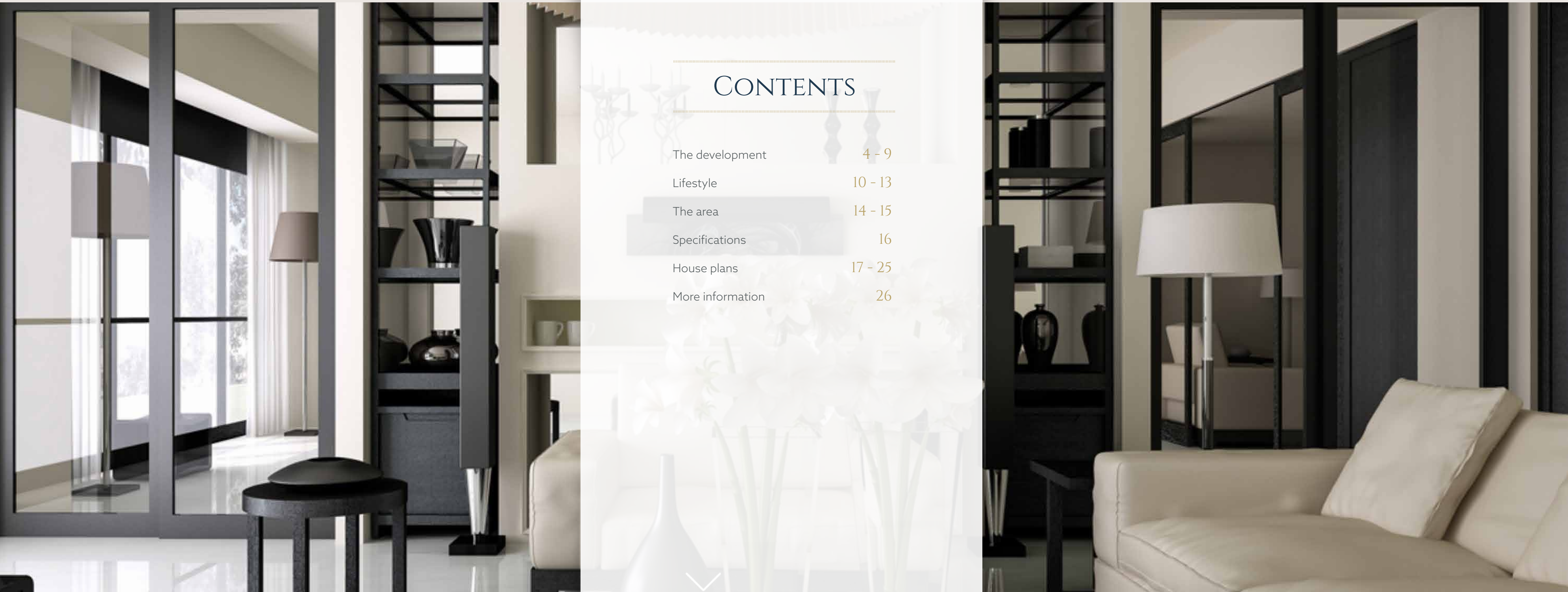




## BRACKEN CHASE



## CONTENTS

The development	4 - 9
Lifestyle	10 - 13
The area	14 - 15
Specifications	16
House plans	17 - 25
More information	26



BRACKEN CHASE





## THE DEVELOPMENT

## WELCOME TO BRACKEN CHASE

A stunning collection of nine luxury new-build homes nestled in the prestigious village of Scarcroft, just over eight miles from Leeds City Centre. These four, five and six bedroom properties are finished to the highest quality in a contemporary style befitting the modern family.

Whether you're looking for more space as your family grows, searching for your dream home in Leeds or want a more comfortable, convenient lifestyle, you'll find what you're looking for in this stunning development.





## THE DEVELOPMENT

Each of the homes in Bracken Chase is unique, yet all have been crafted to the same exceptional standard. With features including landscaped front and rear gardens, handmade kitchens with granite worktops and WiFi-controlled thermostats, we've taken great care with all the finer details.





THE DEVELOPMENT

LUXURIOUS  
LIVING

Our living spaces encapsulate modern elegance, expertly designed for both form and function. Dimmable downlights and ivory internal walls bring light throughout, porcelain flooring adds a minimalist flair and large windows offer wide open vistas of the surrounding countryside.





## THE DEVELOPMENT

# STYLISH RELAXATION

Our living spaces and bedrooms are designed as places of respite for all the family. Spacious living rooms with soft carpets combine with a snug, dining area or family room and some have direct garden access. We know your bedroom is your sanctuary and have taken great care to make all our bedrooms a serene space away from the rigours of everyday life.





## THE DEVELOPMENT

# ATTENTION TO DETAIL

It's the little things that turn a house into a home and ours stand out for their attention to detail. Each of our homes is finished with finesse, using superior-quality materials and smart technology for elegant style and modern practicality.

## BATHROOMS

White contemporary Duravit bathroom and shower room suites with in-built storage in all bathrooms. High quality Vado chrome fittings throughout with thermostatically controlled valves to all showers. Electric towel warmer and under-floor heating system.

## KITCHENS

Handmade kitchens with granite worktops and upstands. In-built appliances will include wine coolers, double ovens and induction hob, integrated fridge freezer, dishwasher and Valle Vancouver under-mounted sink.

## BEDROOMS

Soft carpeted floors, white emulsion walls, large windows and ease of access to bathroom and shower room suites.

## GARAGE

All homes include a well-sized garage with electric door.

## LIGHTING

Dimmable recessed downlights. Outdoor terrace lighting controlled via WiFi.

## LANDSCAPING

Private front and rear gardens that are perfectly landscaped to offer unobstructed views of the surrounding countryside, as well as a communal garden for resident use.





THE DEVELOPMENT

NINE STUNNING AND DISTINCTIVE PLOTS

In this private housing development, no two homes are the same. Each plot is distinct from the others and every home is either detached or link-detached with generous space surrounding it. All plots feature driveways and front and rear gardens with scenic views.

PLOT 1  
4 Bedrooms

PLOT 2  
4 Bedrooms

PLOT 3  
5 Bedrooms

PLOT 4  
4 Bedrooms

PLOT 5  
5 Bedrooms

PLOT 6  
4 Bedrooms

PLOT 7  
6 Bedrooms

PLOT 8  
5 Bedrooms

PLOT 9  
5 Bedrooms



## LIFESTYLE

## THE SURROUNDING AREA

Located in the highly sought-after, picturesque village of Scarcroft, here you're well placed for both town and country. With miles of countryside in every direction, you'll feel as if you've escaped into the middle of nowhere, yet you're very well connected. A short drive away is Leeds, Yorkshire's biggest city, offering fine dining, boutique shops, entertainment and much more, and the pretty market town of Wetherby is also just six miles away.

Scarcroft itself is a charming village with a friendly, welcoming atmosphere, making it the perfect place to put down roots with your family and immerse yourself in a community.



## NEARBY POINTS OF INTEREST

Leeds City Centre  
 Roundhay Park  
 Tropical World  
 Royal Armouries Museum  
 Temple Newsam House  
 Wetherby  
 Scarcroft Golf Club  
 The New Inn – your local Victorian-era pub





## LIFESTYLE

## AN AREA OF GREAT BEAUTY

Here, urban conveniences meet natural splendour. In the close surroundings, there's farmland, scenic parks, golf courses and buildings of historical interest.

Scarcroft golf course is a short walk away, offering golfing for both adults and juniors. There are also a number of other premier golf courses close by, including Moor Allerton and Leeds Golf Centre.

Picturesque Roundhay Park, featuring gardens, walking trails, lakes and sports fields, is just a 10-minute drive away. Next to it, you'll also find Tropical World, home to greenhouses filled with a collection of exotic plants and animals.

Just under eight miles away is Temple Newsam House, a grand old residence filled with priceless art and antiques. The building stands in open parkland and is attached to a working farm that makes a great day out with kids.





## LIFESTYLE

## THE BRIGHT LIGHTS OF LEEDS

Regularly ranking highly as one of the UK's best places to live, Leeds is a vibrant, compact and ever-evolving city.



County Arcade



Victoria Gate shopping centre



Leeds stands out for its shopping. A wide variety of retailers can be found on the high streets, as well as historic shopping arcades filled with premium stores such as Harvey Nichols and Louis Vuitton. There's also the old Corn Exchange, a grand Victorian building which is now home to boutique shops and cafes, and Kirkgate Market, a thriving market hub. The food and drink scene is one to rival any large UK city, with fine dining, the world's best chain restaurants, street food, pubs and cocktail bars available in abundance.

The birthplace of many world-class artists, Leeds has music at its beating heart. Live music can be found in bars all over the city and every year one of the world's biggest music festivals envelops Leeds. There's also a strong theatre presence from the Leeds Grand Theatre, West Yorkshire Play House and the City Varieties Music Hall.



The Leeds Corn Exchange, a grand Victorian building featuring boutique shops and cafes



Shopping in the Grand Arcade



## THE AREA

# ALL THE RIGHT CONNECTIONS

### GETTING AROUND

Your transport options are limitless. Bracken Chase is conveniently placed for the excellent motorway network and is just a 30-minute drive away from Leeds Bradford Airport for family holidays and weekend breaks. There are also two train stations nearby and regular serviced bus routes.

### SCHOOLS AND UNIVERSITIES

Leeds is home to three universities, in addition to the Leeds College of Art and the School of Mechanical Engineering. In Scarcroft's neighbouring villages, there are a number of excellent primary and secondary schools.

### SPORTS AND LEISURE

You're within walking distance of a premier golf course and spacious park. Gyms and leisure centres can be found in many of the nearby towns and villages, including Wetherby and Tadcaster.

## CONNECTIONS

Cross Gates Train Station - 5.4 Miles

Leeds City Centre - 8.6 Miles

Leeds Bradford Airport - 11.3 Miles

## UNIVERSITIES

University of Leeds - 7.4 Miles

Leeds College of Art - 8.7 Miles

School of Mechanical Engineering - 8.9 Miles

## LEISURE

Scarcroft Golf Club - 0.2 Miles

Moor Allerton Golf Club - 1.5 Miles

Riverside Plants - 1.3 Miles

Greenscapes Nursery - 1.6 Miles

Harewood House - 4.9 Miles

Bramham Park - 5.2 Miles



THE AREA

# CATCHMENT AREA

Whether you're thinking of relocating your family or looking for the ideal place to start one, at Bracken Chase you'll have access to some of the top primary and secondary schools in the Leeds area.

1.16 miles  
Shadwell Primary School

1.49 miles  
Bardsey Primary School

1.69 miles  
Thorner Church of England Primary School

1.99 miles  
Fieldhead Carr Primary School

2.42 miles  
Wigton Moor Primary School

2.43 miles  
The Grammar School At Leeds

2.45 miles  
White Laith Primary School

2.73 miles  
Grange Farm Primary School

4 miles  
Moortown Primary School

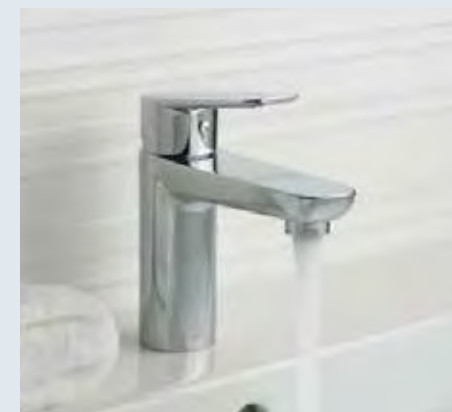
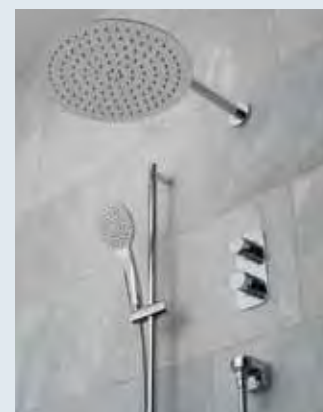
4.4 miles  
Roundhay School





SPECIFICATIONS

IT'S ALL IN THE DETAIL



KITCHEN

- Modern matt bespoke cupboards
- Bosch appliances
- Bosch integrated fridge/freezer
- Bosch double oven, 1-2 warming drawers, induction hob
- Wine cooler, microwave
- Franke Minerva boiling water/cold tap
- Valle Vancouver under-mounted sink
- Quartz worktops

SECURITY

- Sophisticated alarm system

BATHROOM, WCS AND EN-SUITES

- Duravit bathroom suites
- Vado chrome taps and showers
- Chrome-plated electric towel warmer
- Under-floor heating system in bathrooms
- Thermostatically controlled valves to all showers

BEDROOMS

- Luxury carpets

COMMUNAL

- Private development
- Private garden overlooking the countryside

INTERIOR FEATURES

- High quality porcelain floors throughout the lower ground floor
- Stainless steel screwless sockets
- Integrated USB points in master bedroom
- Dimmable recessed downlights
- Walnut finish doors

HEATING

- Gas-fired central heating throughout, including WiFi-based thermostatic control with manual override

- Under-floor heating to all lower ground floor areas

- Contemporary radiators to upper floors

GARAGE

- Electric door

EXTERIOR FEATURES

- Private garden overlooking the countryside
- Landscaped front and rear garden
- Private parking

ELECTRICS

- Network cabling to principal rooms - Cat6

WARRANTY

- 10-year LABC warranty





HOUSE PLAN

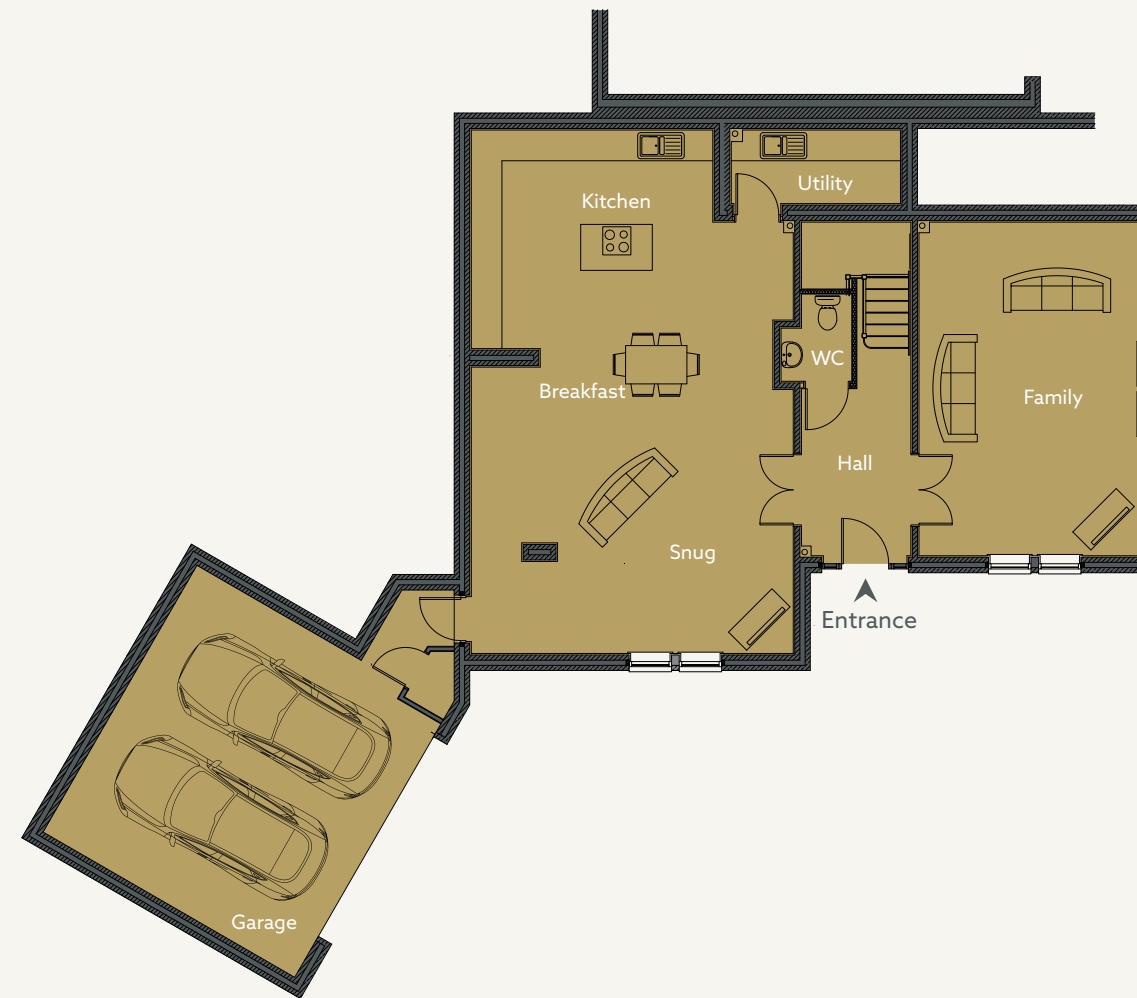
HOUSE TYPE  
PLOT 1

4 BEDROOM

A link-detached, four-bedroom property spread over three floors. Three of the bedrooms feature a luxury en-suite and the spacious master bedroom also includes a walk-in wardrobe. A separate family room, snug and living room means there's plenty of space for the whole family to spread out.



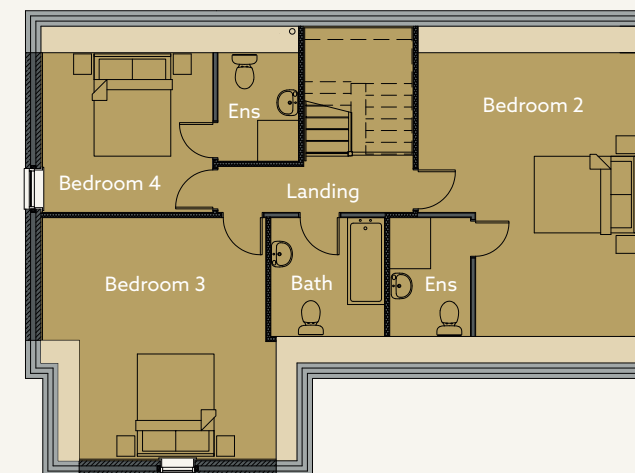
Ground Floor



1st Floor



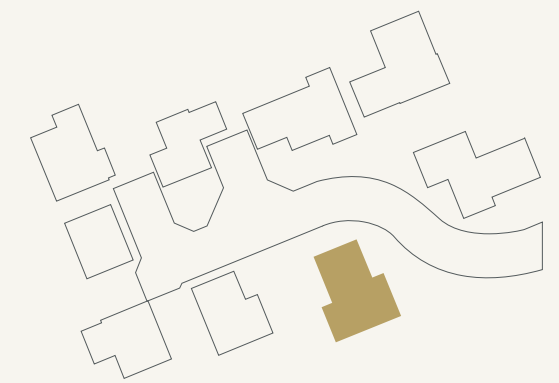
2nd Floor



ACCOMMODATION

Snug/Kitchen/Breakfast	6.35 m x 10.3m	20' 8" x 33' 9"
Family room	4.34 m x 6.96 m	14' 1" x 22' 7"
Living Room	8.49 m x 4.95 m	27' 6" x 16' 1"
Bedroom 1	4.33 m x 4.68 m	14' 1" x 15' 1"
Bedroom 2	4.37 m x 5.57 m	14' 1" x 18' 0.5"
Bedroom 3	4.44 m x 4.59 m	14' 5" x 14' 9"
Bedroom 4	3.36 m x 3.76 m	10' 10" x 12' 1"
<b>Total House Internal</b>	<b>276 sq/m</b>	<b>2,967 sq/ft</b>
Garage	6.02 m x 5.18 m	19' 9" x 16' 8"

PLOT LOCATION



All measurements are approximations

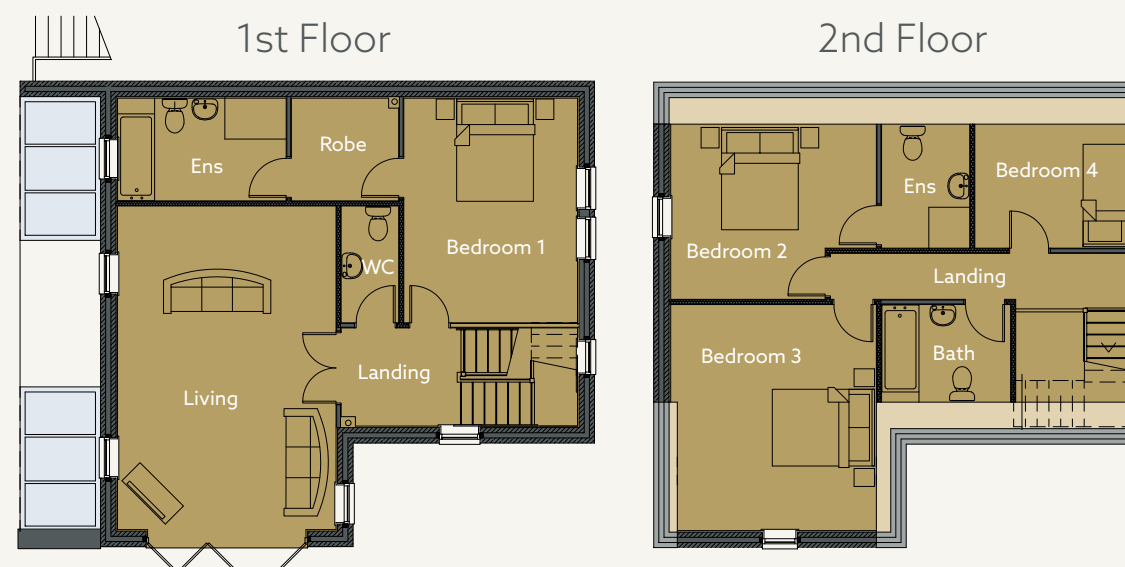


HOUSE PLAN

HOUSE TYPE  
PLOT 2

4 BEDROOM

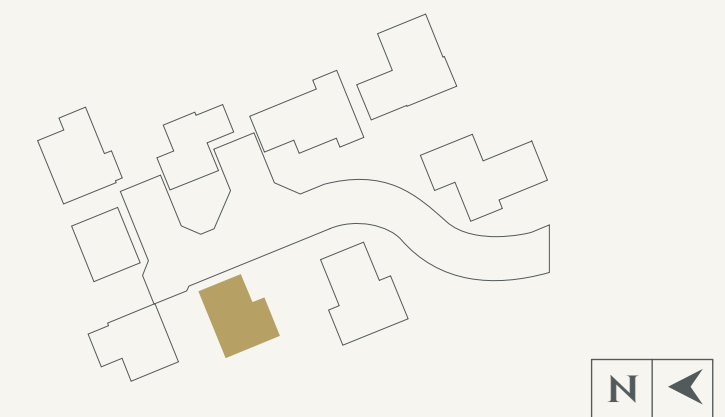
In this link-detached property, a spacious lower ground floor features an external terrace leading off from the breakfast room and kitchen. There are four bedrooms: a master bedroom with en-suite and a living area across the landing, and three additional second floor bedrooms, one with en-suite bathroom. There's an additional WC on the ground floor and a family bathroom on the first floor.



ACCOMMODATION

External Terrace	4.39m x 3.66m	14' 4.8" x 12'
Family room	4.64m x 4.39m	15' 2" x 14' 4.8"
Kitchen/Breakfast	5.89m x 8.41m	19' 3.8" x 27' 7"
Dining area	4.33m x 2.97m	14' 2" x 9' 9"
living	4.29m x 6.31m	14' 1" x 20' 8"
Bedroom 1	3.39m x 4.39m	11' 1" x 14' 4.8"
Bedroom 2	3.98m x 3.37m	13' 0.7" x 11' 0.6"
Bedroom 3	3.89m x 4.40m	2' 9" x 14' 5"
Bedroom 4	3.09m x 2.35m	0' 1" x 7' 8.5"
<b>Total House Internal</b>	<b>244 sq/m</b>	<b>2,631 sq/ft</b>
Garage	8.14m x 5.21m	26' 8.4" x 17' 1"

PLOT LOCATION



All measurements are approximations

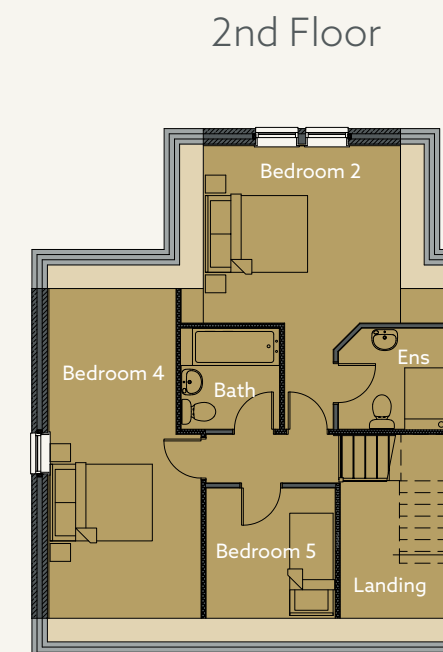
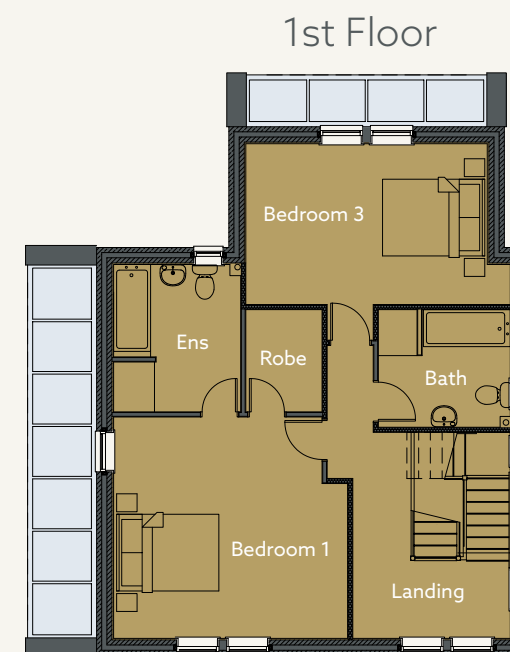


HOUSE PLAN

HOUSE TYPE  
PLOT 3

5 BEDROOM

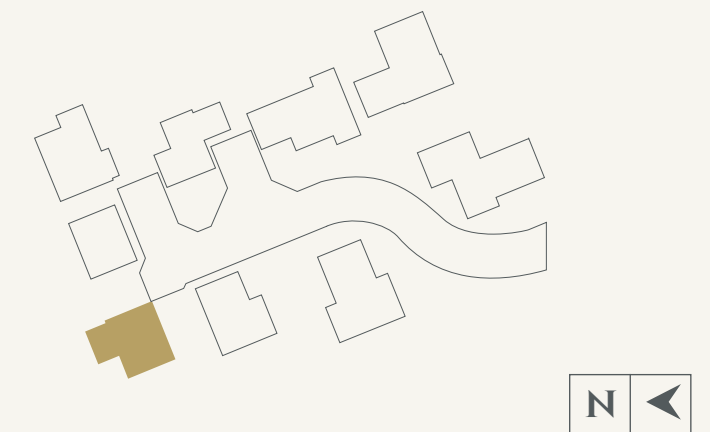
Ideal for larger families, this five-bedroom link-detached property includes two family bathrooms and two en-suites. The ground floor family room and kitchen both have direct access to a private outdoor terrace. On the first floor, there's a large master bedroom and one additional bedroom, and the remaining bedrooms are located on the second floor.



ACCOMMODATION

Family area	7.05m x 3.27m	23' 1" x 10' 8.7"
Kitchen	4.77m x 3.27m	15' 7" x 10' 8.7"
Lining area	5.92m x 4.08m	19' 5" x 13' 4.6"
Bedroom 1	4.64m x 4.31m	15' 2.6" x 14' 1.6"
Bedroom 2	3.74m x 3.44m	12' 3" x 11' 3.4"
Bedroom 3	4.78m x 3.23m	15' 8" x 10' 7"
Bedroom 4	2.95m x 6.15m	9' 8" x 20' 1"
Bedroom 5	2.30m x 3.04m	7' 6.5" x 19' 11.6"
<b>Total House Internal</b>	<b>214 sq/m</b>	<b>2306 sq/ft</b>
Garage	6.06m x 5.53m	19' 10.5" x 18' 1.7"

PLOT LOCATION



All measurements are approximations



HOUSE PLAN

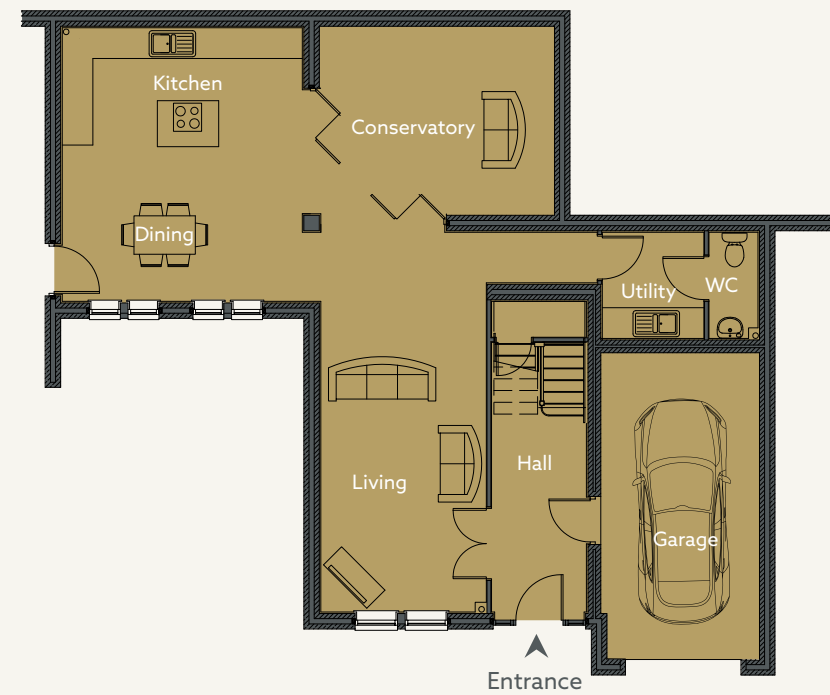
HOUSE TYPE  
PLOT 4

4 BEDROOM

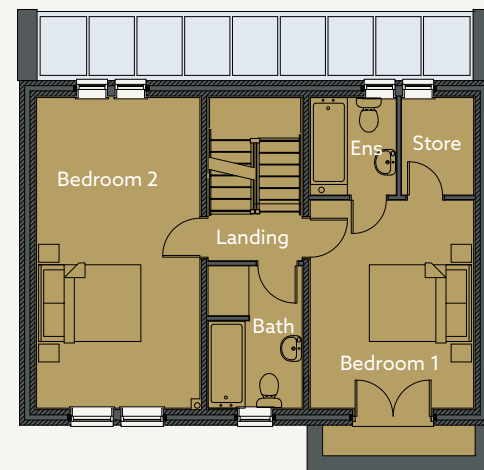
A four-bedroom link-detached property spread over three floors. On the ground floor, there's a superb outdoor terrace that can be accessed from both the kitchen and dining area and the living room. The spacious master bedroom includes an en-suite and its own private balcony. There are two family bathrooms and a separate WC.



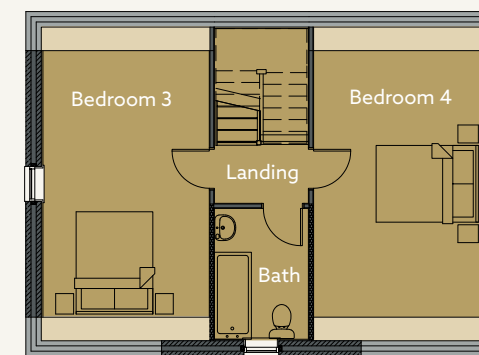
Ground Floor



1st Floor



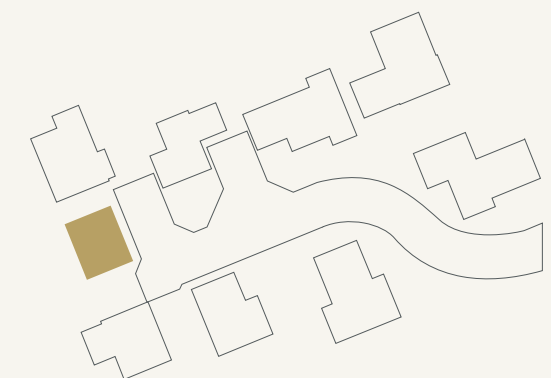
2nd Floor



ACCOMMODATION

Kitchen	4.75m x 5.39m	15' 7" x 17' 8"
Conservatory	4.58m x 3.68m	15' x 12' 1"
Living	3.28m x 7.48m	10' 9" x 24' 6"
Bedroom 1	3.25m x 4.02m	10' 8" x 13' 2"
Bedroom 2	3.26m x 6.09m	10' 8" x 19' 11"
Bedroom 3	3.29m x 5.25m	10' 9" x 17' 2"
Bedroom 4	3.29m x 5.25m	10' 9" x 17' 2"
<b>Total House Internal</b>	<b>173 sq/m</b>	<b>1860 sq/ft</b>
Garage	3.01m x 5.97m	9' 10" x 19' 7" sq/ft

PLOT LOCATION



All measurements are approximations

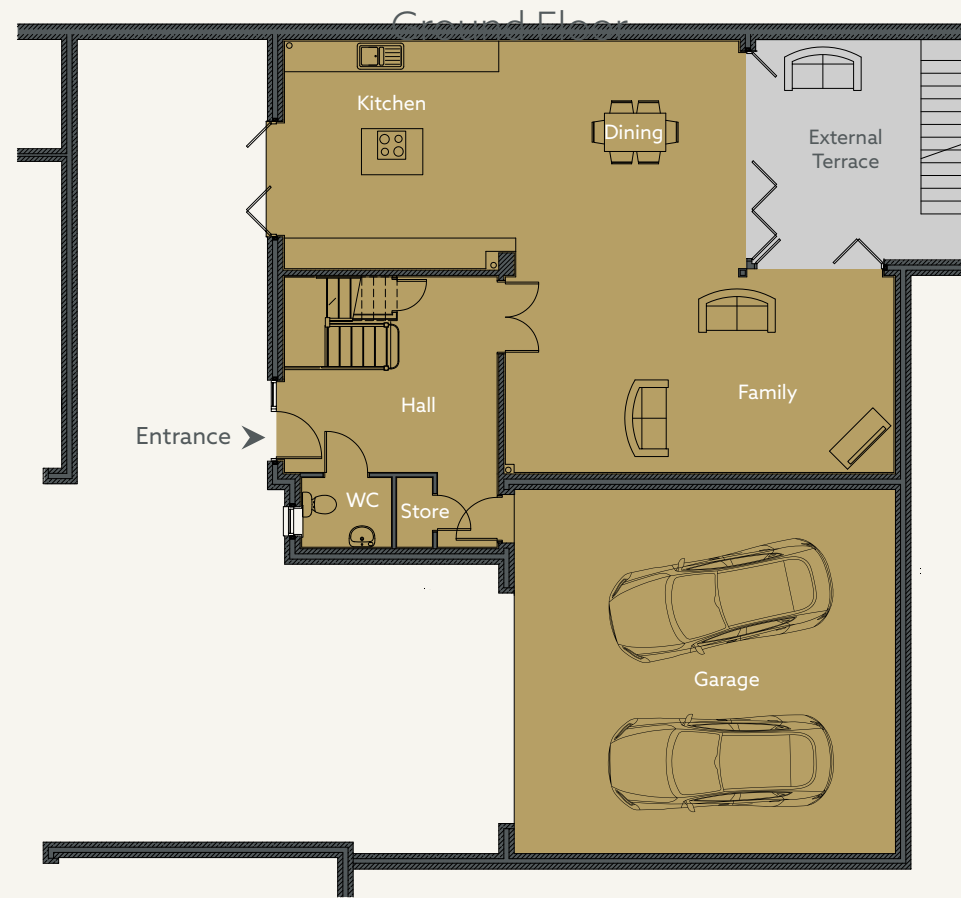


HOUSE PLAN

HOUSE TYPE  
PLOT 5

5 BEDROOM

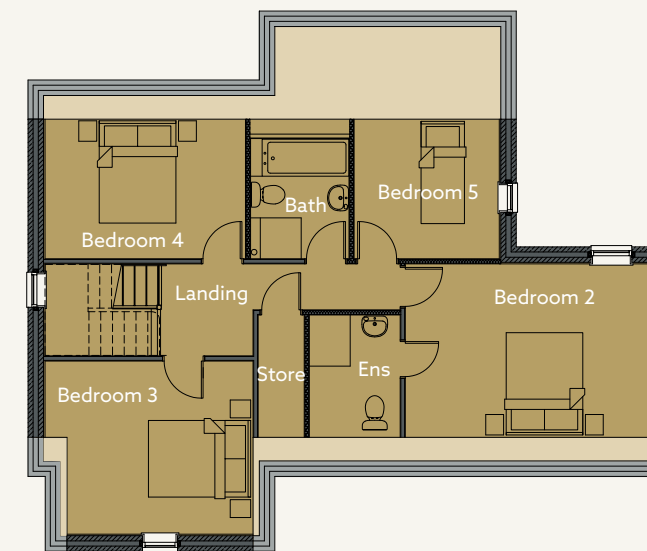
This expansive, five-bedroom link-detached property features two outdoor terraces and a choice of leisure areas. Spread over three floors, the large master bedroom with en-suite and walk-in wardrobe, occupies the first floor, along with an office and living room, and the remaining bedrooms are located on the second floor along with a family bathroom and additional en-suite.



1st Floor



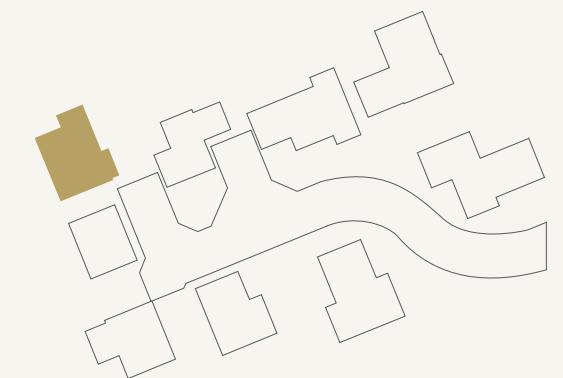
2nd Floor



ACCOMMODATION

Terrace	4.13m x 4.31m	13' 6" x 14' 1"
Family area	7.66m x 3.88m	25' 1" x 12' 8.7"
Kitchen/Dining	8.94m x 4.51m	29' 4" x 14' 9.5"
living area	6.42m x 3.88m	1' 1" x 12' 8.7"
Office	4.20m x 3.43m	13' 9" x 11' 3"
Bedroom 1	4.40m x 4.55m	14' 5" x 14' 11"
Bedroom 2	4.91m x 3.38m	16' 1" x 11' 1"
Bedroom 3	4.20m x 3.43m	13' 9" x 11' 3"
Bedroom 4	3.96m x 2.70m	12' 11" x 8' 10"
Bedroom 5	2.88m x 2.70m	9' 5" x 8' 10"
<b>Total House Internal</b>	<b>255 sq/m</b>	<b>2744 sq/ft</b>
Garage	7.46m x 7.12m	24' 5.7" x 23' 4.3" sq/ft

PLOT LOCATION



All measurements are approximations



HOUSE PLAN

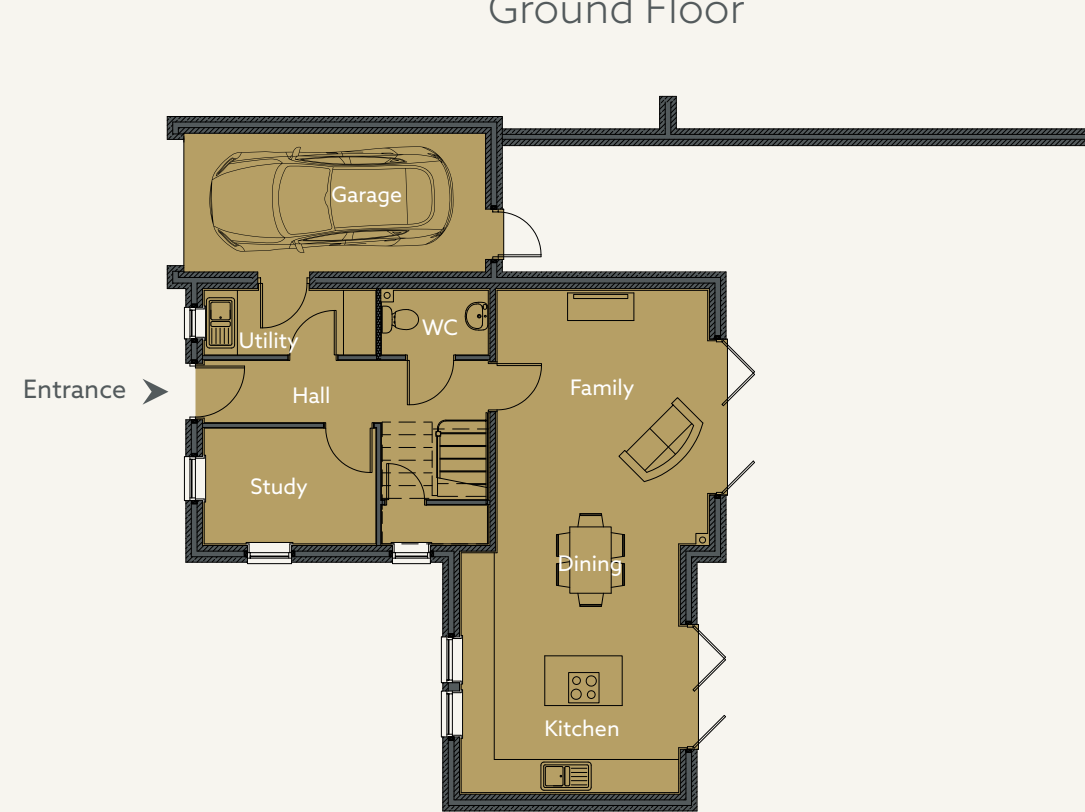
HOUSE TYPE  
PLOT 6

4 BEDROOM

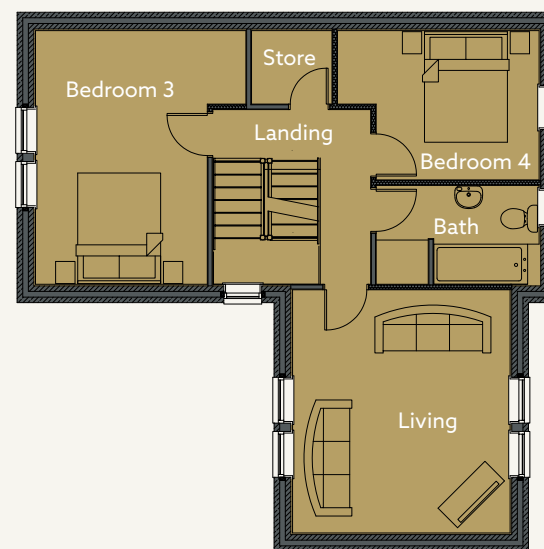
A detached, four-bedroom property with a large entertaining space on the ground floor, including kitchen, dining and family areas, this makes a great home for families with younger children. Two of the bedrooms are located on the first floor, along with a separate living room, and the master bedroom with en-suite and walk-in wardrobe is located on the second floor with further bedroom across the landing.



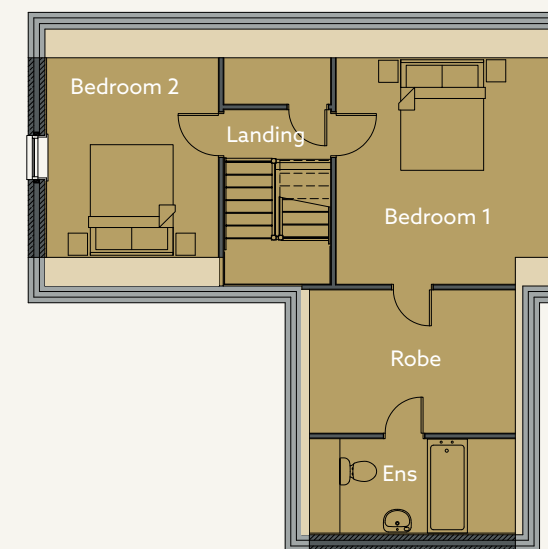
Ground Floor



1st Floor



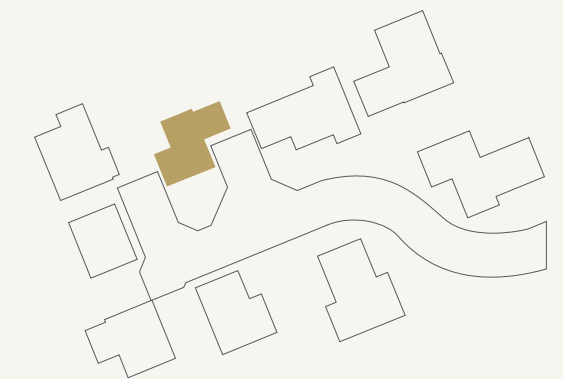
2nd Floor



ACCOMMODATION

Kitchen	3.99m x 4.40m	13' 1" x 14' 5"
Family	3.87m x 4.65m	12' 8" x 15' 3"
Living	3.99m x 4.43m	13' 1" x 14' 6"
Bedroom 1	3.63m x 4.12m	11' 10" x 13' 6"
Bedroom 2	3.15m x 3.61m	10' 4" x 11' 10"
Bedroom 3	3.16m x 4.65m	10' 4" x 15' 3"
Bedroom 4	2.94m x 2.71m	9' 7" x 8' 10"
<b>Total House Internal</b>	<b>170 sq/m</b>	<b>1824 sq/ft</b>
Garage	5.46m x 2.51m	17' 10" x 8' 2"

PLOT LOCATION



All measurements are approximations



HOUSE PLAN

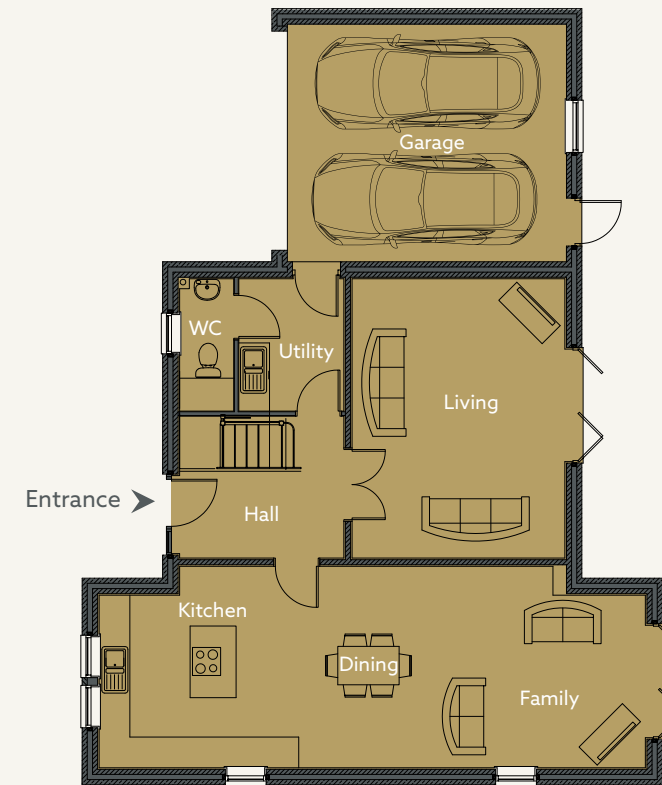
HOUSE TYPE  
PLOT 7

6 BEDROOM

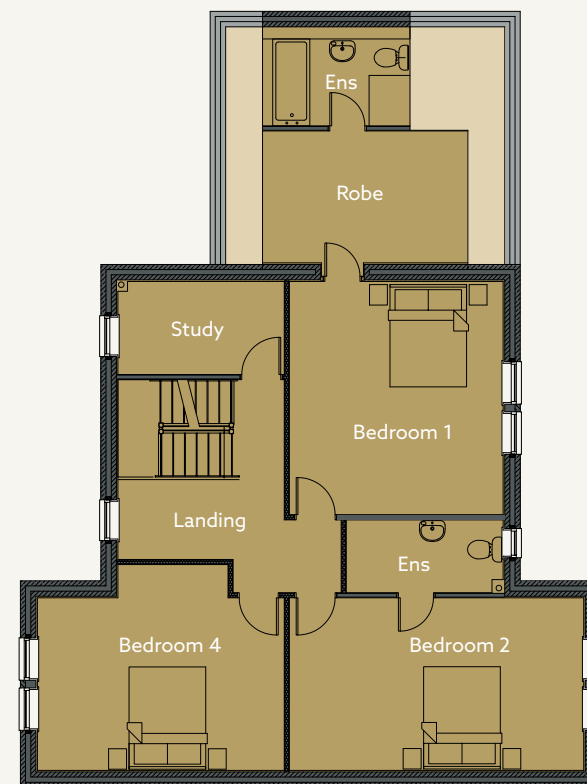
The largest plot in the development, this detached property features six family-sized bedrooms. There are two leisure areas on the ground floor, a combined kitchen, dining and family room and a separate living room. On the first floor, there are three bedrooms, one featuring an en-suite bathroom and the master bedroom with en-suite and walk-in wardrobe, as well as a study area. Three more bedrooms are located on the second floor, one with en-suite, and an additional family bathroom.



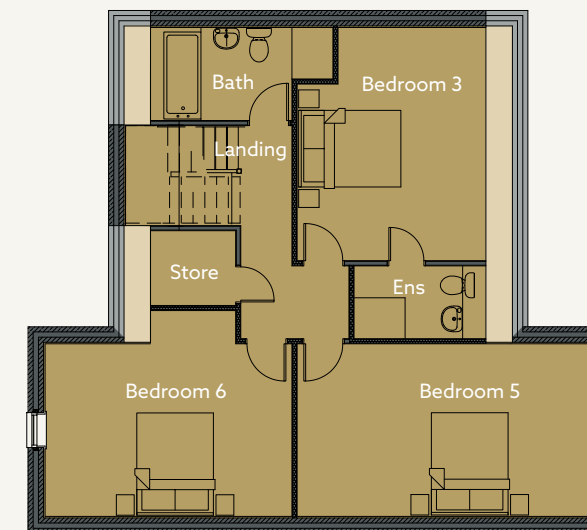
Ground Floor



1st Floor



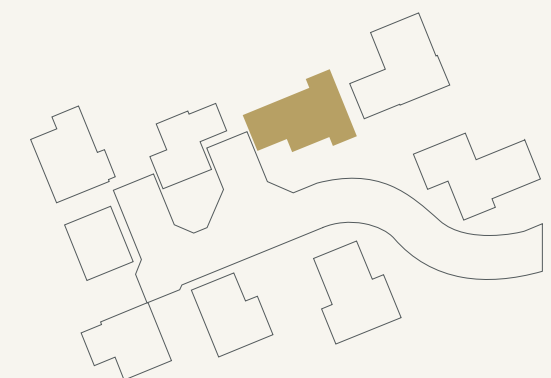
2nd Floor



ACCOMMODATION

Kitchen/Dining/Family	10.74m x 3.41m	35' 2.8" x 11' 2"
Living Room	4.26m x 5.45m	13' 11" x 17' 10"
Bedroom 1	4.23m x 4.57m	13' 10" x 14' 11"
Bedroom 2	5.79m x 3.42m	8' 11" x 11' 2"
Bedroom 3	3.50m x 3.44m	11' 5" x 11' 3"
Bedroom 4	4.83m x 3.42m	5' 10" x 11' 2"
Bedroom 5	5.80m x 3.42m	9' 0" x 11' 2"
Bedroom 6	4.83m x 3.38m	5' 10" x 11' 1"
<b>Total House Internal</b>	<b>264 sq/m</b>	<b>2841 sq/ft</b>
Garage	5.47m x 4.63m	17' 11" x 15' 2"

PLOT LOCATION



All measurements are approximations



HOUSE PLAN

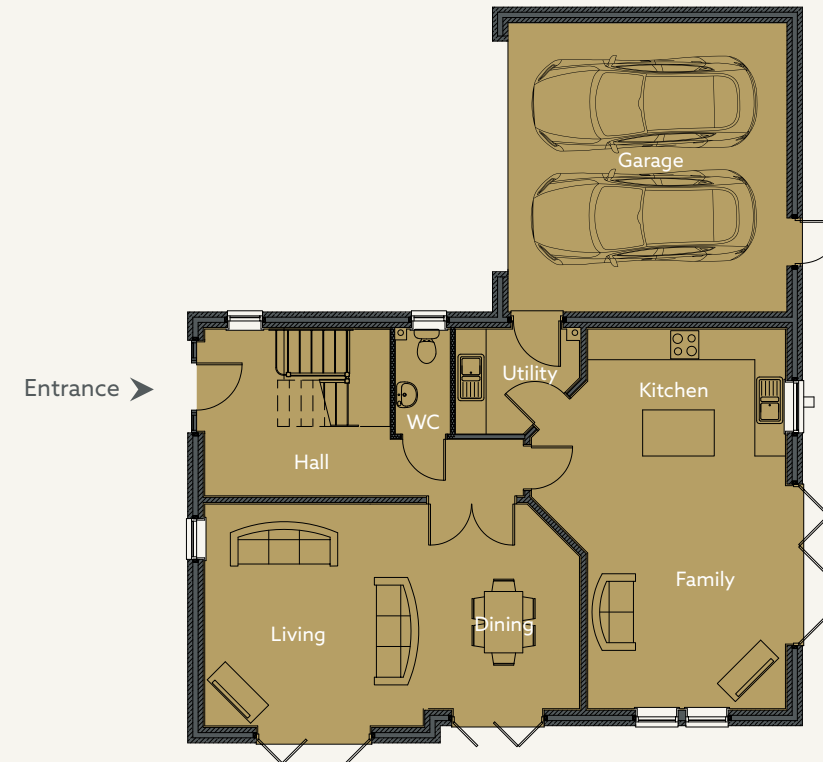
HOUSE TYPE  
PLOT 8

5 BEDROOM

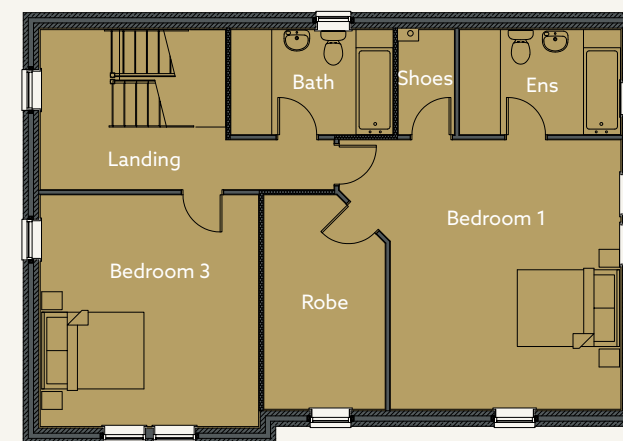
A spacious, detached property with five bedrooms. The ground floor features a combined kitchen and family room which leads into a dining room, next to a separate living room. A luxurious master bedroom includes en-suite bathroom, walk-in wardrobe, and purpose-built shoe room. Three bedrooms are located on the second floor, one of which features an en-suite, and there are two family bathrooms.



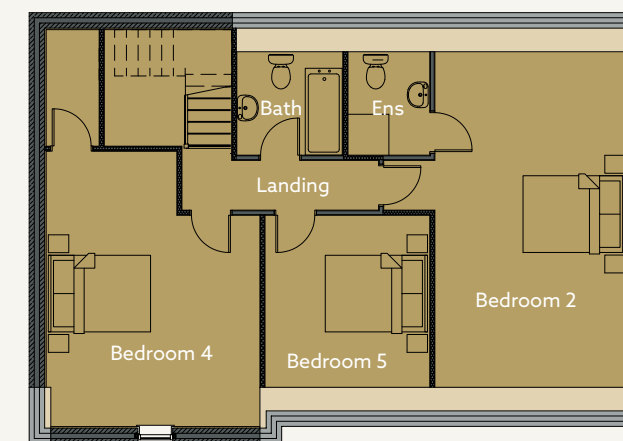
Ground Floor



1st Floor



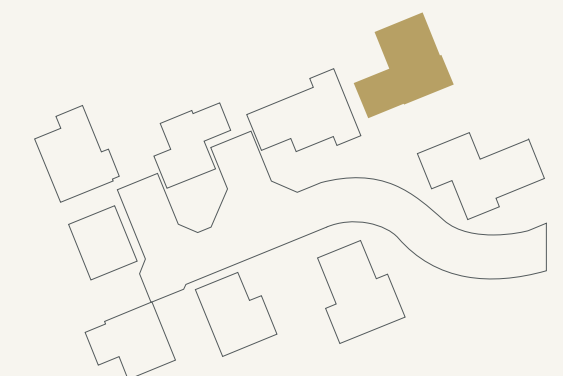
2nd Floor



ACCOMMODATION

Kitchen/Family room	3.96 m x 7.46 m	12'11" x 24' 5"
Living/Dining room	7.39 m x 4.41 m	24'2" x 14' 5"
Bedroom 1	5.54 m x 5.32 m	18' 2" x 17' 5"
Bedroom 2	3.37 m x 5.98 m	11' x 19' 7"
Bedroom 3	4.3 m x 4.56 m	14' 1" x 14' 11"
Bedroom 4	5.43 m x 4.22 m	17' 9" x 13' 10"
Bedroom 5	3.39 m x 2.3 m	11' 1" x 7' 6"
<b>Total House Internal</b>	<b>254 sq/m</b>	<b>2729 sq/ft</b>
Garage	5.78 m x 5.7 m	18' 11" x 18' 8"

PLOT LOCATION



All measurements are approximations





HOUSE PLAN

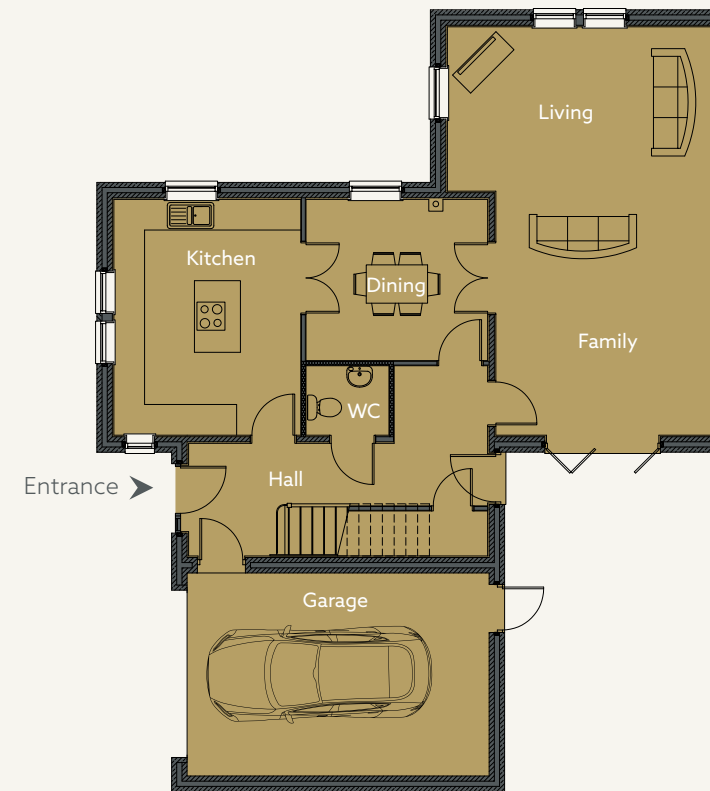
HOUSE TYPE  
PLOT 9

5 BEDROOM

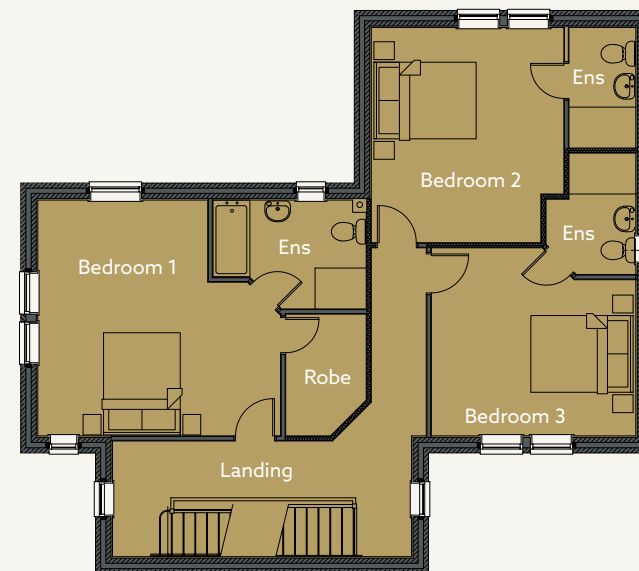
In this sizeable detached home there are five bedrooms, three of which include en-suite bathrooms. The ground floor features a generous kitchen, separate to a dining room and a combined but subtly divided family and living room. Bedrooms are spread across the first and second floors and there's a family bathroom on the second floor.



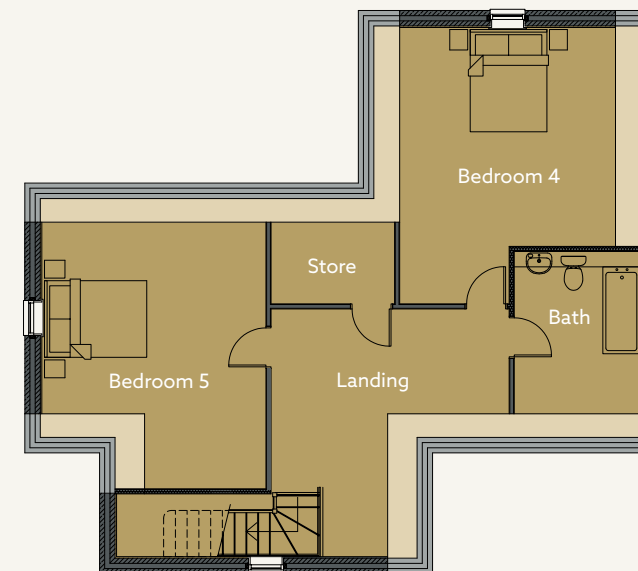
Ground Floor



1st Floor



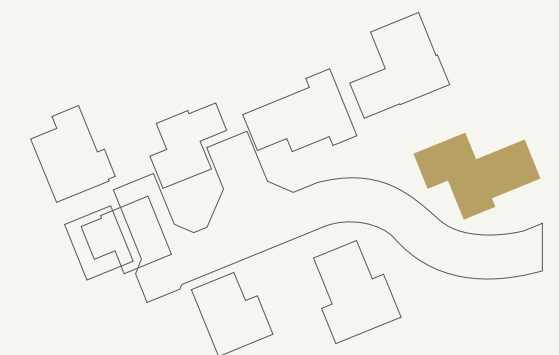
2nd Floor



ACCOMMODATION

Kitchen/Dining	7.3 m x 4.61 m	23' 11" x 15' 1"
Living/Family room	5.15 m x 7.97 m	16' 10" x 26' 1"
Bedroom 1	3.23 m x 4.62 m	10' 7" x 15' 1"
Bedroom 2	3.68 m x 4.3 m	12' x 14' 1"
Bedroom 3	4.1 m x 3.6 m	13' 5" x 11' 9"
Bedroom 4	3.99 m x 5.31 m	13' 1" x 17' 5"
Bedroom 5	4.4 m x 5.1 m	14' 5" x 16' 8"
<b>Total House Internal</b>	<b>248 sq/m</b>	<b>2675 sq/ft</b>
Garage	5.9 m x 3.76 m	19' 4" x 12' 4"

PLOT LOCATION



All measurements are approximations



MORE INFORMATION

WE'RE HERE TO HELP IN ANY WAY WE CAN

Agent

FINE & COUNTRY

2 Shadwell Lane, Leeds LS17 6DR

leeds@fineandcountry.com

0113 203 4939

Development

BRACKEN CHASE

20-30 Syke Lane, Scarcroft LS14 3FD

Developer

CASTLE HOMES

Prince Frederick House,

35-39 Maddox Street, Mayfair, London W1S 2PP

www.castle-homes.com

info@castle-homes.com

020 3751 0965

