

EXCLUSIVE DEVELOPMENT AT
THE WEST END OF TUNSTALL



LOCATION

The village of Tunstall is ideally positioned with good access for commuting across the region, with the A1 (M) only minutes away, as well as being close by to various, highly regarded market towns, including Richmond (5.5 miles), Leyburn (9.5 miles) and Bedale (8 miles) and the rolling countryside of The Yorkshire Dales National Park. There is also a wide range of national supermarkets and retailers within 3 miles of the village.

The Georgian market town of Richmond is the closest, steeped in history and has unique character including a Norman castle, Georgian architecture, a large cobbled marketplace, museums, monuments, abbeys, the river Swale and breath-taking views and scenery. Richmond offers a great range of amenities including national and local retailers, schools, swimming pool, traditional weekly market, a great range of pubs and restaurants and of course the acclaimed Georgian Theatre.

The Station, a restored Victorian railway station in the town, features a restaurant, cinema, gallery and is also home to a number of artisan food producers.

Bedale and Leyburn, also offer a wide variety of independent and local retailers, as well as primary and secondary school facilities. There are also private education opportunities at Aysgarth, Newton Le Willows, Queen Mary's School, Topcliffe and Barnard Castle School within close proximity of the village.

The area also offers excellent walking, cycling and outdoor pursuits as well as a number of golf courses which can be found at Richmond, Barnard Castle and Darlington. Leyburn market town also hosts the well renowned Tennants Auction House and is the gateway to The Yorkshire Dales National Park, offering further recreational activities.

Tunstall is ideally suited for those looking for country living, in a very commuter friendly location with a mainline rail link allowing access into London Kings Cross in just 2hr 20 minutes from the nearest station at Northallerton. The A66, A1(M), Newcastle, Durham Tees Valley and Leeds Bradford Airports all provide links to commercial centres of the north east and beyond.

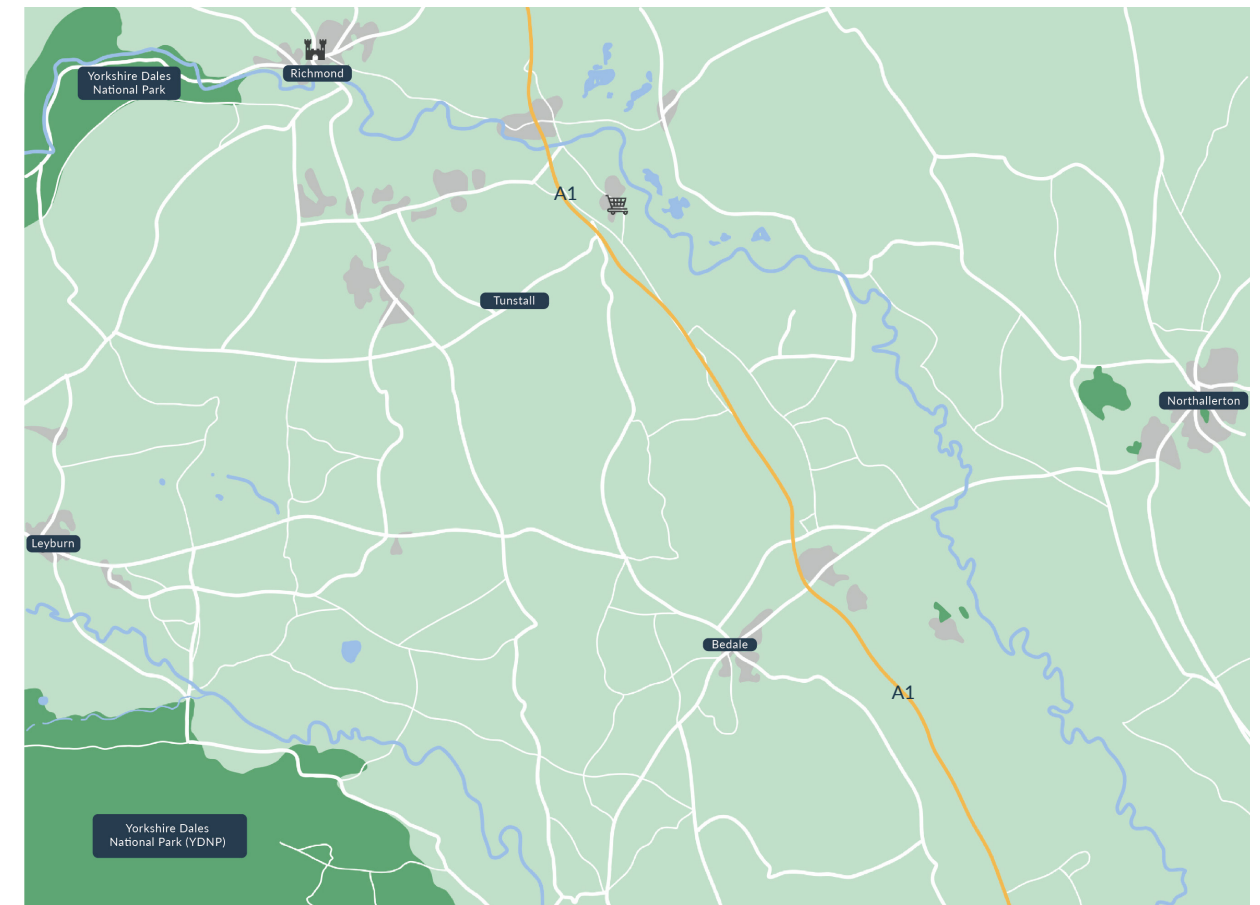


THE SITE - EXCLUSIVE DEVELOPMENT AT THE WEST END OF TUNSTALL

The site sits on the edge of the village, set back from the road with mature trees and foliage surrounding this exclusive development of six attractive stone built homes.

Within the cul de sac, there will be a good variety of two, three and four bedroom houses, all built to a high specification. The site consists of four semi-detached properties and two, substantial four bedroom detached homes, one of which will benefit from a private entrance.

The new homes will be built by Randall Orchard Construction Ltd, who formed in 1976, offering high quality craftsmanship using local, random natural stone, with private parking and enclosed gardens.



- A1 (M) - 3 miles.**
- Supermarkets - 3 miles.**
- Richmond - 5.5 miles.**
- Bedale - 8 miles.**
- Leyburn - 9.5 miles.**
- Northallerton - 13.7 miles.**



PLOT 1 - RICKSHOLME

A highly desirable, detached four bedroom family home with double garage and private entrance

GROUND FLOOR

Entrance Porch and Hall, Open Plan Dining Kitchen and Snug/ Sun Room, Living Room, Office, Utility and WC

FIRST FLOOR

Principal Bedroom with En-suite, Second Bedroom with En-suite, Two Additional Bedrooms and House Bathroom

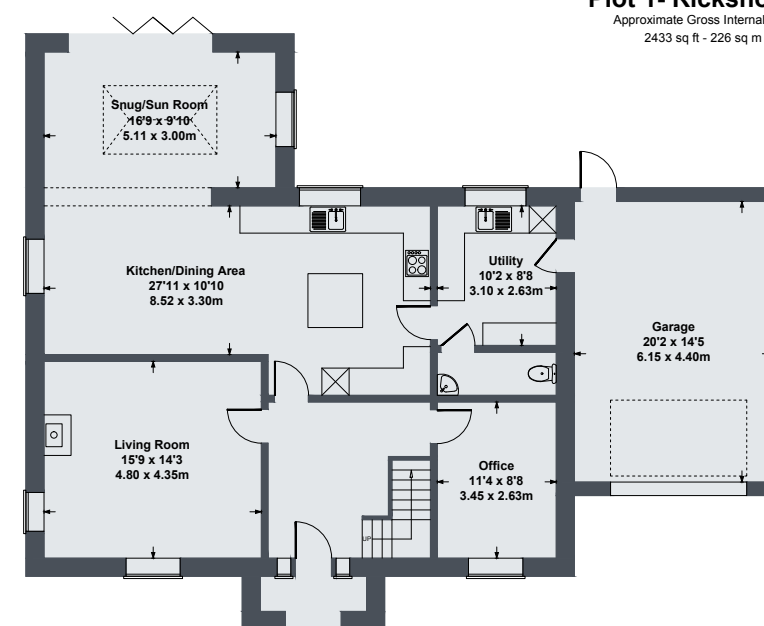
EXTERNALLY

Double Garage, Parking and Gardens

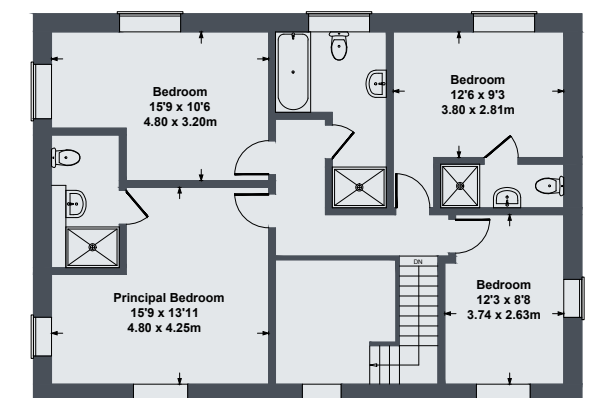


Plot 1- Ricksholme

Approximate Gross Internal Area
2433 sq ft - 226 sq m



GROUND FLOOR



FIRST FLOOR

SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

Produced by Potterplans Ltd. 2023



A highly desirable, semi-detached two bedroom home.

GROUND FLOOR

Entrance Porch, Kitchen, Living Room and WC

FIRST FLOOR

Principal Bedroom, Second Bedroom and House Bathroom

EXTERNALLY

Parking and Gardens

PLOT 2 - ROWAN COTTAGE



A highly desirable, semi-detached two bedroom home.

GROUND FLOOR

Entrance Porch, Kitchen, Living Room and WC

FIRST FLOOR

Principal Bedroom, Second Bedroom and House Bathroom

EXTERNALLY

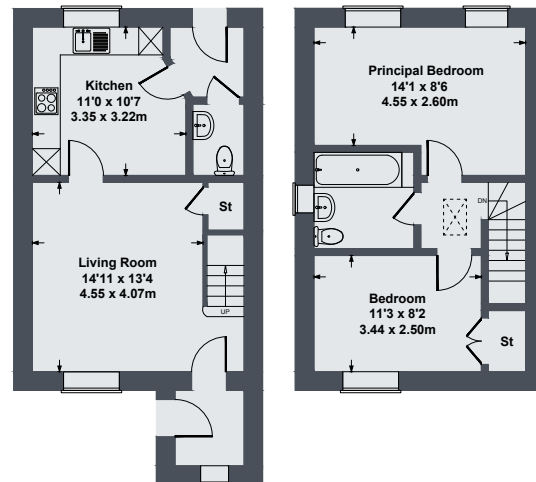
Parking and Gardens

PLOT 4 - HONEYSUCKLE COTTAGE



Plot 2- Rowan Cottage

Approximate Gross Internal Area
753 sq ft - 70 sq m



GROUND FLOOR

FIRST FLOOR

SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

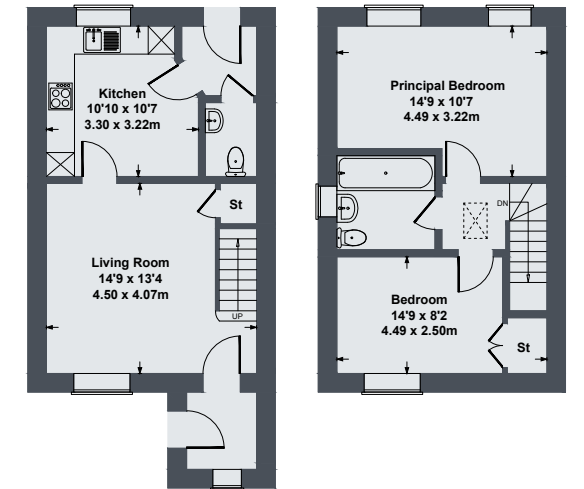
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Plot 4- Honeysuckle Cottage

Approximate Gross Internal Area
753 sq ft - 70 sq m



GROUND FLOOR

FIRST FLOOR

SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their



PLOT 3 - BLACKTHORNE COTTAGE



A highly desirable, semi-detached three bedroom home.

GROUND FLOOR

Entrance Porch and Hallway, Kitchen, Living/Dining Room and WC

FIRST FLOOR

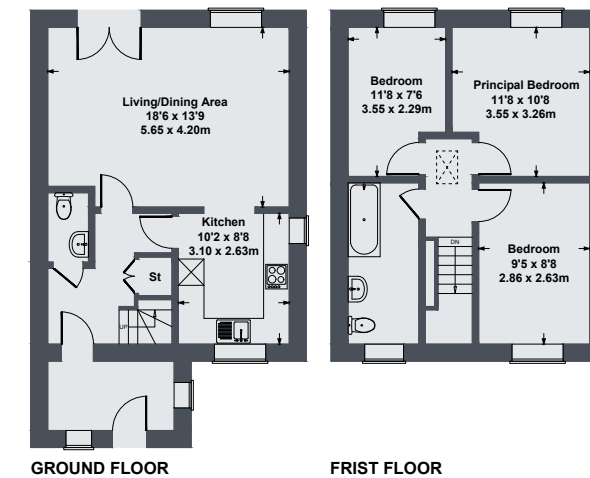
Principal Bedroom, Two Further Bedrooms and House Bathroom

EXTERNALLY

Parking and Gardens

Plot 3- Blackthorne Cottage

Approximate Gross Internal Area
969 sq ft - 90 sq m



GROUND FLOOR

FRIST FLOOR

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PLOT 5 - CORNFLOWER COTTAGE

A highly desirable, semi-detached three bedroom family home with garage.

GROUND FLOOR

Entrance Porch and Hallway, Open Plan Dining Kitchen, Living Room, Study/ Snug, Utility and WC

FIRST FLOOR

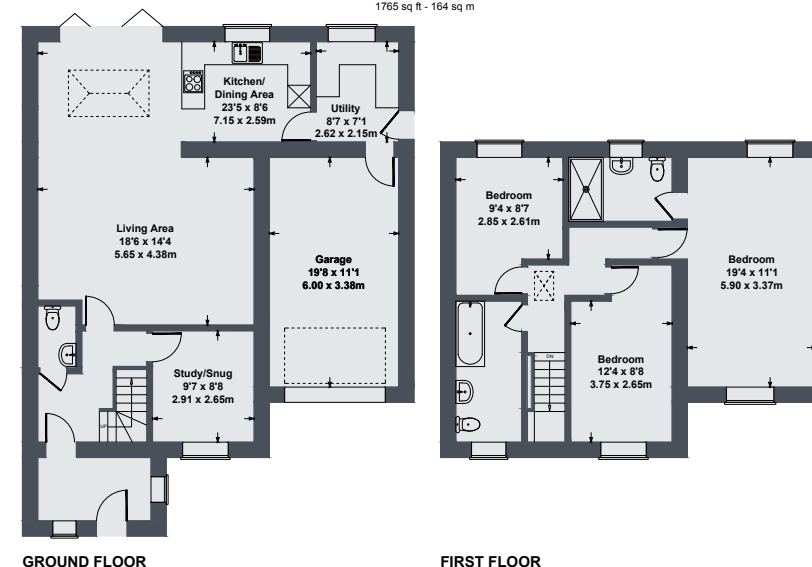
Principal Bedroom with En-suite, Two Further Bedrooms and House Bathroom

EXTERNALLY

Garage, Parking and Gardens



Plot 5- Cornflower Cottage
Approximate Gross Internal Area
1765 sq ft - 164 sq m



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A highly desirable, detached four bedroom family home with garage.

GROUND FLOOR

Entrance and Hall, Open Plan Dining Kitchen and Snug/ Sun Room, Living Room, Utility and WC

FIRST FLOOR

Principal Bedroom with En-suite, Three Additional Bedrooms and House Bathroom

EXTERNALLY

Garage, Parking and Gardens



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DECORATION AND FINISH

Internal Woodwork - will be primed and have a satin finish.

Ceilings and walls - will have a sealer coat and two coats of matt emulsion.

Internal Doors – Deanta Ely; Oak veneered doors with brushed chrome ironmonger

Staircases - Plots One and Six will be fitted with oak, strings, newels, spindles and handrails with MDF treads and risers.

Plots Two, Three, Four and Five will be fitted with softwood staircases with MDF treads and risers.

Plots Two and Four will be fitted with softwood staircases with MDF treads and risers.

Floor Finishes – Plots One and Six entrance halls will be fitted with engineered wood.

Plots Two, Three, Four and Five entrance halls will be fitted with tiled flooring.

Plots One, Five and Six will be fitted with Cosa Nostra to the ground floor.

Plots, Two, Three and Four will be fitted with Jungle Congo tiles to the kitchen, lobby and ground floor WC.

All other carpets or flooring will be the responsibility of the purchaser.

HEATING SYSTEM

All properties will be fitted with an Air source heat pump with unvented cylinder.

All properties will have underfloor heating to the ground floor and radiators to the first floor.

MAY 2023 SPECIFICATION

All properties are built in accordance with the planning consent 21/00786/FULL.

All properties are built in accordance with Building Regulations and a Completion Certificate will be provided at handover.

All properties are constructed to the exacting standards of the National House Building Council (NHBC) and the 10 Year Protection warranty is issued on completion.

SERVICES

Mains electric and water will be connected.

Drainage both surface water and foul water will be connected to Yorkshire Water.

KITCHENS

All kitchens will be fitted with shaker style doors with end panels and appliances will be supplied and integrated.

Plots One, Five and Six will be fitted with quartz worktops with upstands and splash back behind the hob.

Plots Two, Three and Four will be fitted with laminate worktops with upstands and splash back behind the hob.

All utility's will be fitted with shaker style doors with end panels, laminate worktops and the utility appliances will be supplied by the new purchaser.

BATHROOMS

All bathrooms will be fitted with white sanitaryware.

Plots One, Three, Five and Six will be fitted with Villeroy & Boch and Hansgrohe sanitaryware.

Plots Two and Four will be fitted with Britton sanitaryware.

All wet areas will be fitted with extractor fans and bathrooms will have heated towel rails.

All bathrooms will have grey gloss tiling.

ELECTRICS

All electrical fittings are to be standard white.

Plots One, Five and Six will be fitted with downlights to the kitchen, dining, snug, landing and bathrooms and under-unit lights in the kitchen.

Plots Two, Three and Four will be fitted with downlights in the kitchen and bathroom.

All other rooms will be fitted with pendant lights.

All external lights will be stainless on a 3 position switch.

All properties will be fitted with mains interlinked smoke alarms.

All properties will be fitted with intruder alarms.



GSC GRAYS

PROPERTY • ESTATES • LAND

**FOR MORE INFORMATION OR TO ARRANGE A
VIEWING, PLEASE CALL GSC GRAYS ON:
01969 600120**

GSC Grays gives notice that:

1. These particulars are a general guide only and do not form any part of any offer or contract.
2. All descriptions, including photographs, dimensions and other details are given in good faith but no warranty is provided. Statements made should not be relied upon as facts and anyone interested must satisfy themselves as to their accuracy by inspection or otherwise.
3. Neither GSC Grays nor the vendors accept responsibility for any error that these particulars may contain however caused.
4. Any plan is for guidance only and is not drawn to scale. All dimensions, shapes, and compass bearings are approximate and should not be relied upon without checking them first.
5. Nothing in these particulars shall be deemed to be a statement that the property is in good condition, repair or otherwise nor that any services or facilities are in good working order.
6. Please discuss with us any aspects that are important to you prior to travelling to the property.

**RANDALL
ORCHARD**
CONSTRUCTION LTD