



ELM COTTAGE FARM

GREEN HAMMERTON
YORK

THE GREEN



SELLING AGENT:

Carter Jonas

Discover your
own time and
space in a
NuSpace home.

Find time to grow...



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Welcome to Elm Cottage Farm, The Green.

The only exclusive development in Green Hammerton featuring
unique 2, 3 & 4 bedroom properties a stone's throw from Harrogate
and York, with paddock land available.



ELM COTTAGE FARM



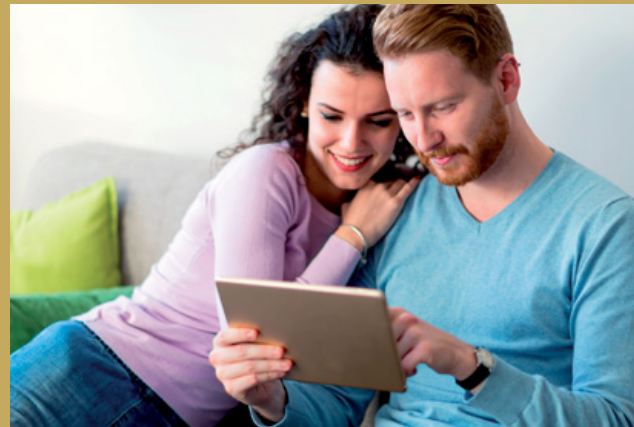
GREEN HAMMERTON

Green Hammerton lies 8 miles west of York and 10 miles east of Harrogate. The village offers easy access to the A59 and the A1, providing excellent transport links to the rest of Yorkshire and beyond.

The City of York offers exceptional schooling including St Peter's School, Bootham School and The Mount just to name a few. Green Hammerton is in the catchment area for Boroughbridge High School.

The location of the village offers the perfect environment for family life. With stunning countryside on your doorstep perfect for walking, cycling or taking the dog for a stroll.

The popular Bay Horse Inn provides a great meeting point, with rooms if your guests like to enjoy their own overnight space.



Cattal Station: ©IanS / Village: ©David Dixon and ©GHVillageHall



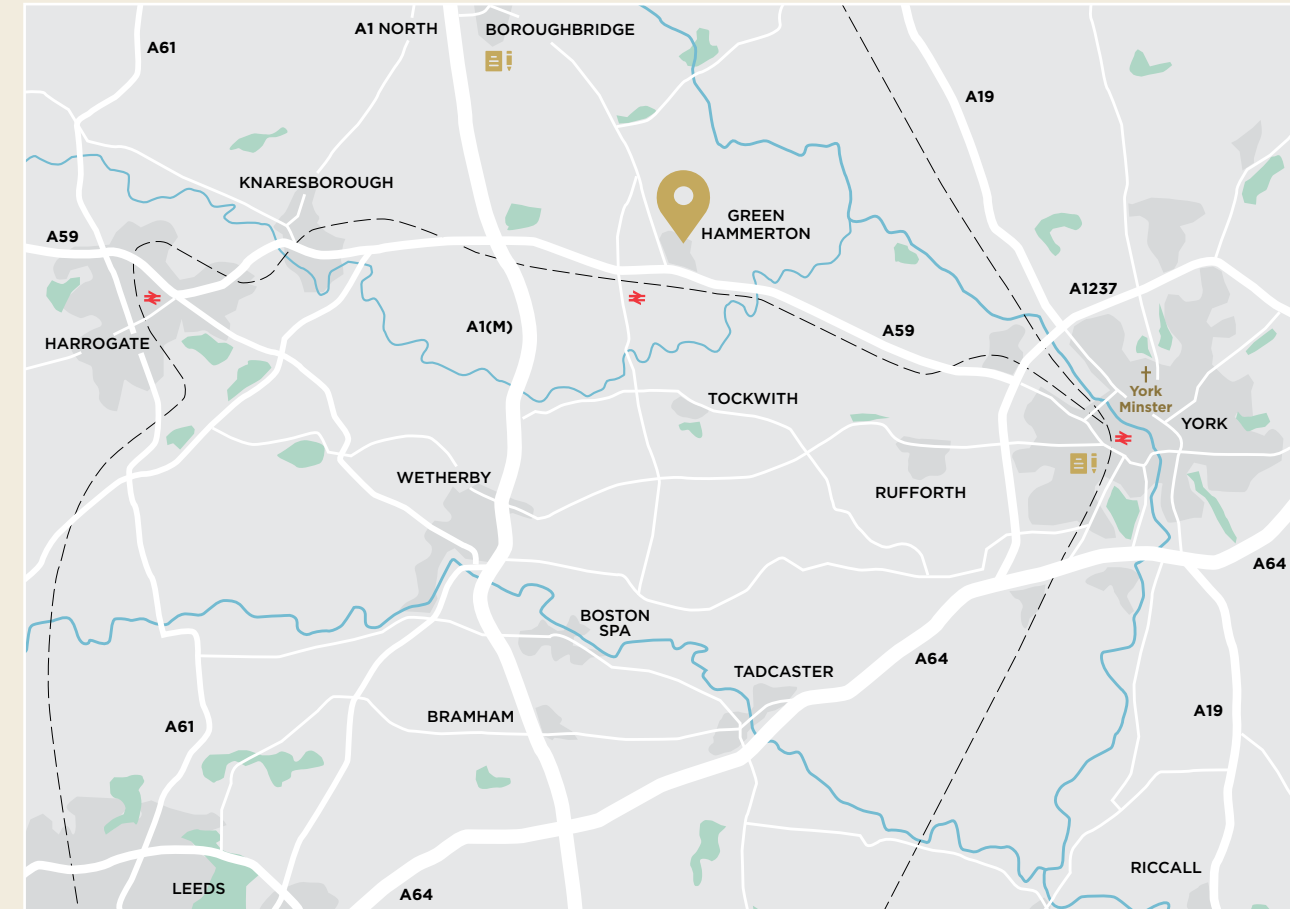
LOCATION

Green Hammerton has superb access to major travel routes. Within 5 minutes of the A1(M) links to the North and South.

Cattal railway station can be accessed in just a few minutes, and York station only 20 minutes via the A59. The road and rail network makes York a popular location for businesses and home owners alike, with London, Manchester and Edinburgh all within easy reach. Travel times are from 1 hour 50 minutes to London Kings Cross and just over 2 hours to Edinburgh.

Leeds and Manchester International airports serve the city, along with Doncaster Sheffield and Newcastle airports.




Green Hammerton is part of many beautiful Yorkshire walking trails. Why not put your boots on and see where they take you?



 **ELM TREE FARM**
THE GREEN GREEN HAMMERTON YORK YO26 8BQ

York centre	- 10 miles
Harrogate centre	- 12 miles
Leeds centre	- 23 miles

A1/M1 Link	- 3.5 miles
Knaresborough	- 8 miles
Wetherby	- 9.5 miles

Cattal 	- 1.5 miles
York 	- 10 miles
LBA 	- 21 miles

YORK



With tourism thriving in York, the city boasts many national and internationally renowned attractions; York Minster, Clifford's Tower, the National Railway Museum, a spectacular racecourse and the maze of medieval streets and ancient walls; all of which attract over 7 million visitors each year.

York has a thriving cafe culture, with an array of artisan food producers, restaurants and bars. The city offers excellent shopping and diverse culture, with theatres, impressive galleries and a wonderful historic centre. The River Ouse and Clifford's Tower provide a dramatic focal point for the development.

The city prides itself on having some of the most prestigious schools and universities in the country; the Russell Group York University's International Science Park is a world leader on many fronts.



HARROGATE



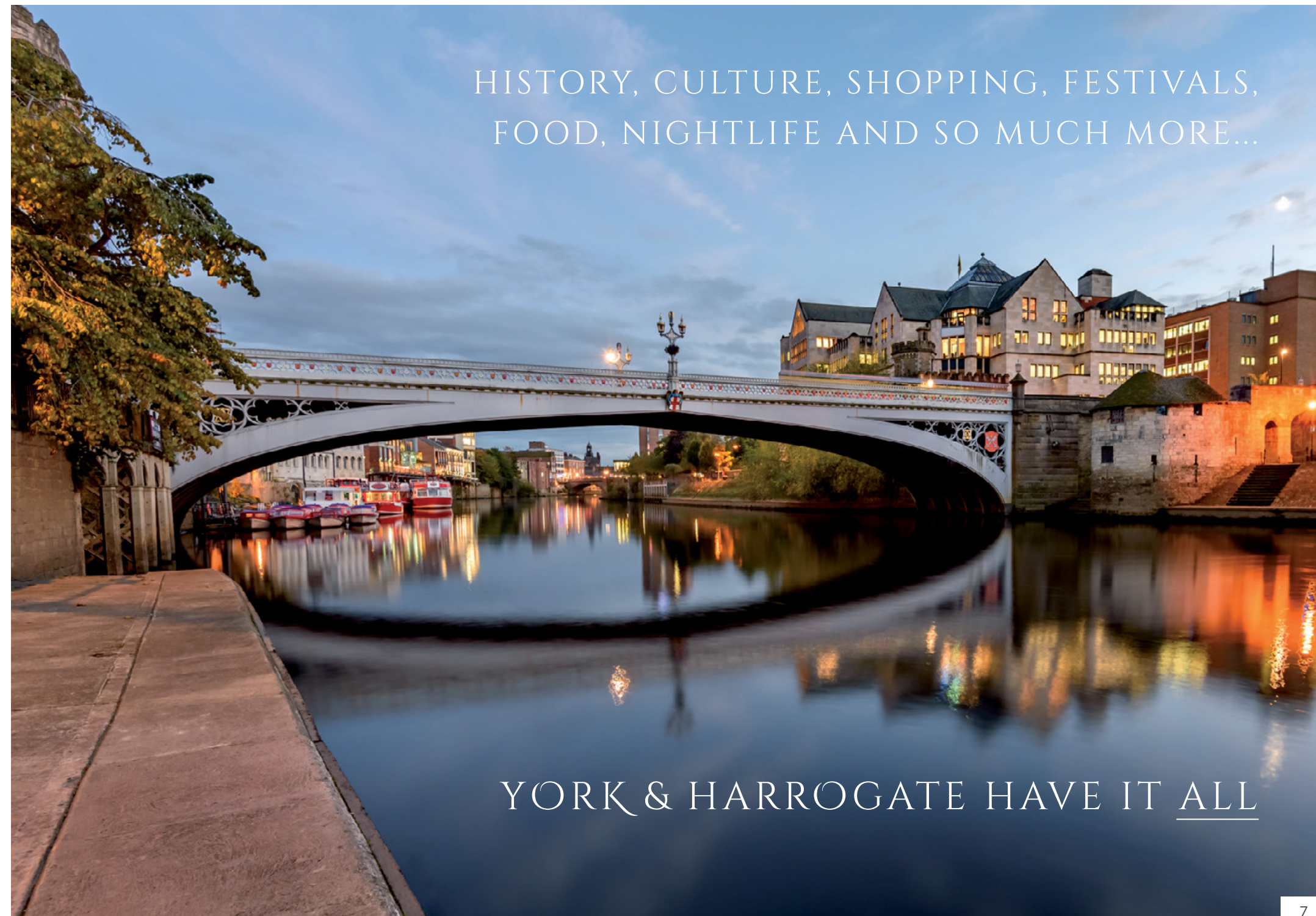
Harrogate is the definitive boutique spa town in the heart of Yorkshire.

It's thriving streets buzz with busy Harrogate shops and eateries. An eclectic cultural scene of events is interspersed among many popular consumer shows and the spa heritage that can be seen at every turn.

Harrogate is known for its floral excellence, evident in the magnificent displays across the town and in its well-kept parks and gardens. The largest of these is the Grade II listed Valley Gardens, which features several distinctive areas and receives three million visitors a year.

Home of the Great Yorkshire Show, this annual event celebrates the very best of food, farming and the countryside and is one of the biggest shows in the UK.

HISTORY, CULTURE, SHOPPING, FESTIVALS,
FOOD, NIGHTLIFE AND SO MUCH MORE...



YORK & HARROGATE HAVE IT ALL



ELM TREE FARM

Elm Cottage Farm is a development of barn conversions full of charm and character on the The Green in the heart of Green Hammerton.

The properties are found next to the quiet and calm village green, featuring five exclusive barn conversions all with individual characteristics and features.

Our sympathetic approach combines the 200-year-old barns together with their existing charms with our NuSpace modern style of living.



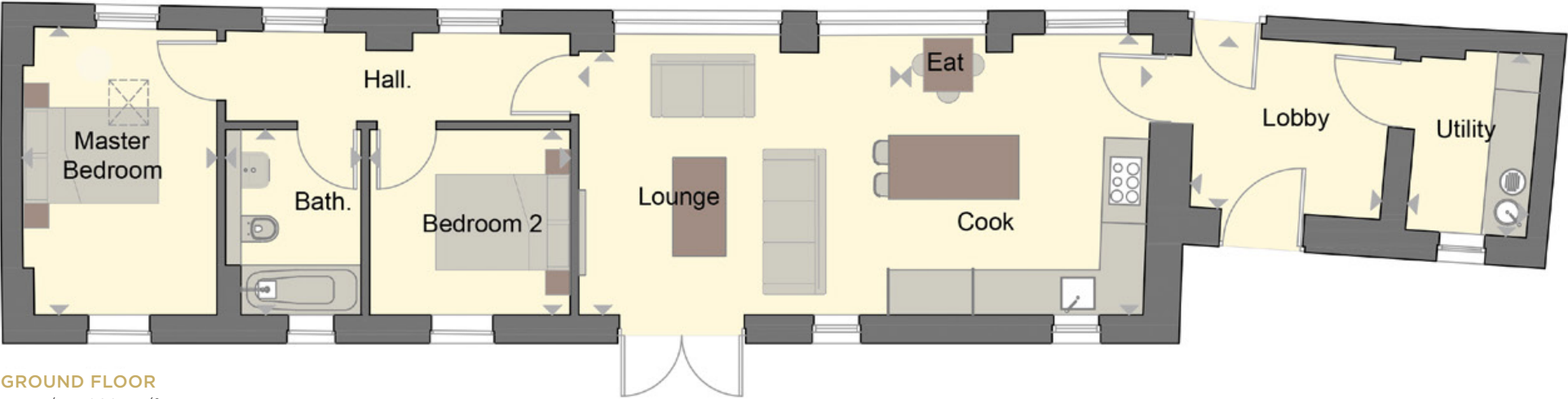
SITE PLAN

The artist's impression, images and plans are for representation only.



THE HEREFORD

GROUND FLOOR 2 BEDROOM SEMI-DETACHED HOME



GROUND FLOOR
77 sq/m 828 sq/f

THE HEREFORD

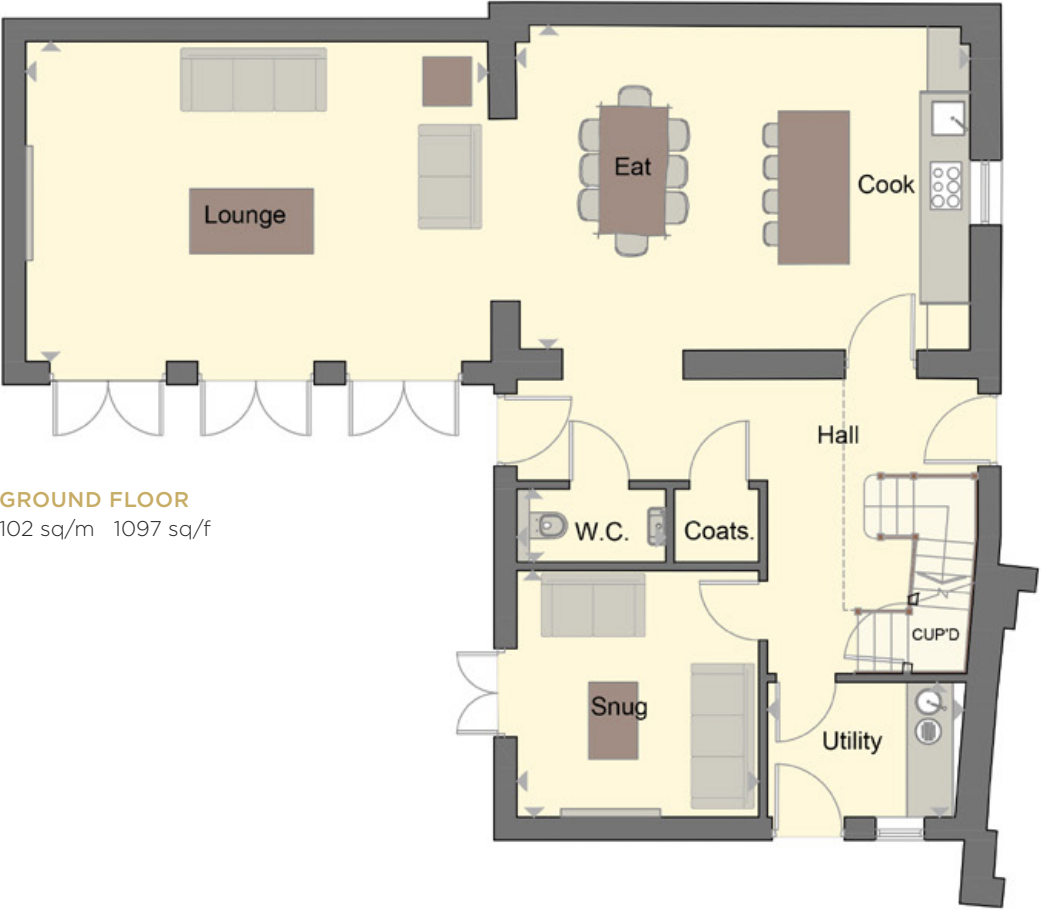
Room	Metres	Feet
Lounge	4.55 x 3.69m	14'11" x 12'1"
Eat/Cook	3.96 x 3.56m	13'0" x 11'8"
Lobby	2.71 x 2.43m	8'11" x 8'0"
Utility	2.59 x 1.71m	8'6" x 5'7"

Room	Metres	Feet
Master Bedroom	4.07 x 2.75m	13'4" x 9'0"
Bedroom 2	2.83 x 2.61m	9'3" x 8'7"
Bathroom	2.61 x 1.92m	8'7" x 6'4"

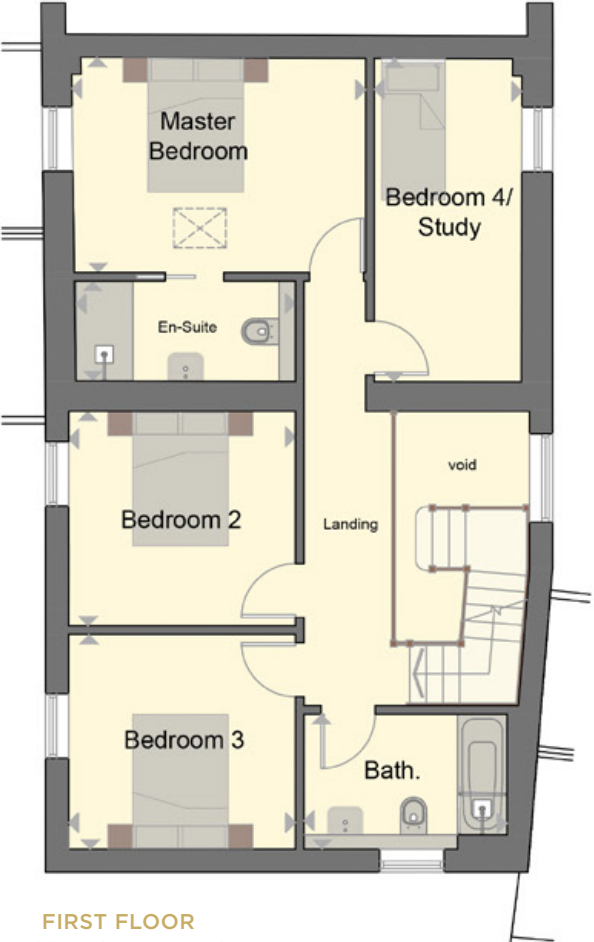
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THE GALLOWAY

SPACIOUS 4 BEDROOM SEMI-DETACHED HOME + SNUG



GROUND FLOOR
102 sq/m 1097 sq/f



FIRST FLOOR
71 sq/m 765 sq/f

THE GALLOWAY

Room	Metres	Feet
Lounge	6.53 x 4.57m	21'5" x 14'10"
Eat/Cook	6.41 x 4.57m	21'0" x 15'0"
Snug/Office	3.48 x 3.42m	11'5" x 11'3"
Utility	2.77 x 1.90m	9'11" x 5'3"
WC	2.1 x 1.05m	6'11" x 3'5"

Room	Metres	Feet
Master Bedroom 1	4.15 x 3.03m	13'7" x 9'11"
En-Suite	3.11 x 1.40m	10'2" x 4'7"
Bedroom 2	3.20 x 3.03m	10'6" x 9'11"
Bedroom 3	3.20 x 3.03m	10'6" x 9'11"
Bedroom 4	4.56 x 2.08m	15'0" x 6'10"
Bathroom	2.87 x 1.90m	9'4" x 6'3"

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THE CHILLINGHAM

SPACIOUS **4 BEDROOM** SEMI-DETACHED HOME + STUDY



GROUND FLOOR
127 sq/m 1367 sq/f



THE CHILLINGHAM

Room	Metres	Feet
Lounge	6.51 x 4.52m	21'4" x 14'10"
Eat/Cook	5.83 x 4.32m	19'2" x 14'2"
Utility	2.45 x 1.55m	8'0" x 5'1"
Bathroom	2.77 x 2.00m	9'1" x 6'7"
Bedroom 2	4.19 x 3.09m	13'9" x 10'2"
En-Suite	2.45 x 1.10m	8'1" x 3'7"

FIRST FLOOR
36.7 sq/m 395 sq/f

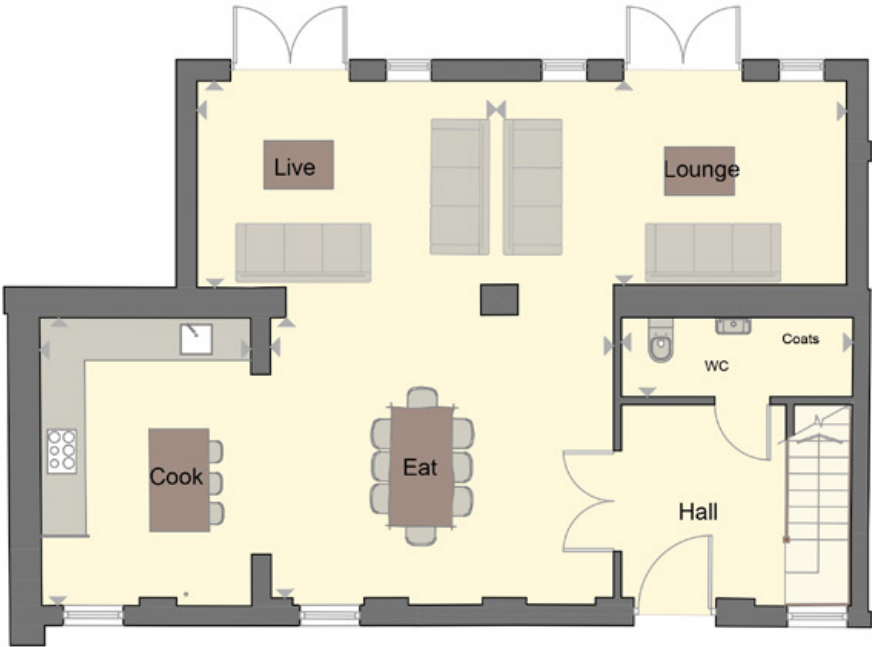


Room	Metres	Feet
Bedroom 3	4.17 x 2.86m	13'8" x 9'5"
Bedroom 4	2.96 x 2.79m	9'9" x 9'2"
Master Bedroom 1	6.32 x 4.51m	20'9" x 14'10"
En-Suite	3.18 x 1.85m	9'7" x 6'0"
Study Area	2.29 x 2.01m	7'6" x 6'7"

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THE LONGHORN

OPEN PLAN 3 BEDROOM SEMI-DETACHED HOME



GROUND FLOOR

88.8 sq/m 955.8 sq/f



FIRST FLOOR

54.7 sq/m 588.8 sq/f

THE LONGHORN

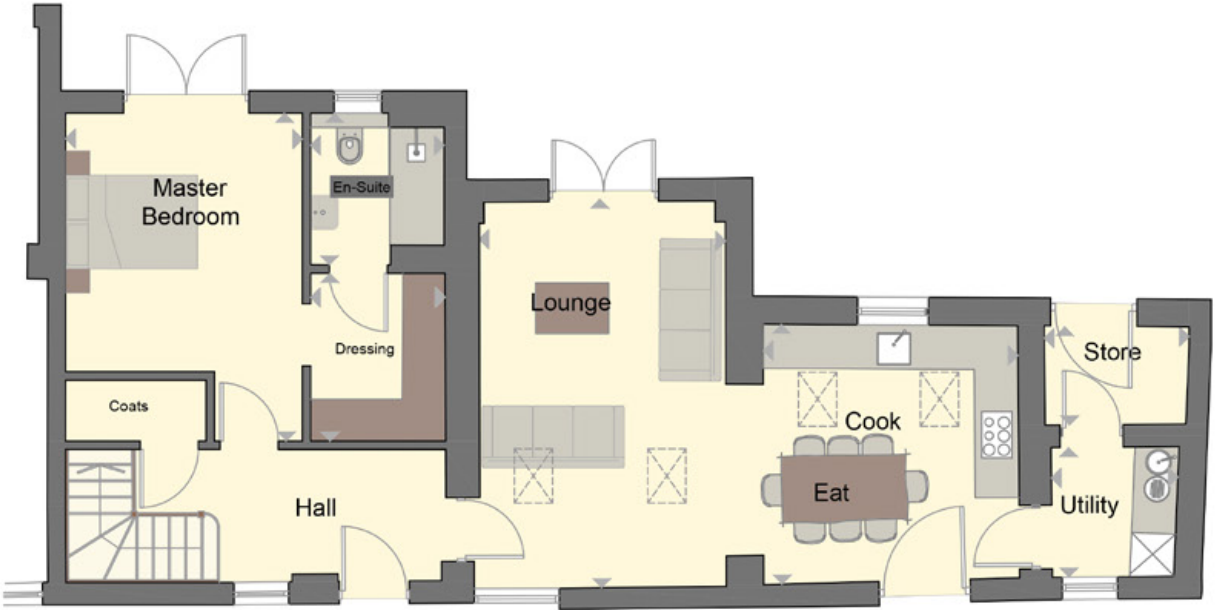
Room	Metres	Feet
Lounge	5.32 x 3.09m	17'5" x 10'2"
Live	4.54 x 3.13m	14'11" x 10'3"
Eat	5.21 x 4.25m	17'1" x 13'11"
Cook	4.36 x 3.20m	14'4" x 10'6"
WC	3.51 x 1.20m	11'6" x 3'11"

Room	Metres	Feet
Master Bedroom 1	4.41 x 3.50m	14'0" x 11'0"
En-Suite	2.22 x 1.75m	7'3" x 5'9"
Bedroom 2	3.29 x 3.00m	10'10" x 9'10"
En-Suite	2.73 x 1.60m	9'0" x 5'0"
Bedroom 3	3.34 x 2.77m	10'12 x 9'1"

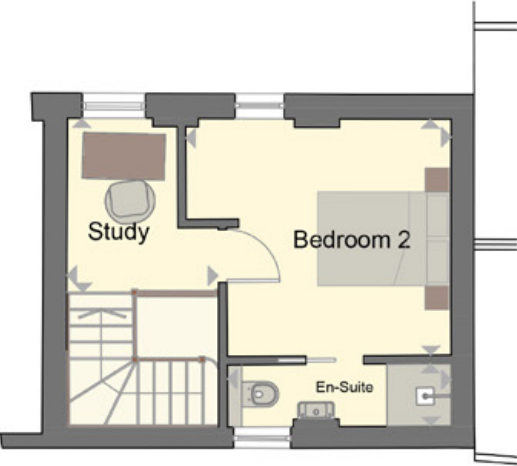
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THE SUSSEX

SPACIOUS 2 BEDROOM SEMI-DETACHED HOME + STUDY



GROUND FLOOR
83.5 sq/m 899 sq/f



FIRST FLOOR
24.7 sq/m 266 sq/f

THE SUSSEX

Room	Metres	Feet
Lounge	5.60 x 3.55m	18'4" x 11'8"
Eat/Cook	3.76 x 3.67m	12'4" x 12'0"
Utility	1.87 x 1.82m	6'2" x 6'0"
Store	2.09 x 1.42m	6'10" x 4'8"
Master Bedroom	4.73 x 3.41m	15'6" x 11'2"
En-suite	2.19 x 1.93m	7'2" x 6'4"
Dressing	2.42 x 1.93m	7'11" x 6'4"

Room	Metres	Feet
Bedroom 2	3.83 x 3.41m	12'7" x 11'2"
En-Suite	3.23 x 1.00m	10'7" x 3'3"
Study Area	2.51 x 2.18m	8'3" x 7'2"

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SPECIFICATION



KITCHEN/LIVING/DINING AREA

Our design team have produced a stunning range of kitchens within the heart of the home with a warm welcoming feel and a subtle set of colours and finishes.

- Kitchen Units – Shaker style kitchen units with feature pull handles
- Worktops – Bevel edged quartz
- Stainless Steel Sink – Large under mounted stainless steel sink
- Integrated Fridge Freezer – Bosch or equivalent
- Integrated Dishwasher – Bosch or equivalent
- Induction Hob – Bosch or equivalent
- Hood Extractor – Novy Essence
- Integrated Oven – Bosch or equivalent
- Wine Cooler – CDA integrated drinks cooler or similar
- Integrated Microwave – Bosch or equivalent
- Floor Finishes – Choice from Karndean Knight Tile Range. Standard specified Karndean lime washed oak KP99

UTILITY

Our utility rooms complement the kitchen areas with durable fittings that take their design references from them.

- Utility Units – White flat fronted units with chrome handles
- Sink – under mounted stainless steel
- Tap – Hot and cold swan neck mixer tap
- Washing Machine – Plumbing connection for washing machine
- Worktops – Bull nose laminate
- Floor Finishes – Choice from Karndean Knight Tile Range. Standard specified Karndean lime washed oak KP99

BATHROOMS/EN-SUITES

- Sanitaryware – Contemporary Villeroy & Boch with Hansgrohe and other fittings
- Showers – Mains pressurised Hansgrohe showers with large slimline trays and clear Roman Haven glass sliding doors
- Tiles – Choice of wall tiles from our selected tile range
- Floor Finishes – Choice from Karndean Knight Tile Range. Standard specified Karndean lime washed oak KP99
- Extractor Fans

INTERNALS

- Contemporary hand painted 4 Panel Shaker Solid Core Doors
- Interior Wall Colours – Interior design from Farrow & Ball colour palettes
- Skirting – Satinwood skirtings and architraves colour subject to choice
- Staircase – Satinwood painted

EXTERNALS

- Windows – White double glazed
- Bi-Fold Doors – Double glazed anthracite aluminium bi-fold to kitchen/living/dining area
- External Entrance Doors – Double glazed timber
- Paved footpaths and patios – Indian stone paving to pathways, eating/entertaining area and snug
- Garden walls – Paddock fencing to rear garden/paddock land
- Gardens – Feature landscaped with front garden and rear garden

ELECTRICAL

- Kitchen Ceiling Lighting – White LED spotlights
- Kitchen Feature Lighting – LED over hob cabinet lighting
- Utility Ceiling Lighting – White LED spotlights
- Dining Area Ceiling Lighting – White LED spotlights
- Living Room Ceiling Lighting – White LED spotlights
- Family Bathroom Ceiling Lighting – White LED spotlights
- Ensuite Ceiling Lighting – White LED spotlights
- Downstairs Toilet Ceiling Lighting – White LED spotlights
- External Lighting – Brushed metal finish lights
- Light Switches – House Internals – Brushed metal to all areas in the house
- Bedrooms – White ceiling mounted pendant lighting
- Smoke Alarms – Integrated white standard smoke alarms
- Plug Sockets – House Internals – Brushed metal to all areas. 2 USB to master bedroom, 1 USB kitchen worktop
- Data Cabling – Cat5e wiring points in live area and master bedroom
- Home Intruder Alarm System

- Telephone Points – Brushed metal. To living room and master bedroom
- TV Points – Brushed metal. To living room and master bedroom

HEATING

- Air source heat pump - boiler system – 7 year parts and labour warranty*, 10 year warranty on heat exchanger*
- Radiators – White panel convector radiators to all rooms except bathrooms and cloakrooms. Chrome heated towel rails to bathrooms and cloakrooms

WARRANTY

10 Year Build Warranty – 2 year Nuspace Warranty period and then handover to Build-Zone who cover years 3-10.

FOR ALL ENQUIRIES:

Carter Jonas

01423 523423
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Regent House, 13-15 Albert Street, Harrogate HG1 1JX

THE FINER DETAILS

RESERVATION

NuSpace Homes accept reservations from purchasers who are proceedable and able to exchange contracts within 28 days. At the time of reservation a deposit of £2,000 is payable, which forms part of the purchase price. On exchange of contracts a 10% deposit is payable. If you are to bespoke or order extra items these are payable in full at this point and a figure for these works can be issued in advance of exchange.

BUILD-ZONE WARRANTY

NuSpace Homes partner with Build-Zone to provide your Nu home with a 10 Year Warranty. All our homes are independently inspected and verified at each stage of the build with a Warranty Certificate issued at completion of all the works.

SALES ADVISORS

Our dedicated sales team can take you through each step of the buying process. We offer detailed choices on our finishes and our team can guide show you each and every option available on the site.

CUSTOMER JOURNEY

We have developed a customer journey that takes into account the needs of the customer first. From client choices to the home demonstration, your journey will be mapped out and supported at each stage.

Our on site team of professionals will help you settle into your new home and help with any last minute issues you may have.

Contact will be made by our after care team when the successful handover of your property is complete. They will manage the process of the initial 2 year defects period and then handover to Build-Zone who cover years 3-10.

KEEP UP TO DATE

For all the latest news on this and other developments please see our website nuspacehomes.co.uk



Disclaimer: The information displayed about this development and property within it are to provide a general indication of the style and finishes within the development. Please speak to a sales consultant who can show you your exact property and the final finishes and sizes therein. Some changes can occur during the build process and the purchaser should check all these items at time of reservation. This brochure does not form part of any contract and is for information only at this stage. *Terms may apply.



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