'd	cupboard
ds	dishwasher space	◀ ▶	measuring points
ws	washing machine space		

### The Kingfisher | Yew Tree Lane |

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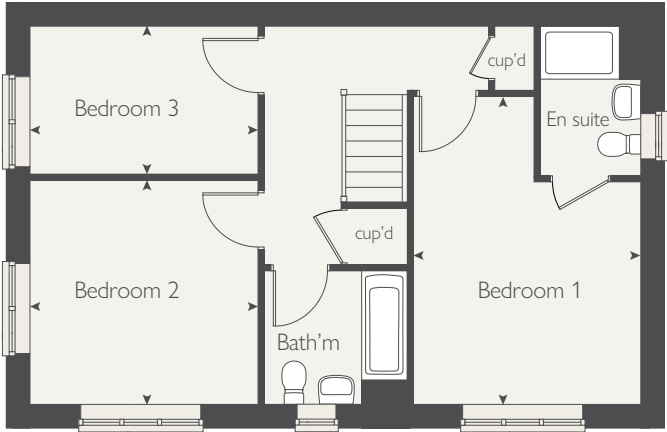
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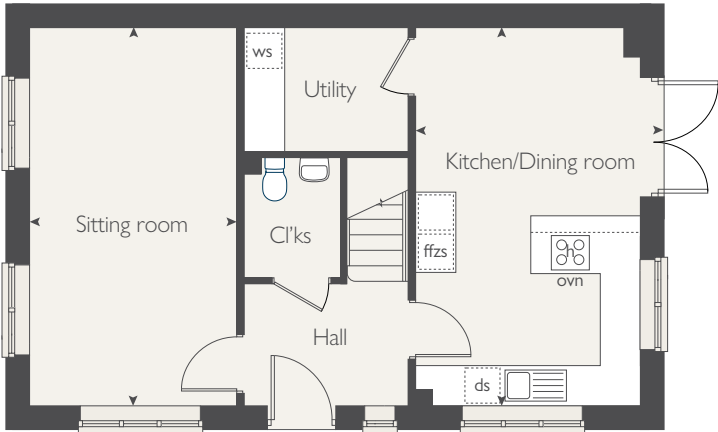
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## FIRST FLOOR



## GROUND FLOOR



COUNTRYSIDE  
Homes





- PV solar panels
- Waste water heat recovery

## THE STARLING

4 bedroom home

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**COUNTRYSIDE**  
Homes



# THE STARLING

4 bedroom home



GROUND FLOOR	metres	feet / inches
Kitchen/Dining room	5.67 x 4.25	18' 7" x 13' 11"
Sitting room	4.34 x 3.43	14' 2" x 11' 3"

## FIRST FLOOR

Bedroom 1	4.29 x 3.43	14' 0" x 11' 3"
Bedroom 2	4.44 x 3.17	14' 6" x 10' 4"
Bedroom 3	3.73 x 3.17	12' 2" x 10' 4"
Bedroom 4	3.43 x 3.13	11' 3" x 10' 3"

ovn	oven	ffzs	fridge freezer space
h	hob	cup'd	cupboard
ds	dishwasher space	cyl	cylinder
ws	washing machine space	◀ ▶	measuring points

### The Starling | Yew Tree Lane |

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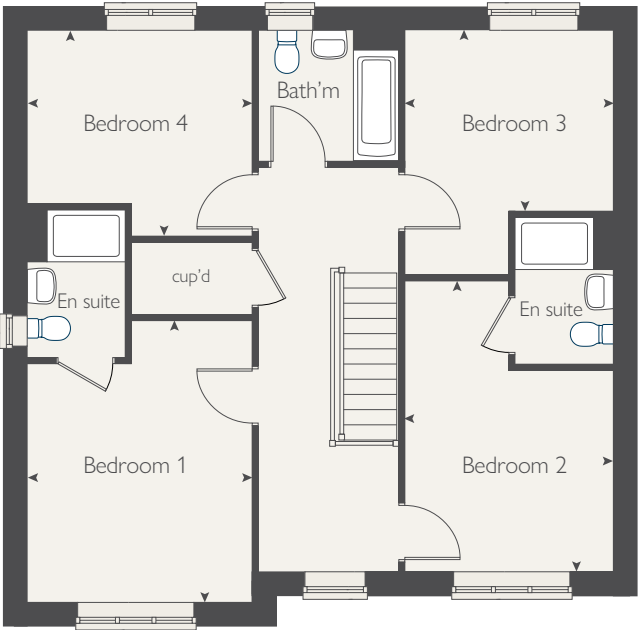
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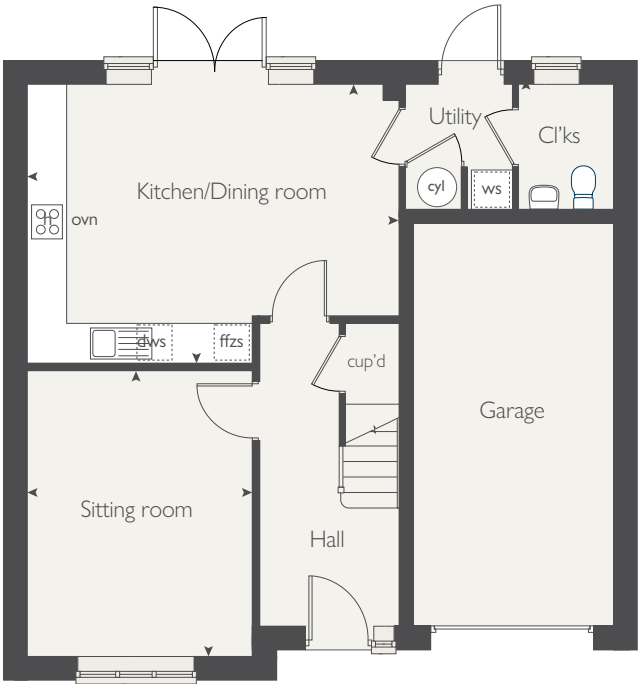


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Homes

## FIRST FLOOR



## GROUND FLOOR





- Spacious living room with bay window
- Low energy lighting and ventilation systems
- Electric vehicle charging point
- PV solar panels
- Waste water heat recovery

## THE BECKWITH

4 bedroom home



**COUNTRYSIDE**  
Homes

# THE BECKWITH

## 4 bedroom home



GROUND FLOOR	metres	feet / inches
Kitchen/Family room	8.60 x 3.25	28' 2" x 10' 7"
Sitting room	4.89 x 3.76	16' 0" x 10' 4"
Study	3.30 x 2.02	10' 9" x 6' 7"

### FIRST FLOOR

Bedroom 1	4.25 x 3.09	13' 11" x 10' 0"
Bedroom 2	3.98 x 3.14	13' 0" x 10' 3"
Bedroom 3	3.40 x 3.14	11' 1" x 10' 3"
Bedroom 4	3.12 x 2.50	10' 2" x 8' 2"

ovn	oven	ffzs	fridge freezer space
h	hob	cup'd	cupboard
ds	dishwasher space	cyl	cylinder
ws	washing machine space	◀ ▶	measuring points

### The Beckwith | Yew Tree Lane |

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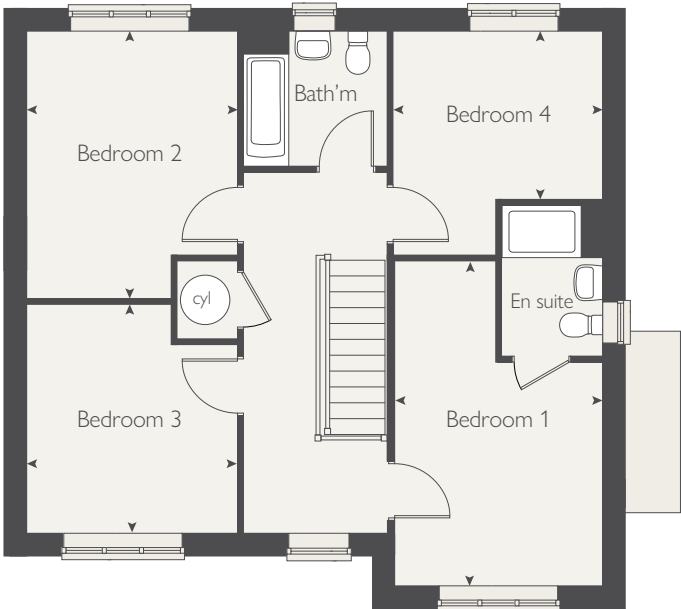
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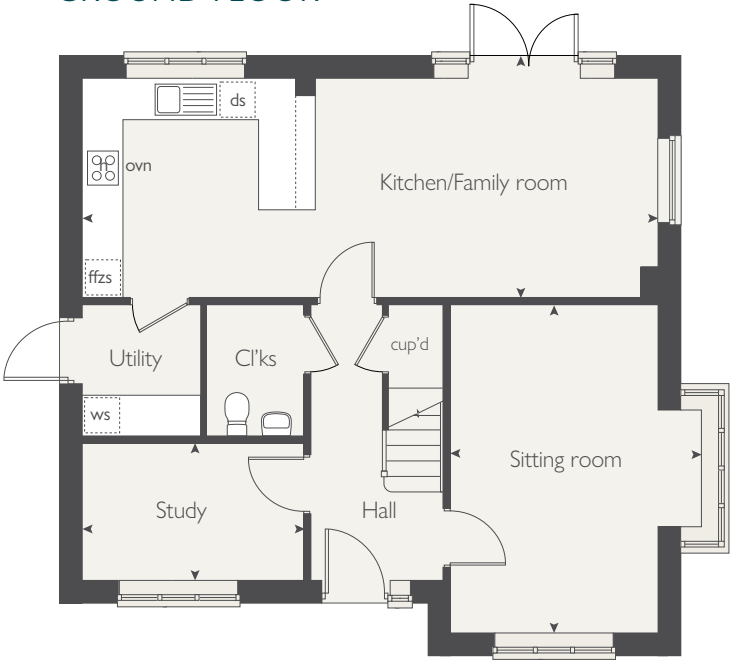
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### FIRST FLOOR



### GROUND FLOOR



COUNTRYSIDE  
Homes





- Low energy lighting and ventilation systems
- Electric vehicle charging point
- PV solar panels
- Waste water heat recovery

## THE EIDER

4 bedroom home

# THE EIDER

## 4 bedroom home



GROUND FLOOR	metres	feet / inches
Kitchen/Dining room	5.90 x 3.83	19' 4" x 12' 5"
Sitting room	3.75 x 3.62	12' 3" x 11' 8"

### FIRST FLOOR

Bedroom 1	3.51 x 3.34	11' 5" x 10' 9"
Bedroom 2	3.51 x 3.32	11' 5" x 10' 8"
Bedroom 3	3.32 x 2.30	11' 5" x 10' 8"
Bedroom 4	4.16 x 2.46	13' 6" x 8' 0"

ovn	oven	ffzs	fridge freezer space
h	hob	cup'd	cupboard
ds	dishwasher space	◀ ▶	measuring points
ws	washing machine space		

### The Elder | Yew Tree Lane |

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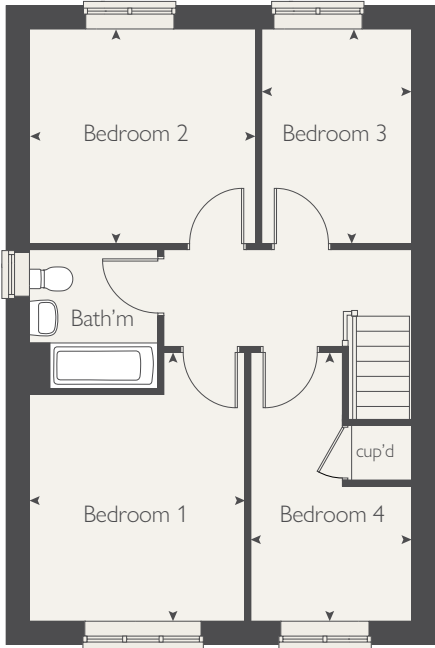
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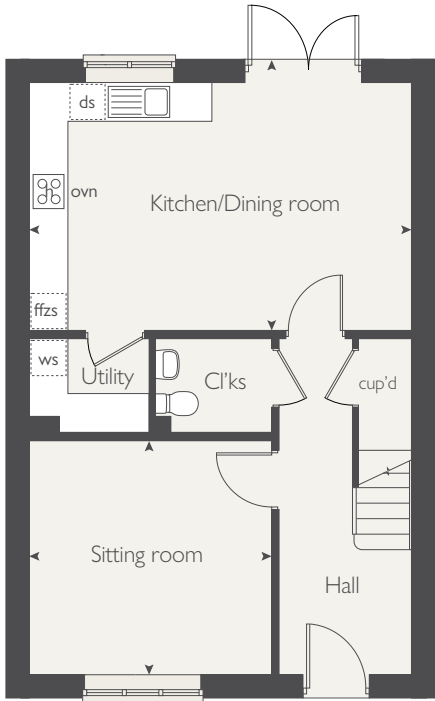
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### FIRST FLOOR



### GROUND FLOOR



COUNTRYSIDE  
Homes





- Low energy lighting and ventilation systems
- Electric vehicle charging point
- PV solar panels
- Waste water heat recovery

## THE PLOVER

4 bedroom home





# THE PLOVER

## 4 bedroom home



GROUND FLOOR	metres	feet / inches
Kitchen/Dining room	8.60 x 3.25	28' 2" x 10' 7"
Sitting room	4.89 x 3.09	16' 0" x 10' 0"

### FIRST FLOOR

Bedroom 1	4.18 x 3.09	13' 8" x 10' 0"
Bedroom 2	3.88 x 3.14	12' 8" x 10' 3"
Bedroom 3	3.40 x 3.14	11' 1" x 10' 3"
Bedroom 4	3.42 x 3.12	11' 2" x 10' 2"

ovn	oven	ffzs	fridge freezer space
h	hob	cup'd	cupboard
ds	dishwasher space	◄ ►	measuring points
ws	washing machine space		

**The Plover | Yew Tree Lane |**

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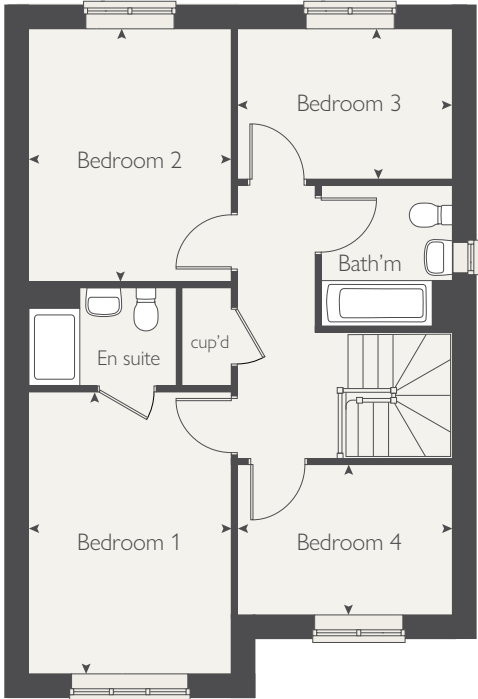
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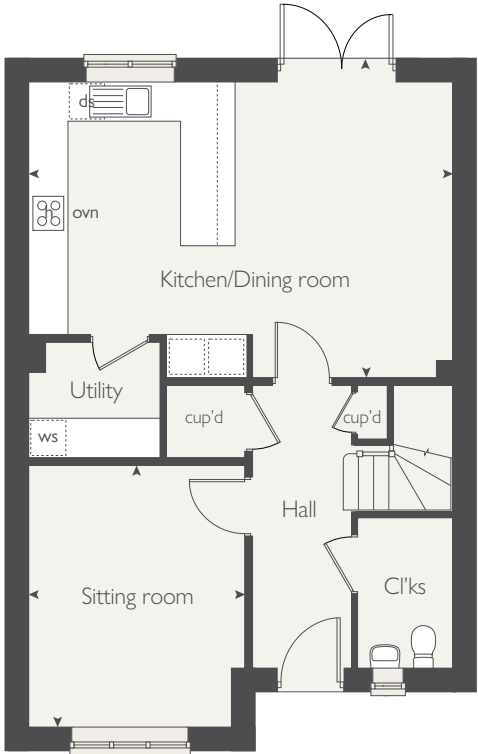
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### FIRST FLOOR



### GROUND FLOOR



COUNTRYSIDE  
Homes



- Low energy lighting and ventilation systems
- Electric vehicle charging point
- PV solar panels
- Waste water heat recovery

## THE REDSTART

4 bedroom home



# THE REDSTART

## 4 bedroom home



GROUND FLOOR	metres	feet / inches
Kitchen/Dining room	6.46 x 4.13	21' 2" x 13' 6"
Sitting room	6.46 x 3.23	21' 2" x 10' 10"

### FIRST FLOOR

Bedroom 1	3.83 x 3.23	12' 7" x 10' 10"
Bedroom 2	3.68 x 2.88	12' 0" x 9' 5"
Bedroom 3	2.85 x 2.69	9' 4" x 8' 9"
Bedroom 4	2.94 x 2.53	9' 7" x 8' 3"

ovn	oven	ffzs	fridge freezer space
h	hob	cup'd	cupboard
ds	dishwasher space	◄ ►	measuring points
ws	washing machine space		

### The Redstart | Yew Tree Lane |

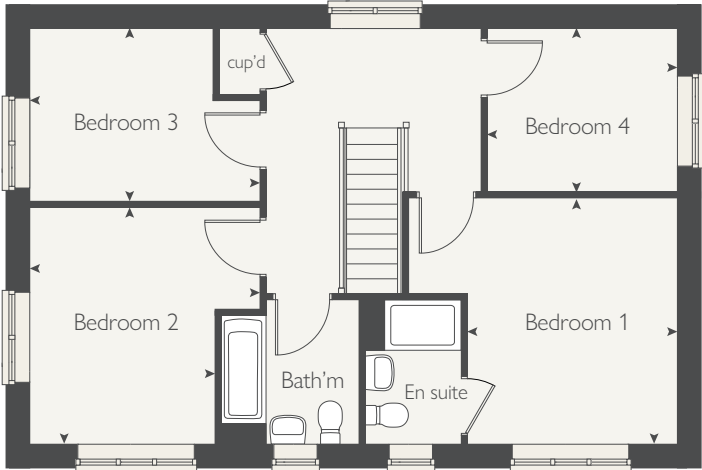
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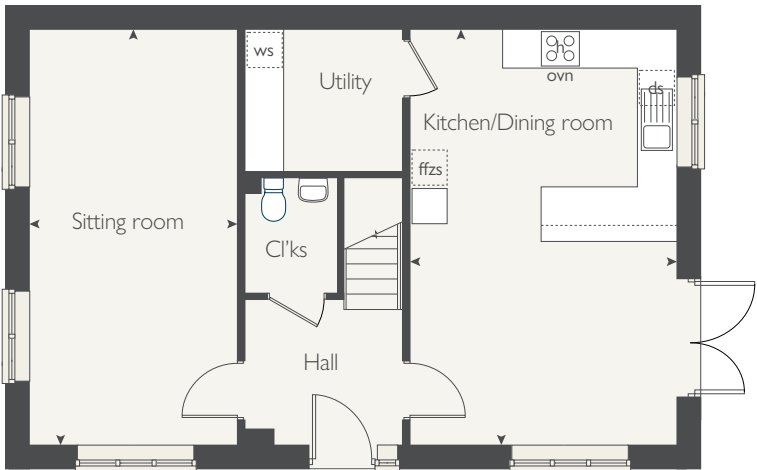
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### FIRST FLOOR



### GROUND FLOOR



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Homes





- Low energy lighting and ventilation systems
- Electric vehicle charging point
- PV solar panels
- Waste water heat recovery

## THE SANDPIPER

4 bedroom home



**COUNTRYSIDE**  
Homes

# THE SANDPIPER

4 bedroom home



GROUND FLOOR	metres	feet / inches
Kitchen/Family room	8.60 x 3.25	28' 2" x 10' 7"
Sitting room	4.89 x 3.09	16' 0" x 10' 0"

## FIRST FLOOR

Bedroom 1	4.18 x 3.09	13' 8" x 10' 0"
Bedroom 2	3.88 x 3.14	12' 8" x 10' 3"
Bedroom 3	3.40 x 3.14	11' 1" x 10' 3"
Bedroom 4	3.40 x 3.12	11' 2" x 10' 2"

ovn	oven	ffzs	fridge freezer space
h	hob	cup'd	cupboard
ds	dishwasher space	◀ ▶	measuring points
ws	washing machine space		

### The Sandpiper | Yew Tree Lane |

The floorplan has been produced for illustrative purposes only. Room sizes shown are between arrow points as indicated on plan. The dimensions have tolerances of + or -50mm and should not be used other than for general guidance. If specific dimensions are required, enquiries should be made to the sales consultant. The floor plans shown are not to scale. Measurements are based on the original drawings. Slight variations may occur during construction.

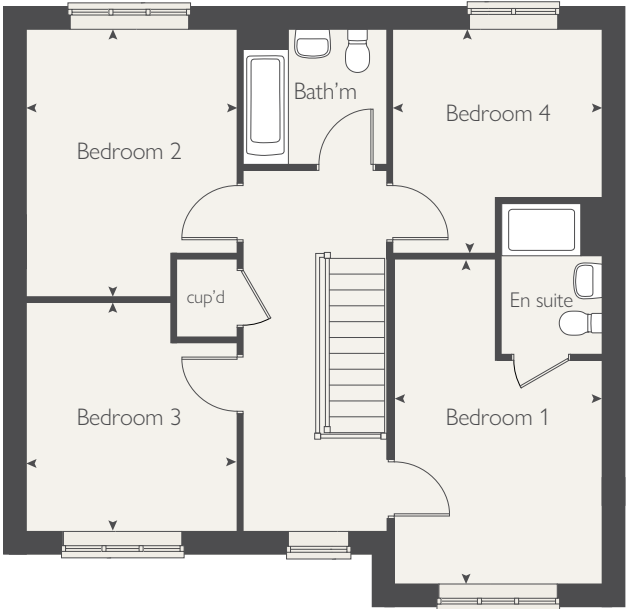
The illustrations shown are computer generated impressions of how the property may look and are indicative only. External details or finishes may vary on individual plots and homes may be built in either detached or attached styles depending on the development layout. Exact specifications, window styles and whether a property is left or right-handed may differ from plot to plot. Please speak to our sales consultant for specific plot details.

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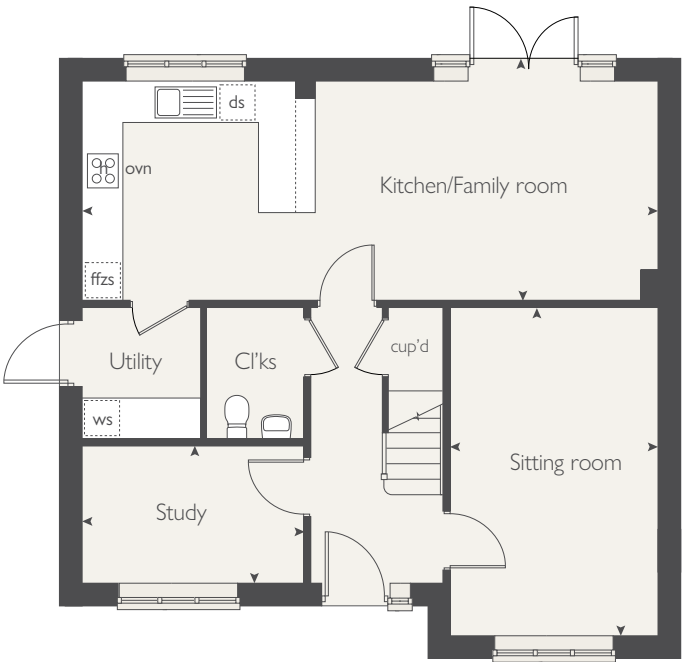
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## FIRST FLOOR



## GROUND FLOOR



COUNTRYSIDE  
Homes





- Low energy lighting and ventilation systems
- Electric vehicle charging point
- PV solar panels
- Waste water heat recovery

## THE WAXWING

5 bedroom home



**COUNTRYSIDE**  
Homes



# THE WAXWING

5 bedroom home



GROUND FLOOR	metres	feet / inches
Kitchen/Family room	9.28 x 3.36	30' 5" x 11' 0"
Sitting room	4.66 x 3.62	15' 3" x 11' 10"
Dining room	3.28 x 2.74	10' 9" x 8' 11"

## FIRST FLOOR

Bedroom 1	4.65 x 3.65	15' 3" x 11' 11"
Bedroom 2	3.60 x 3.28	11' 8" x 10' 9"
Bedroom 3	3.28 x 2.86	12' 6" x 10' 9"
Bedroom 4	3.40 x 2.41	11' 1" x 7' 10"
Bedroom 5	3.38 x 2.25	11' 1" x 7' 3"

ovn	oven	ffzs	fridge freezer
h	hob	cyl	cylinder
ds	dishwasher space	cup'd	cupboard
ws	washing machine space	◀ ▶	measuring points

## The Waxwing | Yew Tree Lane |

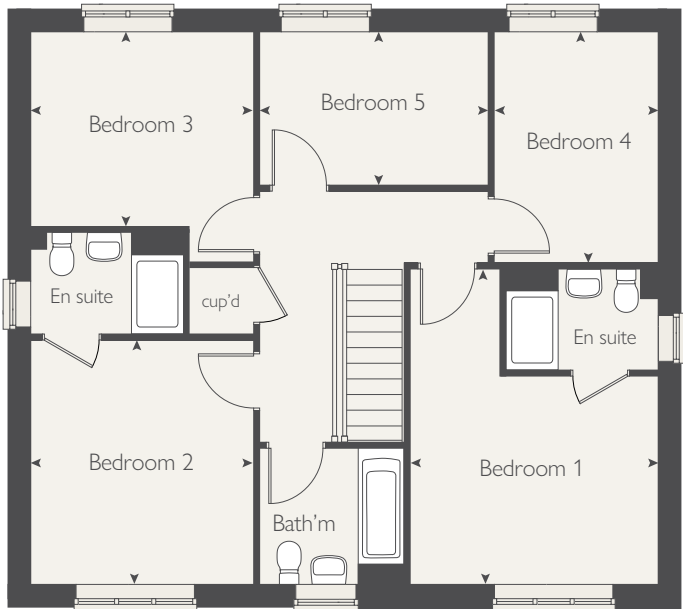
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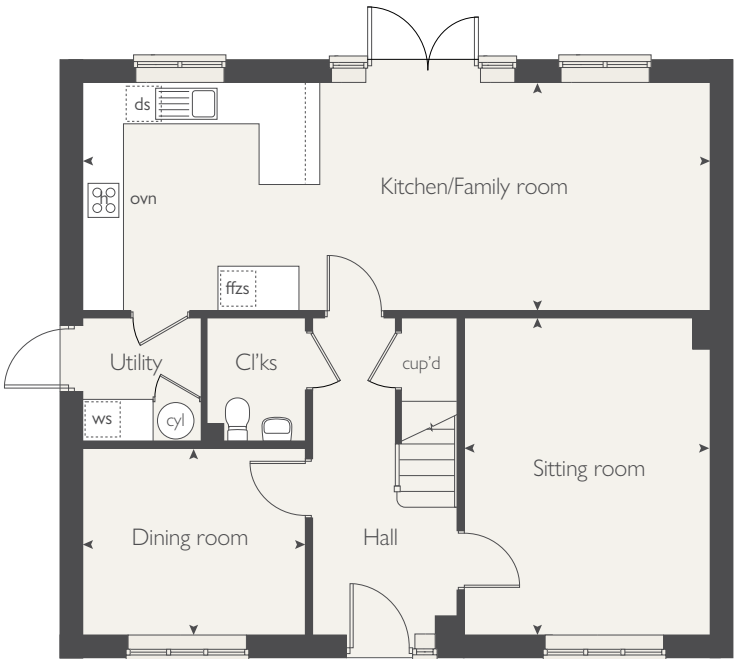
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## FIRST FLOOR



## GROUND FLOOR



**COUNTRYSIDE**  
Homes



# KENSINGTON FIELDS

Harrogate

# KENSINGTON FIELDS

## Harrogate

Use this guide to see what features are included in your new home. Your sales consultant will be happy to discuss the **Personalise** range of extras available.

	2 bedroom The Darland The Fulmar	3 bedroom The Egret The Jackdaw The Kingfisher	4 bedroom The Beckwith The Elder The Plover The Redstart The Sandpiper The Starling	5 bedroom The Waxwing
KITCHEN				
Choice of Standard fitted kitchen (doors and worktops)	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Stainless steel sink and drainer (single bowl) with chrome mixer tap	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Indesit hob (60cm) with built-in single underoven, with stainless steel splashback and integrated hood	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Indesit hob (60cm) with stainless steel splashback and pyramid stainless chimney hood	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
60cm hob with built-in single oven and ceiling hung stainless steel extractor hood	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Pendant light fitting	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Fridge / freezer space	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Seperate under counter fridge and freezer space	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Space for integrated dishwasher with plumbing and electrics	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Space for washing machine with plumbing and electrics in kitchen	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Space for washing machine with plumbing and electrics in utility	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Space for washing machine with plumbing and electrics under stairs	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
BATHROOMS AND EN SUITE(S)				
Ideal Standard contemporary white Concept Air sanitaryware	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Ideal Standard close coupled WC to cloakroom	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Shower over the bath (full height tiling to length and side of bath)	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Ideal Standard low profile shower tray with glass enclosure to bedroom 1 en suite	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Choice of standard Porcelanosa wall tiling (splashback, 600mm over bath, and full-height to shower cubicle)*	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
DOORS AND WINDOWS				
Front door with multi-point security locking system and security chain	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
PVCu double glazing to windows	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Double glazed PVCu French doors	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Paving outside French doors and path to garage personnel door (where applicable)	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Internal ladder style white painted doors with satin finish handles	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>



