



GRANBY FARM GROVE

HIGHGATE PARK, HARROGATE



MODERN CLASSICS

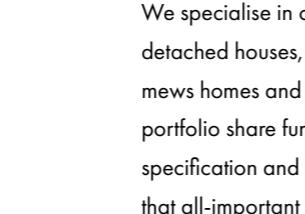


GRANBY FARM GROVE



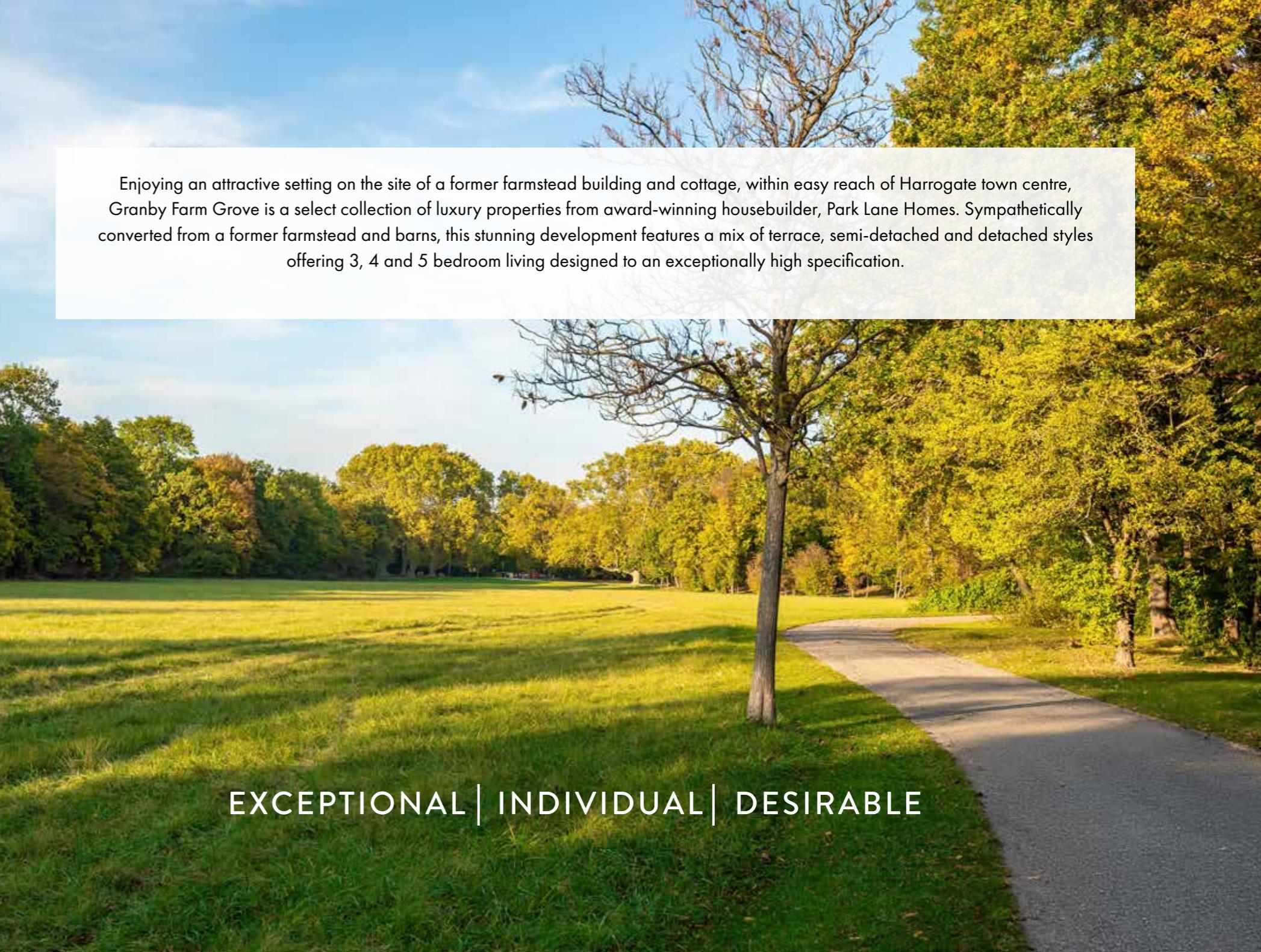
At Park Lane Homes, we believe that creating truly aspirational living is all about attention to the finer details. That means seeking out the most exclusive locations in Yorkshire - the places served by seamless connectivity and the best schools. It means our team of in-house experts coordinating bespoke 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

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.



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.



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



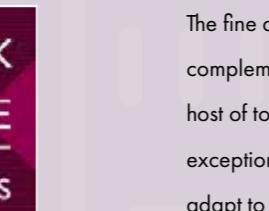
PLOTS 5, 6 & 7
Plots 5 & 7 - Three bedroom townhouse
Plot 6 - Four bedroom townhouse
All with car port

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.

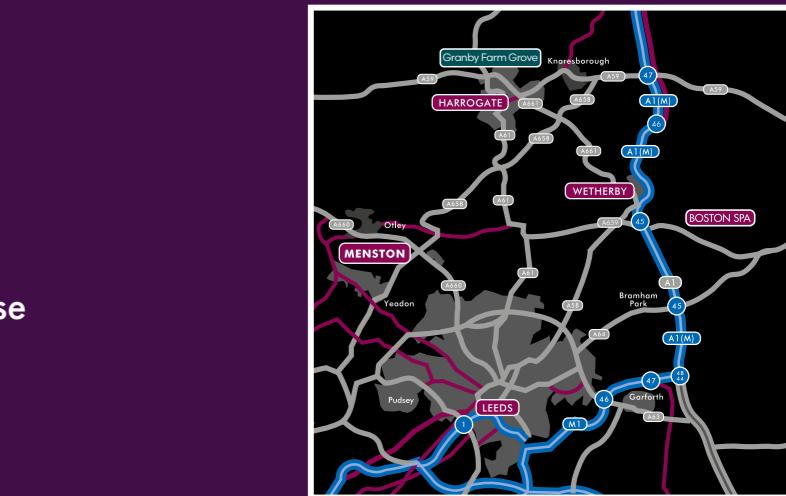
Roofing to all properties on this unique development will feature antique slate tiles to enhance this characterful look.

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.





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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.



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 0.44m | 7'1" x 3'1" |



FIRST FLOOR

| | | |
|----------------|---------------|---------------|
| Master Bedroom | 3.78m x 3.6m | 12'4" x 11'8" |
| Ensuite | 2.81m x 2.13m | 9'2" x 6'9" |
| Wardrobe | 2.81m x 3.3m | 9'2" x 12'6" |
| Bedroom 2 | 3.52m x 3.6m | 11'6" x 12'0" |
| Bedroom 3 | 3.53m x 3.6m | 11'6" x 12'0" |
| Joint Ensuite | 2.66m x 1.5m | 8'8" x 5'4" |
| Bedroom 4 | 4.14m x 3.9m | 13'6" x 12'8" |
| Bedroom 5 | 3.82m x 6.2m | 12'6" x 20'3" |
| Bathroom | 3.91m x 2.57m | 12'9" x 8'5" |



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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.



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 | 4.9m x 5.7m | 16'1" x 18'7" |
| Ensuite | 3.3m x 1.5m | 10'8" x 5'4" |
| Bedroom 3/Studio | 3.6 x 5.7m | 11'8" x 18'7" |



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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.



PLOT 3 GROUND FLOOR

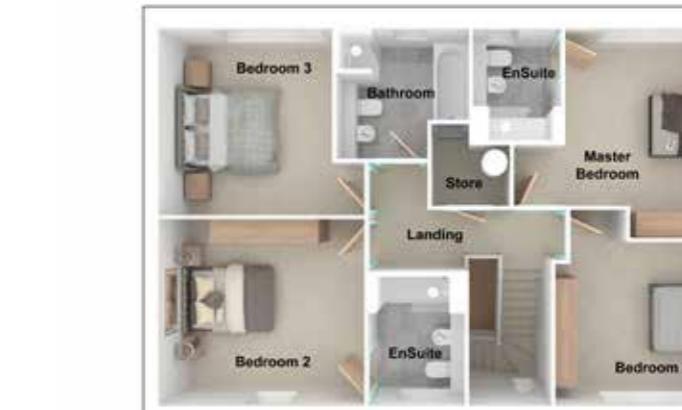


PLOT 3 FIRST FLOOR

| GROUND FLOOR | | FIRST FLOOR | | | |
|----------------|---------------|---------------|----------------|---------------|---------------|
| Garage | 3.04m x 6.08m | 9'10" x 19'9" | Master Bedroom | 5.10m x 4.20m | 16'7" x 13'8" |
| Kitchen/Dining | 4.25m x 7.61m | 13'9" x 24'9" | Ensuite | 1.73m x 2.27m | 5'7" x 7'4" |
| Utility | 1.80m x 2.45m | 5'9" x 8'1" | Bedroom 2 | 4.04m x 3.75m | 13'2" x 12'3" |
| WC | 1.5m x 2.45m | 4'9" x 8'1" | Bedroom 3 | 4.04m x 3.74m | 13'2" x 12'3" |
| Lounge | 4.24m x 4.95m | 13'9" x 16'2" | Bedroom 4 | 4.21m x 3.95m | 3'8" x 12'9" |
| Study | 4.24m x 2.55m | 13'9" x 8'4" | Bathroom | 2.65m x 2.59m | 8'7" x 8'5" |



PLOT 4 GROUND FLOOR



PLOT 4 FIRST FLOOR

| GROUND FLOOR | | FIRST FLOOR | | | |
|----------------|---------------|---------------|----------------|---------------|---------------|
| Garage | 3.04m x 6.08m | 9'10" x 19'9" | Master Bedroom | 5.10m x 4.20m | 16'7" x 13'8" |
| Kitchen/Dining | 4.25m x 7.61m | 13'9" x 24'9" | Ensuite | 1.73m x 2.27m | 5'7" x 7'4" |
| Utility | 1.80m x 2.45m | 5'9" x 8'1" | Bedroom 2 | 4.04m x 3.75m | 13'2" x 12'3" |
| WC | 1.5m x 2.45m | 4'9" x 8'1" | Bedroom 3 | 4.04m x 3.74m | 13'2" x 12'3" |
| Lounge | 4.24m x 4.95m | 13'9" x 16'2" | Bedroom 4 | 4.21m x 3.95m | 3'8" x 12'9" |
| Study | 4.24m x 2.55m | 13'9" x 8'4" | Bathroom | 2.65m x 2.59m | 8'7" x 8'5" |

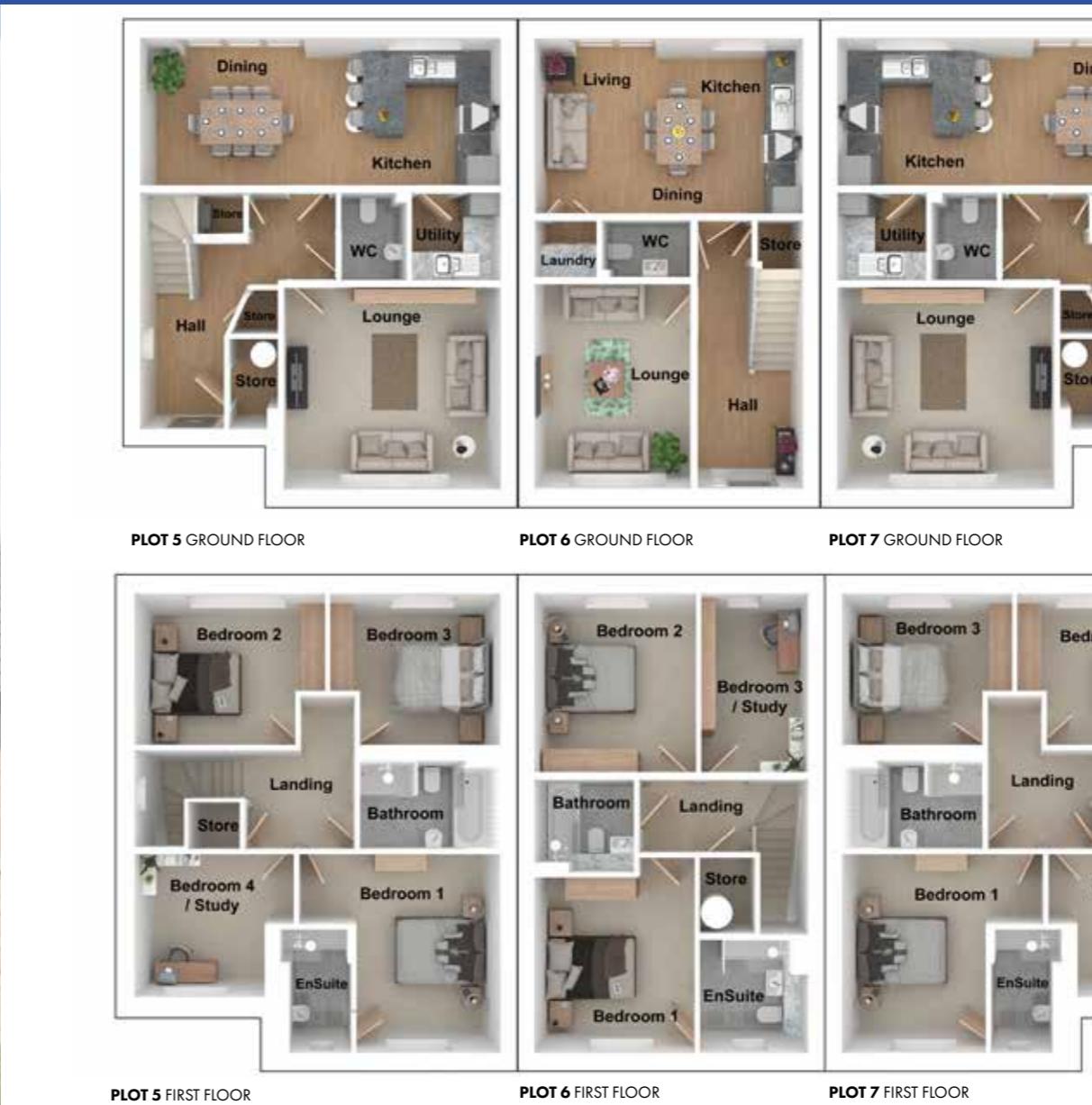


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Plots 5 & 7 - Three bedroom townhouse

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

| | | |
|----------------|--------------|---------------|
| Kitchen/Dining | 7.47m x 3.6m | 24'4" x 10'9" |
| Utility | 1.77m x 1.8m | 5'8" x 6'0" |
| WC | 1.35m x 1.3m | 4'4" x 6'1" |
| Lounge | 4.45m x 4.7m | 14'4" x 15'5" |

Plot 6 GROUND FLOOR

| | | |
|-----------------------|--------------|---------------|
| Kitchen/living/Dining | 5.60m x 3.6m | 18'4" x 12'0" |
| Laundry | 1.42m x 1.0m | 4'6" x 3'9" |
| WC | 1.63m x 1.0m | 5'4" x 3'9" |
| Lounge | 3.16m x 4.2m | 10'4" x 13'8" |

Plot 7 GROUND FLOOR

| | | |
|----------------|--------------|---------------|
| Kitchen/Dining | 7.47m x 3.6m | 24'4" x 10'9" |
| Utility | 1.77m x 1.8m | 5'8" x 6'0" |
| WC | 1.35m x 1.3m | 4'4" x 6'1" |
| Lounge | 4.45m x 4.7m | 14'4" x 15'5" |

Plot 5 FIRST FLOOR

| | | |
|-------------------|--------------|---------------|
| Bedroom 1 | 4.01m x 4.0m | 13'1" x 13'2" |
| Ensuite | 1.48m x 2.3m | 4'8" x 8'3" |
| Bedroom 2 | 3.82m x 3.6m | 12'6" x 10'0" |
| Bedroom 3 | 3.40m x 3.6m | 11'1" x 10'0" |
| Bedroom 4 / Study | 3.24m x 2.9m | 10'6" x 9'5" |
| Bathroom | 2.78m x 2.0m | 9'1" x 6'6" |

Plot 6 FIRST FLOOR

| | | |
|-------------------|--------------|---------------|
| Bedroom 1 | 3.5m x 3.2m | 11'1" x 10'0" |
| Ensuite | 2.01m x 2.3m | 6'6" x 7'6" |
| Bedroom 2 | 3.25m x 3.6m | 10'7" x 12'0" |
| Bedroom 3 / Study | 2.11m x 3.6m | 6'9" x 12'0" |
| Bathroom | 2.15m x 1.9m | 7'0" x 6'2" |

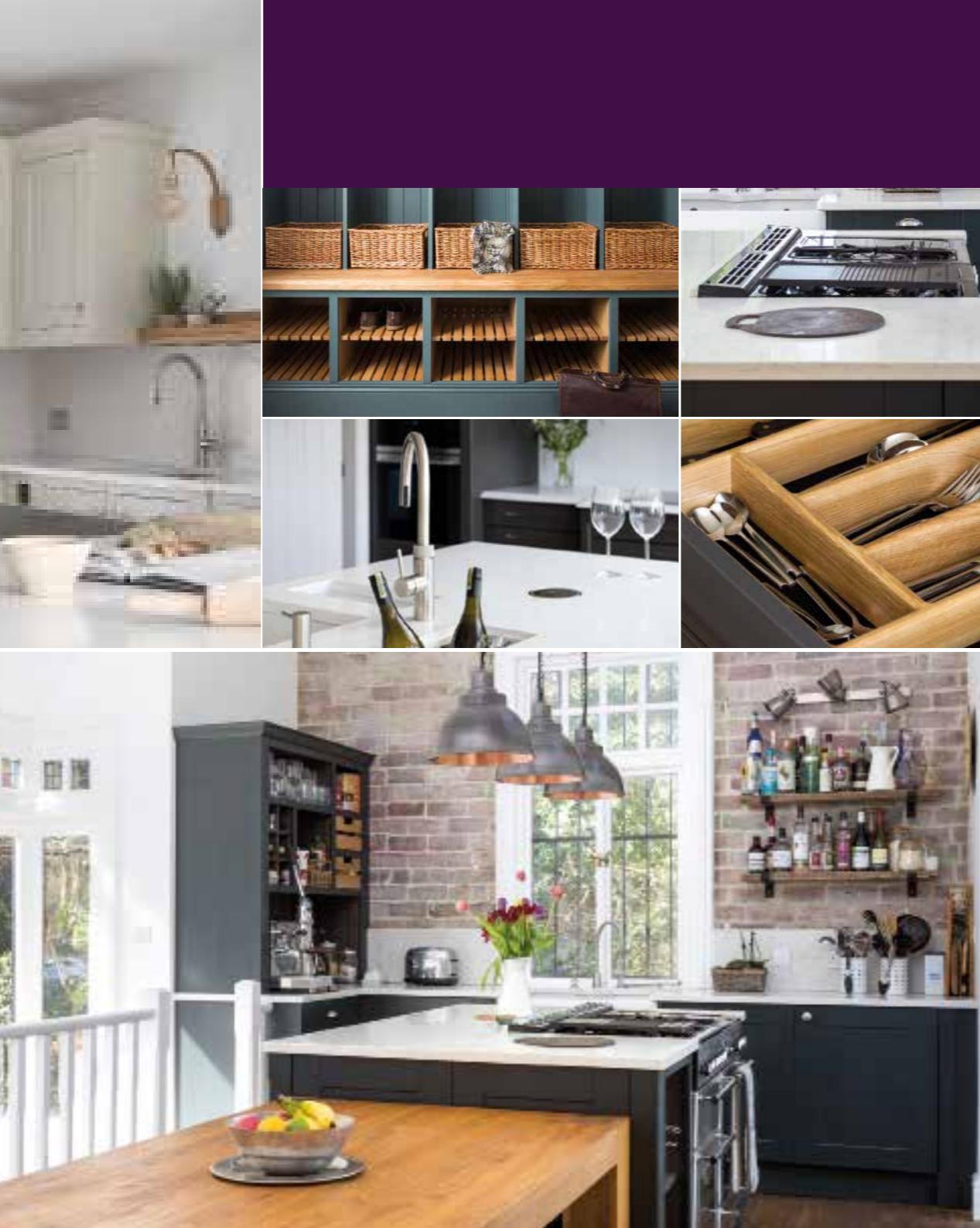
Plot 7 FIRST FLOOR

| | | |
|-------------------|--------------|---------------|
| Bedroom 1 | 4.01m x 4.0m | 13'1" x 13'2" |
| Ensuite | 1.48m x 2.3m | 4'8" x 8'3" |
| Bedroom 2 | 3.82m x 3.6m | 12'6" x 10'0" |
| Bedroom 3 | 3.40m x 3.6m | 11'1" x 10'0" |
| Bedroom 4 / Study | 3.24m x 2.9m | 10'6" x 9'5" |
| Bathroom | 2.78m x 2.0m | 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 CO₂ 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.

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

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.



GARAGING

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 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

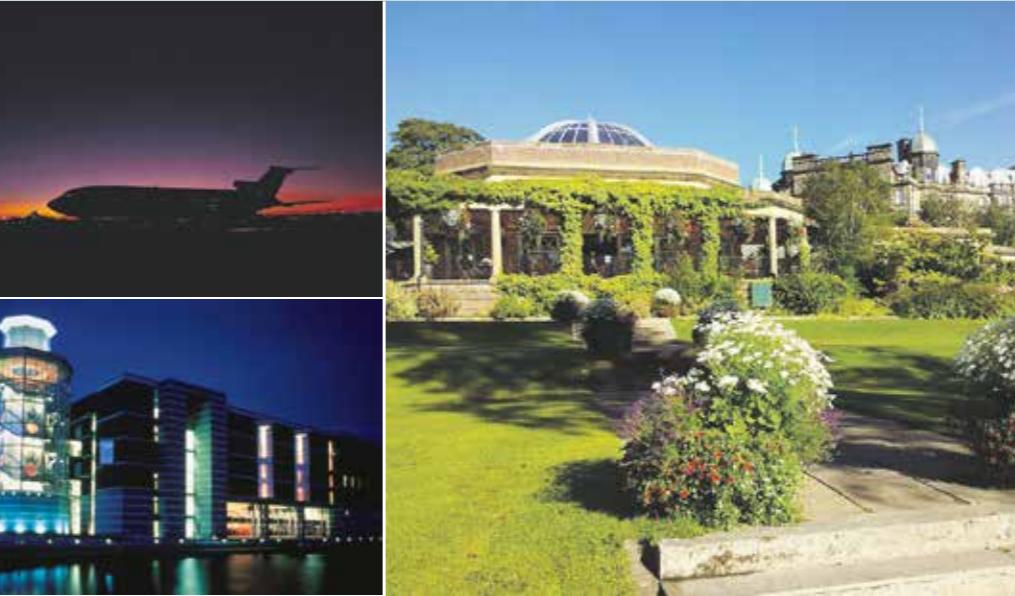


Occupying an enviable location **Granby Farm Grove** offers a superb lifestyle featuring the best of rural living whilst being within easy reach of all the exciting amenities **Harrogate** has to offer.

**PARK
LANE
HOMES**

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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
Swarcliffe 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 1AR
Tel 01423 566 754

DENTISTS

Linden House Dental Practice
10 Victoria Avenue
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 814220

Wetherby Race Course
York Road
Wetherby
LS22 5J
Tel 0197 5 82 035

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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.