



# GRANBY FARM GROVE

HIGHGATE PARK, HARROGATE



MODERN CLASSICS





GRANBY FARM GROVE



Enjoying an attractive setting on the site of a former farmstead building and cottage, within easy reach of Harrogate town centre, Granby Farm Grove is a select collection of luxury properties from award-winning housebuilder, Park Lane Homes. Sympathetically converted from a former farmstead and barns, this stunning development features a mix of terrace, semi-detached and detached styles offering 3, 4 and 5 bedroom living designed to an exceptionally high specification.

At Park Lane Homes, we believe that creating truly aspirational living is all about attention to the finer details. That means seeking out the most exclusive locations in Yorkshire - the places served by seamless connectivity and the best schools. It means our team of in-house experts coordinating bespoke planning, design and build to achieve character and individuality, rather than, mass produced, properties. And it also means finishing our homes to the highest standards, with a comprehensive range of superior features and interior appointments which reflect our customers' choices and desires.

## ASPIRATION | ATTENTION | DISTINCTION



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We specialise in creating new homes of genuine distinction, from substantial detached houses, barn conversions and large Victorian style villas to elegant mews homes and luxury apartments. All properties in our unique and diverse portfolio share fundamental qualities: timeless craftsmanship, an outstanding specification and a clear focus on meeting your aspirations, achieved with that all-important eye for detail.

EXCEPTIONAL | INDIVIDUAL | DESIRABLE





Designed to harmonise with its surroundings and recall the character of the former farmstead it replaces, Granby Farm Grove is a stunning development of superb new homes crafted using traditional materials to reflect the rural aspects of the original buildings.

All properties feature traditional external walling details with split - faced tumbled coursed stone to plots 2 - 4, rustic red facing brickwork to plots 5 - 7 and the semi detached properties designed to have a barn like appearance.

Roofing to all properties on this unique development will feature antique slate tiles to enhance this characterful look.

## STYLE | CHARACTER | SECLUSION



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The fine detailing and sophisticated external appearance will be complemented by contrastingly modern interiors incorporating a host of top-end fixtures and appliances. Each home will combine exceptionally spacious dimensions with a versatile format which can adapt to your individual needs.



**PLOT 1**  
Five bedroom detached home  
with integral garage



**PLOT 2**  
Three bedroom detached home  
with integral garage



**PLOTS 3 & 4**  
Four bedroom semi-detached home  
with garage



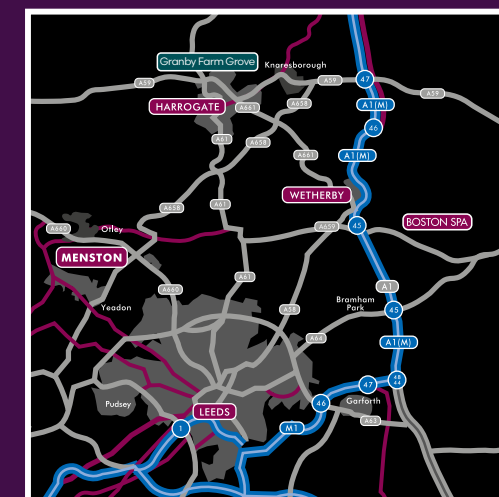
**PLOTS 5, 6 & 7**  
Plots 5 & 7 - Three bedroom townhouse  
Plot 6 - Four bedroom townhouse  
All with car port



**GRANBY FARM GROVE**  
HARROGATE

Granby Farm Grove enjoys fast connections to the region's commercial centres and road / transport networks.

1 mile from Harrogate centre and less than 30 minutes' drive from the centres of Leeds, York and Harrogate.







SITE PLAN



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### Five bedroom detached home

This outstanding five bedroom design is superbly equipped for busy family life. The signature room on the ground floor is the dining kitchen which provides exceptionally large open-plan space with bi-fold doors opening out to the garden. An attractive lounge and snug provides space for relaxation whilst the utility provides access to an integral garage. Upstairs, the master bedroom and second bedroom include en-suites which complement a stylish main bathroom.



GRANBY FARM GROVE  
HARROGATE



#### GROUND FLOOR

Garage	3.86m x 6.20m	12'7" x 20'5"
Kitchen/Dining	8.00m x 3.80m	25'2" x 12'4"
Utility	4.20m x 2.00m	13'8" x 6'6"
Home office	4.14m x 3.30m	13'6" x 10'8"
Living	5.20m x 2.59m	17'0" x 8'5"
Snug	3.79m x 3.73m	12'4" x 12'2"
Lounge	4.14m x 5.16m	13'6" x 16'9"
WC	2.16m x 9.44m	7'1" x 3'1"



#### FIRST FLOOR

Master Bedroom	3.78m x 3.60m	12'4" x 11'8"
Ensuite	2.81m x 2.13m	9'2" x 6'9"
Wardrobe	2.81m x 3.83m	9'2" x 12'6"
Bedroom 2	3.52m x 3.66m	11'6" x 12'0"
Bedroom 3	3.53m x 3.66m	11'6" x 12'0"
Joint Ensuite	2.66m x 1.65m	8'8" x 5'4"
Bedroom 4	4.14m x 3.90m	13'6" x 12'8"
Bedroom 5	3.82m x 6.20m	12'6" x 20'3"
Bathroom	3.91m x 2.57m	12'9" x 8'5"





### Three bedroom detached home

This attractive three bedroom design provides a spacious yet easy-to-manage layout. A welcoming entrance hallway leads to a spacious lounge and a large bedroom enjoying direct access to the bathroom. To the rear of the property, the extensive dining kitchen includes an island with breakfast bar and relaxing space overlooking the rear garden through bi-fold doors. The first floor features a laundry room and two more bedrooms, including a luxurious master with en-suite.



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#### GROUND FLOOR

Garage	3.10m x 6.20m	12'9" x 20'3"
Kitchen/Living/Dining	9.50m x 3.65m	31'2" x 11'9"
Lounge	3.32m x 4.12m	10'9" x 13'5"
Store	1.00m x 0.8m	3'3" x 2'6"
Bathroom	2.68m x 1.98m	8'8" x 6'5"
Bedroom 2	3.85m x 3.62m	12'6" x 11'9"



#### FIRST FLOOR

Master Bedroom	4.90m x 5.70m	16'1" x 18'7"
Ensuite	3.30m x 1.65m	10'8" x 5'4"
Bedroom 3/Studio	3.60 x 5.70m	11'8" x 18'7"





Four bedroom semi-detached home

This stylish four bedroom design is planned over two storeys providing ample accommodation for families and guests. The ground floor includes a substantial open-plan dining kitchen with bifold doors. The large entrance hallway leads to an impressive lounge and a cosy snug / study. The upstairs accommodation is equally attractive with a luxurious family bathroom and en-suite facilities to two bedrooms.



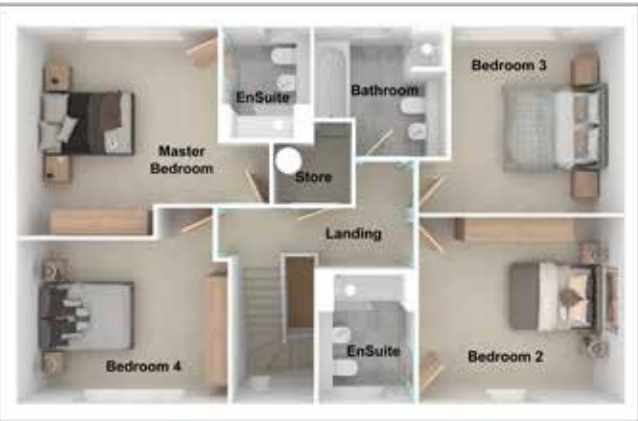
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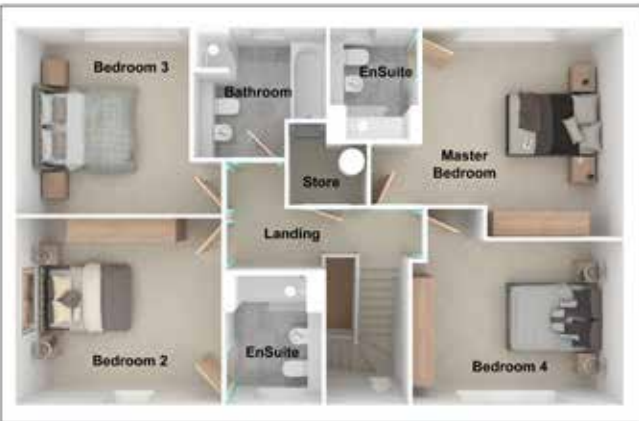
PLOT 3 GROUND FLOOR



PLOT 4 GROUND FLOOR



PLOT 3 FIRST FLOOR



PLOT 4 FIRST FLOOR

GROUND FLOOR

Garage	3.04m x 6.08m	9'10" x 19'9"
Kitchen/Dining	4.25m x 7.61m	13'9" x 24'9"
Utility	1.80m x 2.45m	5'9" x 8'1"
WC	1.5m x 2.45m	4'9" x 8'1"
Lounge	4.24m x 4.95m	13'9" x 16'2"
Study	4.24m x 2.55m	13'9" x 8'4"

FIRST FLOOR

Master Bedroom	5.10m x 4.20m	16'7" x 13'8"
Ensuite	1.73m x 2.27m	5'7" x 7'4"
Bedroom 2	4.04m x 3.75m	13'2" x 12'3"
Bedroom 3	4.04m x 3.74m	13'2" x 12'3"
Bedroom 4	4.21m x 3.95m	3'8" x 12'9"
Bathroom	2.65m x 2.59m	8'7" x 8'5"

GROUND FLOOR

Garage	3.04m x 6.08m	9'10" x 19'9"
Kitchen/Dining	4.25m x 7.61m	13'9" x 24'9"
Utility	1.80m x 2.45m	5'9" x 8'1"
WC	1.5m x 2.45m	4'9" x 8'1"
Lounge	4.24m x 4.95m	13'9" x 16'2"
Study	4.24m x 2.55m	13'9" x 8'4"

FIRST FLOOR

Master Bedroom	5.10m x 4.20m	16'7" x 13'8"
Ensuite	1.73m x 2.27m	5'7" x 7'4"
Bedroom 2	4.04m x 3.75m	13'2" x 12'3"
Bedroom 3	4.04m x 3.74m	13'2" x 12'3"
Bedroom 4	4.21m x 3.95m	13'8" x 12'9"
Bathroom	2.65m x 2.59m	8'7" x 8'5"





### Plots 5 & 7 - Three bedroom townhouse

This impressive three bedroom design has a beautifully balanced layout providing versatile space over two storeys. The ground floor includes a welcoming lounge to the front and a spacious dining kitchen overlooking the rear garden through French doors. The upstairs accommodation includes a study alongside the two bedrooms and family bathroom. The master bedroom enjoys the luxury of en-suite facilities.

### Plot 6 - Four bedroom townhouse

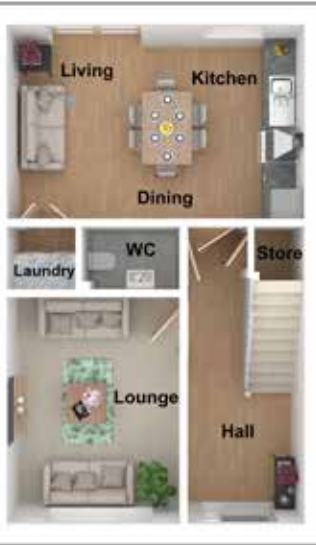
This superb four bedroom design includes an impressive ground floor with a large dining kitchen which adjoins a utility room and includes bi-fold doors providing access to the rear garden. An entrance hall, substantial lounge, and cloakroom complete the downstairs accommodation. The first floor features a beautiful family bathroom, an en-suite master bedroom, two other double bedrooms and a single bedroom which could be utilised as a study.



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PLOT 5 GROUND FLOOR



PLOT 6 GROUND FLOOR



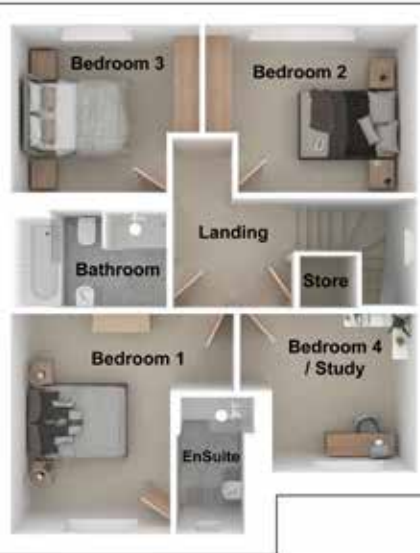
PLOT 7 GROUND FLOOR



PLOT 5 FIRST FLOOR



PLOT 6 FIRST FLOOR



PLOT 7 FIRST FLOOR

#### PLOT 5 GROUND FLOOR

Kitchen/Dining	7.47m x 3.06m	24'5" x 10'9"
Utility	1.77m x 1.82m	5'8" x 6'0"
WC	1.35m x 1.83m	4'4" x 6'1"
Lounge	4.45m x 4.72m	14'6" x 15'5"

#### PLOT 6 GROUND FLOOR

Kitchen/Living/Dining	5.60m x 3.66m	18'4" x 12'0"
Laundry	1.42m x 1.20m	4'6" x 3'9"
WC	1.63m x 1.20m	5'4" x 3'9"
Lounge	3.16m x 4.22m	10'4" x 13'8"

#### PLOT 7 GROUND FLOOR

Kitchen/Dining	7.47m x 3.06m	24'5" x 10'9"
Utility	1.77m x 1.82m	5'8" x 6'0"
WC	1.35m x 1.83m	4'4" x 6'1"
Lounge	4.45m x 4.72m	14'6" x 15'5"

#### PLOT 5 FIRST FLOOR

Bedroom 1	4.01m x 4.02m	13'1" x 13'2"
Ensuite	1.48m x 2.53m	4'8" x 8'3"
Bedroom 2	3.82m x 3.06m	12'5" x 10'0"
Bedroom 3	3.40m x 3.06m	11'1" x 10'0"
Bedroom 4 / Study	3.24m x 2.90m	10'6" x 9'5"
Bathroom	2.78m x 2.00m	9'1" x 6'6"

#### PLOT 6 FIRST FLOOR

Bedroom 1	3.35m x 3.52m	11'1" x 10'9"
Ensuite	2.01m x 2.33m	6'6" x 7'6"
Bedroom 2	3.25m x 3.66m	10'7" x 12'0"
Bedroom 3 / Study	2.11m x 3.66m	6'9" x 12'0"
Bathroom	2.15m x 1.90m	7'0" x 6'2"

#### PLOT 7 FIRST FLOOR

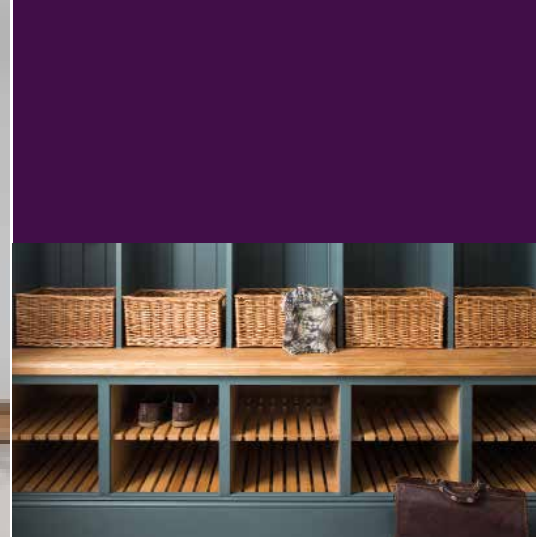
Bedroom 1	4.01m x 4.02m	13'1" x 13'2"
Ensuite	1.48m x 2.53m	4'8" x 8'3"
Bedroom 2	3.82m x 3.06m	12'5" x 10'0"
Bedroom 3	3.40m x 3.06m	11'1" x 10'0"
Bedroom 4 / Study	3.24m x 2.90m	10'6" x 9'5"
Bathroom	2.78m x 2.00m	9'1" x 6'6"



## YOUR KITCHEN...

At Granby Farm Grove, Park Lane Homes have employed top kitchen designers to create a bespoke kitchen that reflects your individuality and is perfectly suited to your needs. Our professionals can guide you through the latest design possibilities, offering a comprehensive choice of features, styles, premium-brand appliances and top quality work surfaces.

The perfect installation is just as important as the perfect design and Park Lane Homes' excellent working relationship with our partners enables a coordinated and professional approach, from conception to completion. We are here to guide you every step of the way to bring your bespoke kitchen to life.







## YOUR BATHROOMS...

Experts in creating bespoke interiors, our bathroom design partners supply exceptional luxury bathrooms with full planning, design and technical support at every step of the way.

With a commitment to the highest standards of manufacturing excellence, our knowledgeable project team can supply photorealistic 3D images that help to visualise your dream concept. Each bespoke solution is designed with the lifetime functionality of your bathroom as a key priority. With our design professionals you can have complete confidence knowing you have a team of people steeped in the creation of individually styled bathrooms and offering a dedicated service to ensure that your personal preferences are realised to the highest standards in every respect.







**SPECIFICATION**

Your new home will be delivered by our award-winning team whose attention to detail in this exclusive housing sector will ensure that these superb designs will be complemented by an outstanding specification and an exceptional finish throughout.

**WALLING AND ROOFING MATERIALS**

Coursed Yorkshire stone walls to plots 2,3,4, and characterful brick walls to plots 1, 5, 6 & 7 with roofs covered in natural roofing materials. The choice of materials will ensure that these substantial homes will fit perfectly into the prevailing character of this delightful village.

**TILING**

An exceptional choice of tiling to the walls and floors in the bathrooms will complement these outstanding homes and add a beautiful finish to each of these important rooms.

**JOINERY AND IRONMONGERY**

Double glazed windows and composite external doors. A painted finish will be applied to the moulded skirting boards and architraves and a number of the internal doors will be beautifully finished in a natural oak veneer or similar. Ironmongery throughout will enhance the doors, with a choice of handles in a chrome or stainless steel finish. Each staircase will be a carefully designed focal point of the property.

**HEATING AND COMFORT**

An air source heat pump and pressurised cylinder tank will provide domestic hot water and heating throughout each property. Radiators in the principal rooms and towel radiators in the bathrooms. Underfloor heating will be provided to the ground floor of all properties.

In addition, a wastewater heat recovery system will also be installed, capturing and utilising the energy contained in wastewater for various applications, such as heating, cooling, and electricity. This innovative technology will reduce energy costs by up to 65% as well as significantly reducing harmful CO<sup>2</sup> normally associated with the production of domestic hot water.

**COMFORT | CONTROL | EFFICIENCY**



**DECORATION**

Each new home will be carefully decorated throughout. There will be a wide range of colours to ensure that the decorative scheme throughout will perfectly fit each customer's needs. Internal woodwork will be finished in eggshell or gloss, and a natural oak finish (or similar) will apply to the internal doors and certain elements of the main staircase. A colour choice will be available on request.

**SECURITY AND PEACE OF MIND**

A multi zone NACOSS approved SMART security alarm will be fitted as standard together with mains wired fire alarms.

**ELECTRICAL**

There will be a generous supply of power sockets, switches and shaver sockets. LED energy pendant lighting will be fitted to the principal rooms, with LED spot lights fitted in the kitchen and bathrooms. All homes will be installed with comprehensive gigabit telecommunication network including fibre to the premises, configurable cat 6 cabling and wireless access points in selected locations. An electrical vehicle charging point will also be installed to each property

**EXTERNAL**

Buff riven paving to the patios and paths will enhance the lawned and landscaped gardens which will be turfed and seeded to larger areas and beneath trees. Drives will initially be in tarmacadam and self draining regular sets will

**GARAGING**

support sustainable draining techniques. External up/down lights will be fitted to the front and rear of each new home.

Where garages are provided, these will have remote controlled vehicular doors, a supply of power sockets and lighting points plus a cold water supply.

**WARRANTY**

Every Park Lane Homes property now comes with a 10 year home warranty through Premier Guarantee, giving you peace of mind in your new home.

A full specification is available on request.



ESCAPE | RELAX | ENJOY



Occupying an enviable location Granby Farm Grove offers a superb lifestyle featuring the best of rural living whilst being within easy reach of all the exciting amenities Harrogate has to offer.



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Harrogate is renowned for its blend of historic elegance and modern amenities. Steeped in history, Harrogate offers picturesque Victorian architecture, lush gardens, and the famed Turkish Baths. The town's iconic Royal Pump Room Museum and Valley Gardens provide a glimpse into its rich heritage as a fashionable spa destination. The Stray, a 200-acre expanse of open parkland, ensures that residents enjoy ample green space right in the heart of the town, perfect for leisurely walks, family picnics, and outdoor activities.

In addition to its historical allure, Harrogate boasts a vibrant contemporary lifestyle. The town centre is bustling with an array of boutique shops, award-winning restaurants, and cozy cafes, creating a lively yet intimate community atmosphere. Educational facilities are top-notch, with a selection of excellent schools and educational institutions catering to all ages. Harrogate's connectivity is exemplary, with convenient transport links to major cities such as Leeds and York, making it a strategic location for commuters.



EDUCATION

Harrogate Grammar School  
Arthurs Avenue  
HG2 0DZ  
Tel 01423 531 127

KIP MCGRATH HARROGATE

23 Victoria Avenue  
HG1 5RD  
Tel 01423 224 036

BRACKENFIELD SCHOOL

128 Duchy Road  
HG1 2HE  
Tel 01423 508 558

Belmont Grosvenor School  
Swardcliffe Hall  
HG3 2JG  
Tel 01423 771 029

LOCAL AUTHORITY

Harrogate Borough Council  
Civic Centre  
St. Lukes Avenue  
HG1 2AE  
Tel 01423 500 600

POLICE

Killingbeck Police Station  
Foundry Lane  
Leeds  
LS14 6NN  
Tel 101

DOCTORS

Kingswood Surgery  
14 Wetherby Road  
HG2 7SA  
Tel 01423 887 733

East Parade Surgery  
Mowbray Square Medical Centre  
Myrtle Square  
HG1 5AR  
Tel 01423 566 754

DENTISTS

Linden House Dental Practice  
10 Victoria Avenue  
HG1 1ED  
Tel 01423 503 162

North Park Dental Practice  
1 North Park Road  
HG1 5PD  
Tel 01423 503 547

SUPERMARKETS

Waitrose & Partners  
92 Station Parade  
HG1 1HD  
Tel 01423 501 333

Asda Superstore  
Bower Road  
HG1 5DE  
Tel 01423 524 243

RECREATION

Biostrong Leisure Centres  
55 Grove Road  
HG1 5EP  
Tel 07788 863 415

Oakdale Golf Club  
Oakdale Glen  
HG1 2LN  
Tel 01423 567 162

Harrogate RUFC  
Rudding Lane  
HG3 1DQ  
Tel 01423 815 420

Wetherby Race Course  
York Road  
Wetherby  
LS22 5EJ  
Tel 01937 582 035



MODERN CLASSICS





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KINGSTON HOUSE, 87 WIKE RIDGE LANE, SLAID HILL, LEEDS LS17 8TX

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### CONSUMER CODE

In compliance with the terms of our New Homes Warranty Providers, we have agreed to adopt the requirements of the Consumer Code for Home Builders which came into force on 1st April 2010. The code sets mandatory requirements that we must meet in the marketing and selling of homes and the associated after sales customer services. The code will apply to all our home buyers who reserve to buy a new or newly converted home from us which has or will be built under the insurance protection of one of the Home Warranty bodies that we use.

Please remember that whilst every care was taken in the preparation of all our information, no representation or warranty is given, and it does not form any part of any contract. Any intending purchaser must satisfy themselves as to the accuracy of each of the statements contained in these particulars. All illustrations, photographs, plans and layouts are intended for general guidance only and may be subject to alteration at any time.

We reserve the right to alter house types, specifications and internal layouts at our discretion. Dimensions are structural and intended as a guideline. Kitchen and sanitaryware is indicative.