



# NEWSAM RISE

Skeltongate



**COUNTRYSIDE**  
Homes





## NEWSAM RISE

This exciting new development at Skelton Gate is surrounded by the West Yorkshire countryside, close to the pretty River Aire yet only 6 miles from Leeds city centre.

The 60-acre Skelton Country Park with scenic lake is within easy reach and perfect for dog-walking, running, fishing, cycling and wildlife-watching and both the river and canal sit alongside it. Historic Temple Newsam House and Home Farm is also close by.

You get the best of both worlds at Newsam Rise for it's just a 20-minute trip into Leeds, a lively city bursting with culture, entertainment, international sporting action, business, shopping, restaurants and a year-long programme of festivals and events.

Leeds has excellent transport links with Junction 45 of the M1 just 1.5 miles away from Newsam Rise with the A63 Pontefract Lane leading straight into the city. Woodlesford Railway Station is five miles away and an 11-minute journey takes you to Leeds station where trains run to major UK cities including London, Edinburgh, Liverpool, Manchester, Blackpool, Birmingham and Bristol. For air travel Leeds Bradford Airport is 15 miles away.

In about an hour, you can be in the beautiful Yorkshire Dales National Park or head east to the historic city of York which is less than 30 miles away.

Our range of 2, 3 and 4 bedroom homes embrace contemporary design, while retaining classic architecture and traditional build quality. They include popular features such as open-plan living areas, stylish fitted kitchens, bi-fold doors and spacious master bedrooms with en suites.

So, if you're looking for an impressive new home in the Yorkshire countryside but within easy reach of Leeds, your search ends here!





# THE PERFECT POSITION

## EDUCATION FOR EVERYONE

There's a choice of primary schools within a 10-minute drive of Newsam Rise catering for children aged from 3 or 4 up to 11. The nearest are Woodlesford, Oulton and Colton Primary Schools, all 5 miles away as well as three others in Rothwell, including Holy Trinity and Rothwell St Mary's Catholic Primary.

For senior students aged 11 to 16 Oulton Academy, Temple Moor High School and the Temple Learning Academy are all about 6 miles away.

There are a number of independent schools in Leeds including The Grammar School at Leeds, 14 miles away, taking 3 to 19-year-olds and Richmond House School, 8 miles, taking 2 to 11-year-olds.

For higher education the University of Leeds offers degree and post-graduate study in the city and also offering degree, professional and apprenticeship qualifications is the University Centre Leeds, also in the city.

Leeds City Centre  
5.4 miles cycle | 17 mins drive

17 mins



Woodlesford Railway Station  
1.4 miles | 10 mins cycle

10 mins



The Merrion Shopping Centre  
6 miles | 16 mins drive

16 mins



RSPB St Aidan's Nature Reserve  
3.1 miles | 17 mins cycle

17 mins



NEWSAM  
RISE

Woodlesford Primary School  
4.7 miles | 10 mins drive

10 mins



Temple Newsam House  
6.5 mile | 15 mins drive

15 mins



Rothwell Country Park  
4.2 miles | 9 mins drive

9 mins



Lemonroyd Waterside and Marina  
2.3 miles | 48 mins walk

48 mins



Distances and timings are approximate and for reference only. Calculated using maps.google.co.uk



# A COMMUNITY TO BE PROUD OF









We know that the area surrounding your new home is just as important as the features within your new property. As well as bringing a range of new homes to the area, we also make a commitment, these commitments are chosen based on the needs of our new community and we work with the local council to deliver them. We are proud to have invested towards **£3 million** in local schemes to support the community surrounding your new home in Twigworth.









Our homes are **Greener by Design!** From solar panels, high class installation and EV charging points, our homes have everything you need to save on your energy bills.



**Community contributions** and enhancements include:

IMPROVED PUBLIC TRANSPORT FACILITIES 	PUBLIC OPEN SPACES 	GREEN SPACES 
PRIMARY AND SECONDARY EDUCATION 	CYCLE ROUTES 	HIGHWAY AND ROAD IMPROVEMENT 

**Green initiatives** found at Newsam Rise:

HEDGEHOG HIGHWAYS 	111 VEHICLE CHARGING POINTS 	WASTE WATER HEAT RECOVERY SYSTEMS 	77 TREES PLANTED 
PV SOLAR PANELS 	36 BAT BOXES 	A+ RATED DOUBLE-GLAZED WINDOWS 	33% TIMBER FRAME CARBON REDUCTION 

# PERSONALISE YOUR HOME

Customise your kitchen with stylish worktops, the latest modern appliances and personalise your bathrooms with stunning ceramics. Using the Personalise range, there are various options allowing you to create your perfect property which is truly unique to you.

If you have a preference for flooring, you can select from our diverse range that includes luxurious carpets, stylish Karndean, ceramics and vinyl.

Individualise your bathroom with a choice of tiles or complete your bedroom with fitted wardrobes. Whatever your style, it's your canvas to make your own and allow your personality to shine through your home.

The best thing is that you don't have to decide all this at the time of reserving - you can think about how you want your new home to look in the comfort of your current home.

The availability of items is subject to the stage of build, and can vary by development and house type. Our sales consultants will be happy to provide you with guidance.

We're here to help you make it completely unique, so express yourself with Personalise.



# PURCHASE SCHEMES

Wherever you are in the home-buying market - a first-time buyer, looking to step up the property ladder or a downsizer - we have a variety of great purchase assistance schemes!

HOME  
EXCHANGE

Are you an existing home owner? Our Home Exchange scheme is the simple way to make sure you don't lose out on your brand new Countryside Home - and saves you time and money along the way. We'll buy your property at market value, therefore there are no last minute 'drop-outs'.

ARMED  
FORCES

TRINITY

Helping members of the Armed Forces to own a home with assistance from Countryside Homes, the government and the Ministry of Defence.

DEPOSIT  
UNLOCK



An exclusive scheme for brand new homes, First-time buyers could benefit from the Government-backed equity loan where you only need a 5% deposit to buy a brand new home with a 75% mortgage. The remaining 20% is a government loan, which is interest free for five years.

SMOOTH  
MOVE

Are you an existing home owner? Our Smooth Move service is designed to help you sell your old property quickly so that you can make the move into a brand new Countryside Home. We'll deal with the estate agents on your behalf, and even pay the estate agents' fees when your house is sold!



# A HOME DESIGNED WITH YOU IN MIND

We are constantly reviewing our houses and ensuring they are everything that our customers want in a home. We are proud to have developed and launched a new range of homes.

These homes have been created to embrace modern design and styling, whilst retaining classic architectural traditions. An integral part of the design process for our new range of homes was to ensure they have a real wow factor and eye-catching kerb appeal. From designing external elevations to create attractive street scenes through to maximising the flow and size of the rooms, the homes include a variety of features to capture the attention.

The size, positioning and number of windows in our new housing collection have created bright and airy homes, this mixed in with the higher ceilings gives your property a spacious feel.

The flow and layout of the new homes has been a key consideration to accommodate today's lifestyles, with a focus on future living. With the kitchen at the heart of the home, impressive family spaces have been included within them to create sociable living areas, while attention on master bedrooms and en suites has given the homes added desirability.

Many of the properties include popular bi-fold doors helping to bring the outside in and enhance the gardens as an extended living area.



## FIRM FOUNDATIONS MEANS PEACE OF MIND FOR YOU

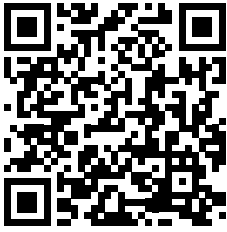
When buying a new home, you want to be sure you can trust your builder. Choosing a Countryside Home gives you the peace of mind that comes from choosing a company that has been building some of the best homes in the UK for more than a hundred years.

We pride ourselves on being one of the country's leading housebuilders and have established an enviable reputation for the quality of our build and design, specification and customer service.

Each Countryside Home is carefully planned both to meet your needs and to integrate into the existing location.

We will often use local materials and reflect regional features. Trees are retained wherever possible and new landscaping added, along with footpaths and cycleways in many cases to help create a wonderful place to live.

SCAN ME FOR  
DIRECTIONS



# NEWSAM RISE

Leeds LS15 9AD

## FROM LEEDS SKELTON LAKE SERVICES

- M1 J45 Skelton, Leeds LS9 0AS
- Continue to Lakeside Wy.
- Head south-east
- At the roundabout, take the 1st exit onto Lakeside Wy.
- At E Leeds Link Interchange, take the 4th exit and stay on Lakeside Wy.
- Follow Pontefract Ln to Newsam Green Rd
- Turn left onto Pontefract Ln
- Continue onto Newsam Green Rd
- Destination will be on the right

Cover photograph a view of Exeter Cathedral, Exeter city centre. Not view from the development.  
The streetscene shown above has been produced for illustrative purposes only, please check the details of the homes you are interested in with the sales consultant.

Vistry East Yorkshire region

Suite 2/3 Ground Floor, 1175 Thorpe Park, Century Way, Leeds LS15 8ZB. Telephone: 01132 044 400

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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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- Electric vehicle charging point

## THE KINGFISHER

3 bedroom home



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[countrysidehomes.com](https://countrysidehomes.com)



# THE KINGFISHER

## 3 bedroom home



GROUND FLOOR	metres	feet / inches
Kitchen / dining area	5.68 x 3.37	18' 8" x 11' 1"
Living room	5.68 x 3.10	18' 8" x 10' 2"

### FIRST FLOOR

Bedroom 1	5.68 x 3.40	18' 8" x 11' 2"
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	cyl	hot water cylinder
ws	washing machine space	◀ ▶	measuring points

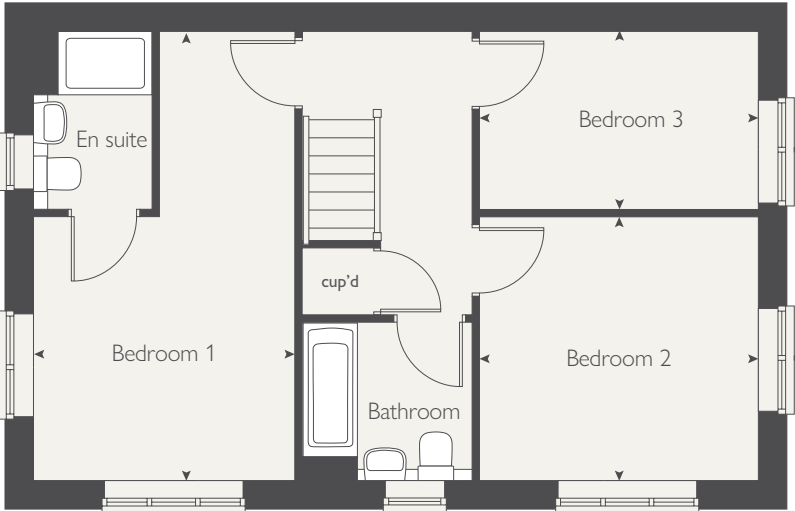
### The Kingfisher | Newsam Rise |

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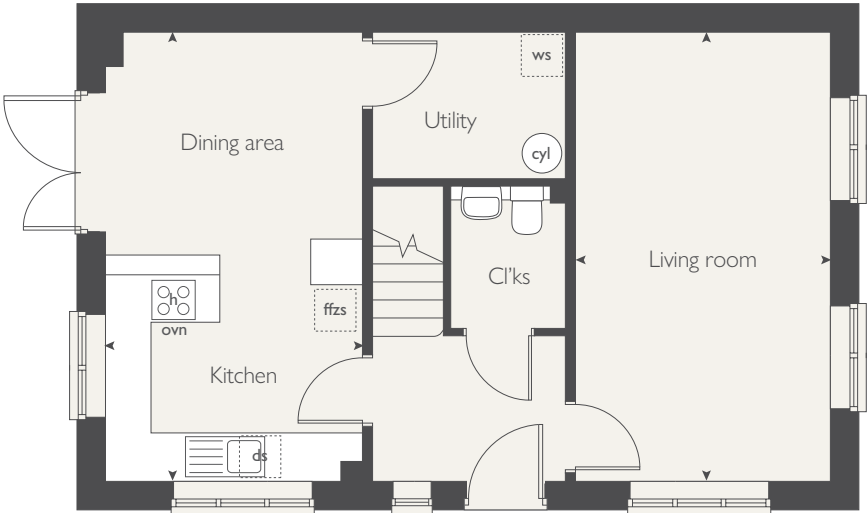
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### FIRST FLOOR



### GROUND FLOOR



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## THE JACKDAW

3 bedroom home



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# THE JACKDAW

## 3 bedroom home



GROUND FLOOR	metres	feet / inches
Kitchen / dining area	4.99 x 3.82	16' 3" x 12' 5"
Living room	3.56 x 2.92	11' 8" x 9' 10"

### FIRST FLOOR

Bedroom 1	5.21 x 2.75	17' 0" x 9' 0"
Bedroom 2	3.75 x 2.75	12' 3" x 9' 0"
Bedroom 3	3.82 x 2.15	12' 6" x 7' 0"

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

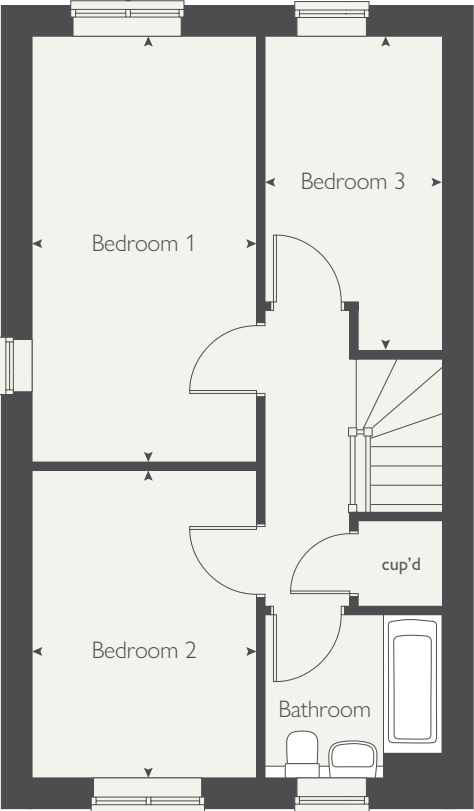
### The Jackdaw | Newsam Rise |

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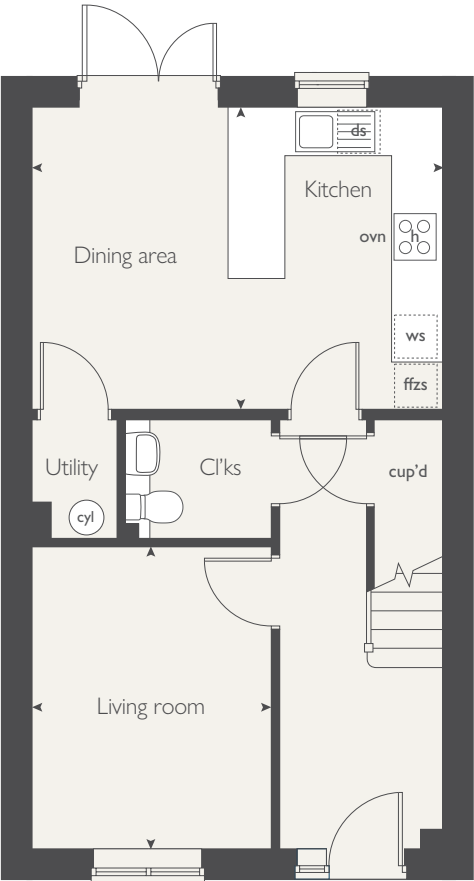
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### FIRST FLOOR



### GROUND FLOOR





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## THE KITTIWAKE

3 bedroom home



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[countrysidehomes.com](https://countrysidehomes.com)



# THE KITTIWAKE

3 bedroom home



GROUND FLOOR	metres	feet / inches
Kitchen / dining area	5.68 x 3.37	18' 8" x 11' 1"
Living room	5.68 x 3.10	18' 8" x 10' 2"

## FIRST FLOOR

Bedroom 1	5.68 x 3.41	18' 6" x 11' 2"
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	cyl	hot water cylinder
ws	washing machine space	◀ ▶	measuring points

### The Kittiwake | Newsam Rise |

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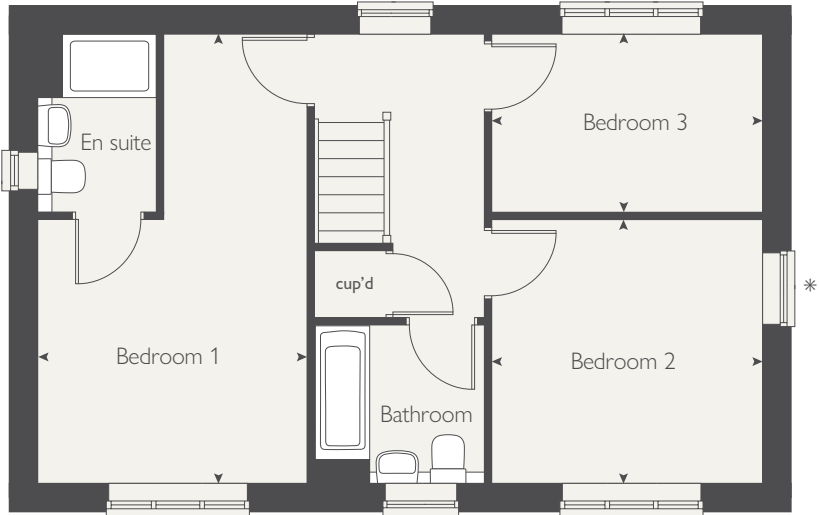
\* Windows apply to selected plots only. Please speak to our sales consultant for further details.

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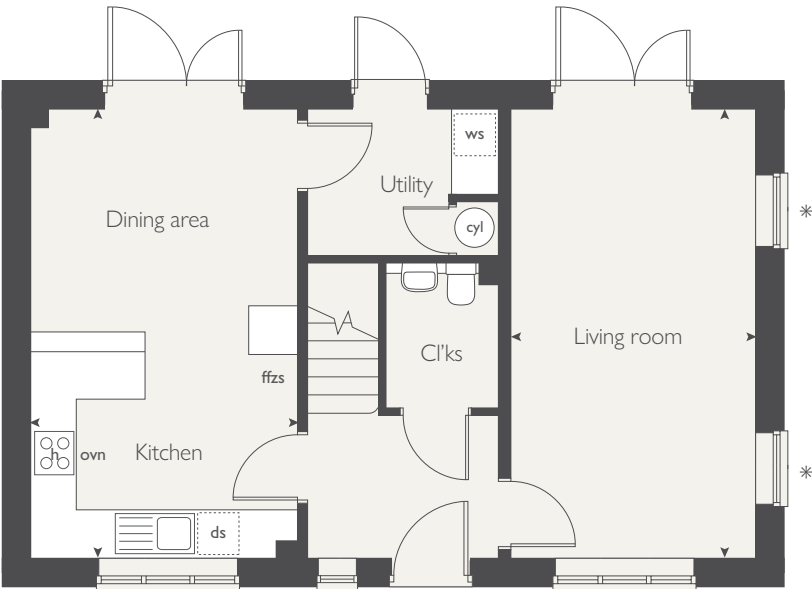
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## FIRST FLOOR



## GROUND FLOOR



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- Electric vehicle charging point

## THE SANDPIPER

4 bedroom home

[countrysidehomes.com](http://countrysidehomes.com)



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# THE SANDPIPER

4 bedroom home



GROUND FLOOR	metres	feet / inches
Kitchen / dining area	8.60 x 3.25	28' 2" x 10' 8"
Living room	4.86 x 3.09	15' 11" x 10' 2"
Study	3.30 x 2.02	10' 10" x 6' 7"

## FIRST FLOOR

Bedroom 1	4.84 x 3.09	15' 10" x 10' 2"
Bedroom 2	3.98 x 3.11	13' 1" x 10' 2"
Bedroom 3	3.40 x 3.11	11' 2" x 10' 2"
Bedroom 4	3.33 x 3.15	11' 0" x 10' 4"

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

### The Sandpiper | Newsam Rise |

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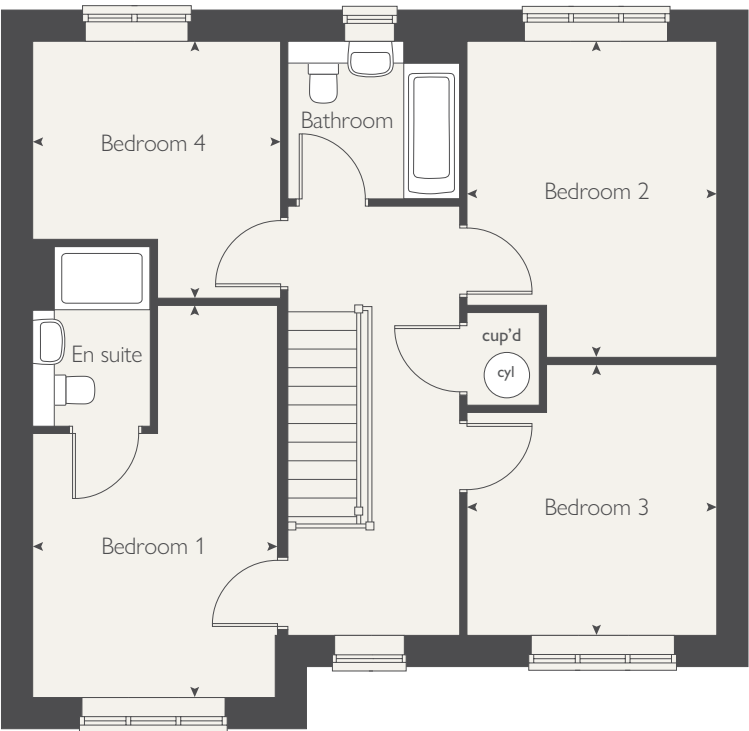
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## FIRST FLOOR



## GROUND FLOOR





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## THE POCHARD

4 bedroom home



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# THE POCHARD

4 bedroom home



GROUND FLOOR	metres	feet / inches
Kitchen / family area	8.38 x 2.93	27' 4" x 9' 6"
Living room	4.30 x 2.91	14' 1" x 9' 5"
Study	3.23 x 2.11	10' 5" x 6' 9"

## FIRST FLOOR

Bedroom 1	4.10 x 2.99	13' 4" x 9' 8"
Bedroom 2	4.13 x 2.95	13' 5" x 9' 7"
Bedroom 3	3.17 x 2.99	10' 4" x 9' 8"
Bedroom 4	3.14 x 3.05	10' 3" x 10' 0"

ovn	oven	cyl	hot water cylinder
h	hob	cup'd	cupboard
ds	dishwasher space	w	wardrobe
ws	washing machine space	◀ ▶	measuring points
ffzr	fridge freezer		

### The Pochard | Newsam Rise |

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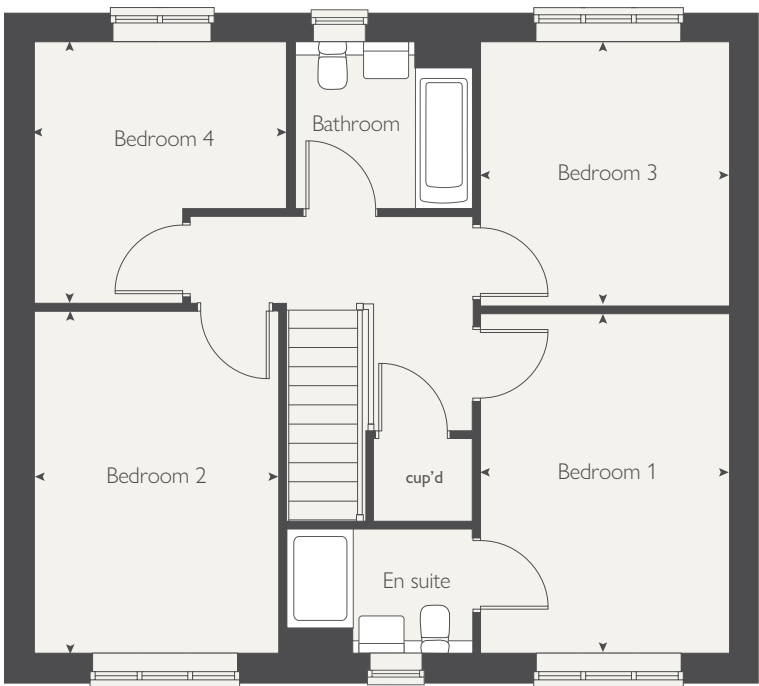
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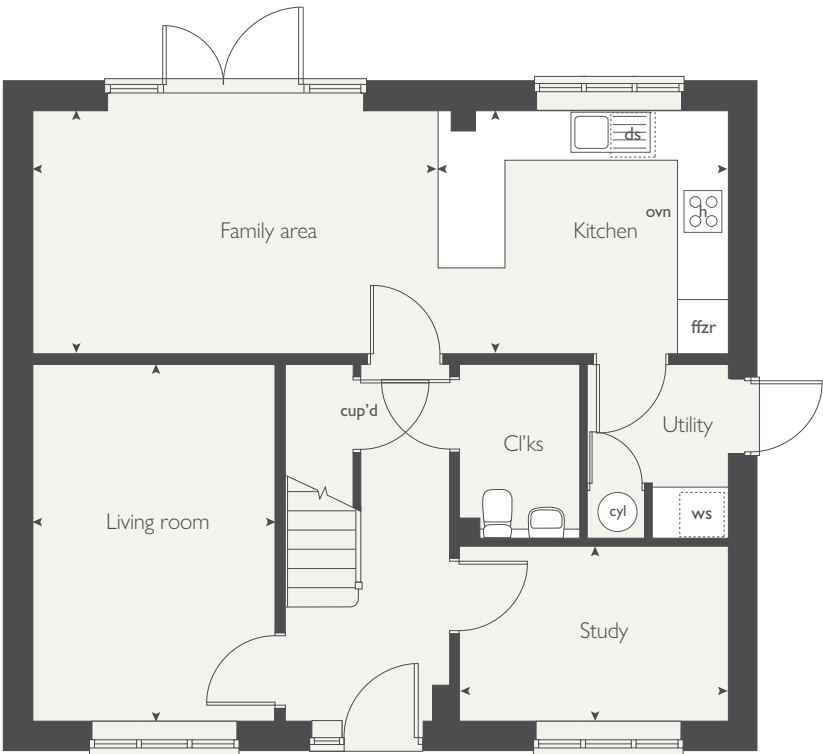
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## FIRST FLOOR



## GROUND FLOOR



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## Skeltongate

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 Fulmar	3 bedroom The Jackdaw The Kingfisher The Linnet The Kittiwake The Kite	4 bedroom The Plover The Pochard The Sandpiper
KITCHEN				
Choice of Standard fitted kitchen (doors and worktops)	■	■	■	■
Stainless steel sink and drainer (single bowl) with chrome mixer tap	■	■	■	■
Stainless steel sink and drainer (single bowl) with chrome mixer tap in utility				
Indesit hob (60cm) with built-in single underoven, with stainless steel splashback and silver integrated hood	■	■	■	■
Indesit hob (60cm) with built-in single underoven, with stainless steel splashback and pyramid steel indesit hood				
Pendant light fitting	■	■	■	■
Fridge / freezer space	■	■	■	■
Space for integrated dishwasher with plumbing and electrics	■	■	■	■
Indesit integrated dishwasher	■	■	■	■
Space for washing machine with plumbing and electrics in kitchen	■		■	■
Space for washing machine with plumbing and electrics in utility				■

BATHROOMS AND EN SUITE(S)		2 bedroom The Fulmar	3 bedroom The Jackdaw The Kingfisher The Linnet The Kittiwake The Kite	4 bedroom The Plover The Pochard The Sandpiper
Ideal Standard contemporary white Concept Air sanitaryware	■	■	■	■
Ideal Standard close coupled WC to cloakroom	■	■	■	■
Shower over the bath (full height tiling to length and side of bath)	■			
Ideal Standard low profile shower tray with glass enclosure to bedroom 1 en suite				■
Choice of standard Porcelanosa wall tiling (splashback, 600mm over bath, and full-height to shower cubicle)*	■	■	■	■

DOORS AND WINDOWS		2 bedroom The Fulmar	3 bedroom The Jackdaw The Kingfisher The Linnet The Kittiwake The Kite	4 bedroom The Plover The Pochard The Sandpiper
Front door with multi-point security locking system and security chain	■	■	■	■
PVCu double glazing to windows	■	■	■	■
Double glazed PVCu French doors	■	■	■	■

		2 bedroom The Fulmar	3 bedroom The Jackdaw The Kingfisher The Linnet The Kittiwake The Kite	4 bedroom The Plover The Pochard The Sandpiper
Internal ladder style pre-primed doors with brass satin finish handles	■	■	■	■
Paving outside French doors and path to garage personnel door (where applicable)	■	■	■	■
GENERAL				
White painted walls and smooth white ceilings	■	■	■	■
Multi-media point in living room	■	■	■	■
TV pount to bedroom 1 and family room (where applicable)				■
Master telephone socket (plus to study where shown)	■	■	■	■
Gas central heating with wall mounted combi-boiler, programme selector and room thermostat(s)	■	■	■	
Gas central heating with wall mounted boiler and separate hot water cylinder, programme selector and room thermostat(s)				■
Thermostatic valves to all radiators (with the exception of rooms with separate thermostat control)	■	■	■	■
External light fitted to front porch and wiring for external light to rear door	■	■	■	■
Mains wired smoke detectors with battery back-up	■	■	■	■
Battery powered Carbon Monoxide detector (wall mounted) to meet building regs as per drawing	■	■	■	■
Power and lighting to 'on plot' garage (where applicable)	■	■	■	■
Enclosed fenced rear garden, and garden gate (where applicable)	■	■	■	■
Landscaped front gardens	■	■	■	■
Waste water heat recovery	■	■	■	■
Photo voltanic solar panels	■	■	■	■
NHBC Buildmark cover	■	■	■	■
First two years' customer service support from Countryside Homes	■	■	■	■

■ Fitted as standard - included in the property  
\* Subject to stage of construction

# SO MUCH CHOICE...

Part of the excitement of buying a new home is the thrill of being the first person to live in the property and having a brand new contemporary kitchen and modern bathroom. Our premium brand partners ensure that all of our fixtures and fittings comply with the latest Government building regulations and only branded appliances are installed in your new home.

Once you know what specification comes included, you'll have a choice from our specially selected tiles for your kitchen and bathrooms, as well as kitchen worktops and cupboard doors. You can then use the Countryside Homes Personalise brochure to add the finishing touches to your home to make it extra special for you!

From personalising your bathrooms with stunning ceramics, or adding smooth sliding wardrobes to your main bedroom, there are a wide range of additional options and upgrades available.

The availability of items is subject to the stage of build, and can vary by development and house type. Our sales consultants will be happy to provide guidance.



The specification shown is correct at the time of production. Countryside Homes is continually reviewing and updating the specification on all house / apartment types and therefore reserves the right to change specification details. Photographs depict typical Countryside Homes interiors and may include optional upgrades. For full details regarding the current specification and finishes, please speak to our sales consultant

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