



SELLING AGENTS:



Discover your
own time and
space in a
NuSpace home.

Find time to grow...





Welcome to Village Farm, Bilbrough.

Our new development of individually designed four and five bedroom properties in the heart of this idyllic village near the beautiful and historic City of York.





BILBROUGH

Bilbrough lies 6 miles south-west of York surrounded by rolling agricultural land. The village offers easy access to the A64 and A1, providing excellent transport links to the rest of Yorkshire and beyond.

The City of York offers excellent schooling including St Peter's School, Bootham and The Mount to name just a few. Bilbrough is in the catchment area for Tadcaster Grammar 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 Three Hares pub provides an excellent meeting point but if village crafts is more your scene, the village hall is a hive of activity all year round as is the parish church.

Village Farm is conveniently located close to local shops and access to the country roads allows you to explore the nearby villages and local activities.





LOCATION

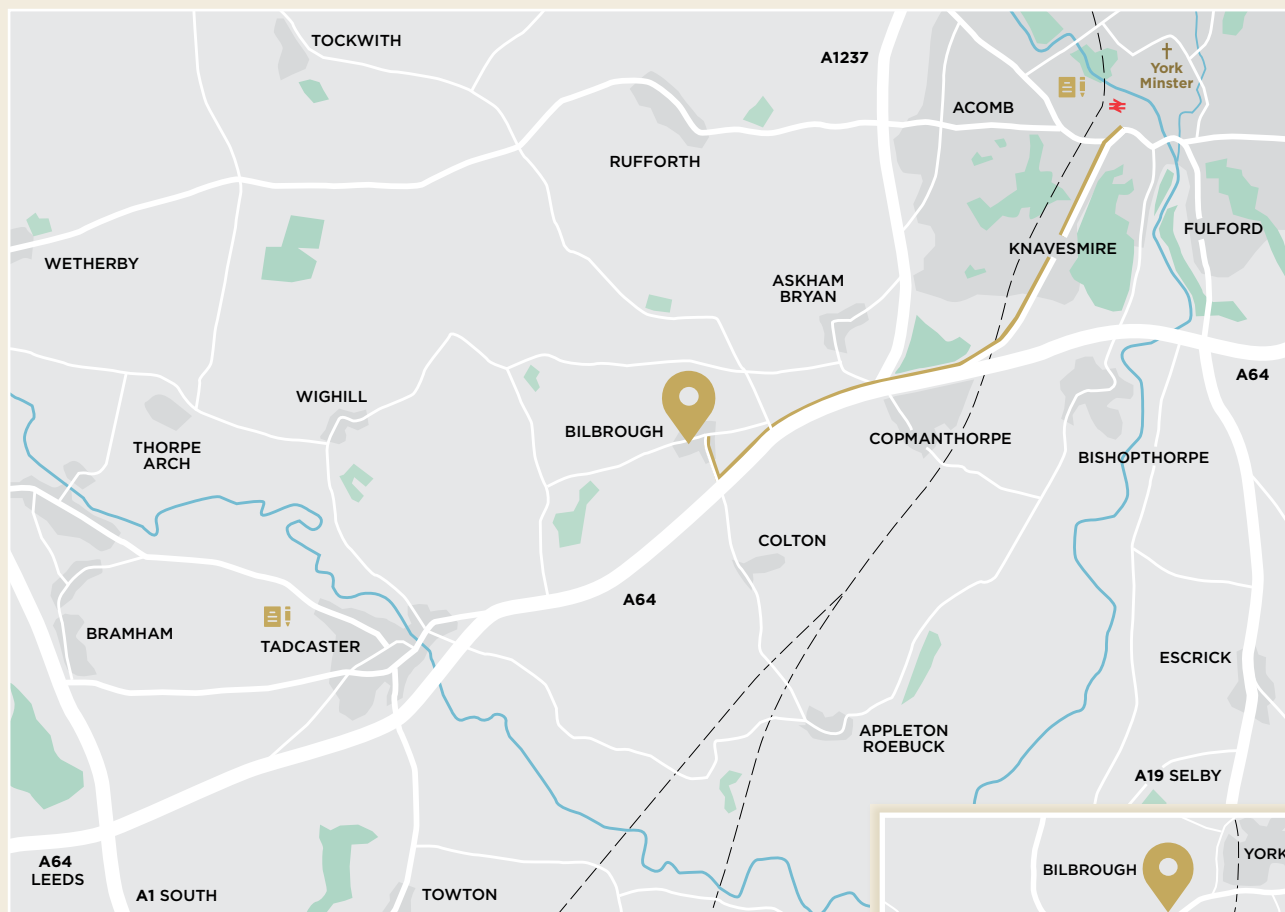
Bilbrough has excellent access to major travel routes. Within 2 minutes of the A64, the A1 and M1 are only 10 minutes away. Good access to both York and Leeds is provided by the A64 and public transport.

The road and rail network makes York a popular location for businesses and home owners alike, with London, Manchester and Edinburgh all within distance. Travel times are from 1 hour 50 minutes to London King's Cross and just over 2 hours to Edinburgh.

York railway station can be reached within 15 mins via the A64.

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


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



VILLAGE FARM BACK LANE BILBROUGH YORK

York centre	- 7 miles
Tadcaster	- 4.5 miles
Leeds centre	- 19 miles

A1/M1 Link	- 8 miles
Wetherby	- 11 miles
Selby	- 17 miles

York 	- 6 miles
LBA 	- 25 miles
MAN 	- 78 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 provides leisurely riverside walks, cycling, parks and activities.

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.





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

YORK HAS IT ALL



VILLAGE FARM

Situated in the heart of Billbrough, Village Farm is a new development of seven individually designed four and five bedroom family homes, with garden and landscaping inspired by Chelsea Flower Show medal winner Lizzie Tulip.

Features include an open plan kitchen dining area complete with Silestone worktops and integrated appliances and a large utility room.

Elegant tall glazing systems will fill the rooms with light and create a welcoming sense of space and calm.

Gardens and landscaping are inspired by Lizzie Tulip, a renowned and stylish designer. She lectures, writes and has had work featured in the national press and on tv. She has also received numerous awards at Harrogate Flower Show and the Great Yorkshire Show.



Back Lane (30mph)



SITE PLAN

KEY:

- MS The Masham
- SW The Swaledale
- WE The Wensleydale
- SD The Saddleback
- HD The Herdwick
- CH The Cheviot
- OS The Old Spot

Piggy Lane



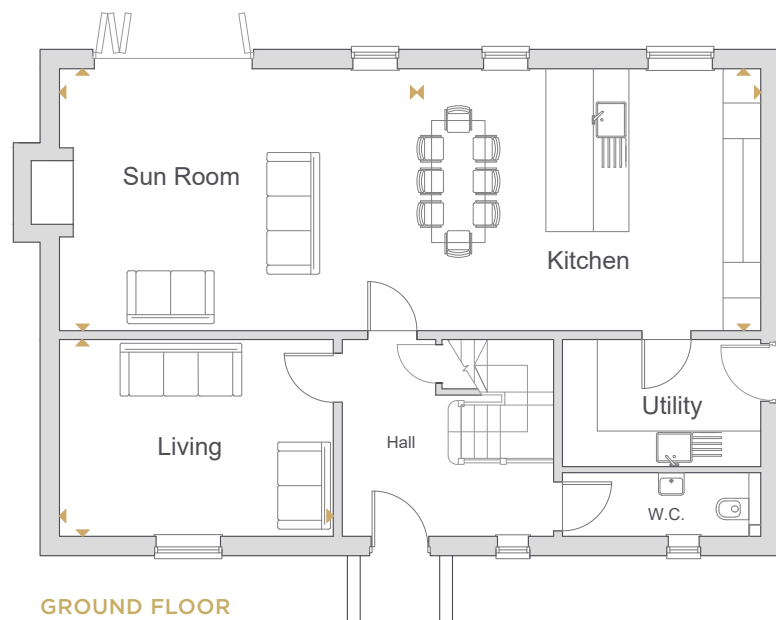
Gardens and landscaping
inspired by

LizzieTulip
Landscape & Garden Design

THE MASHAM

5 BEDROOM DETACHED HOME

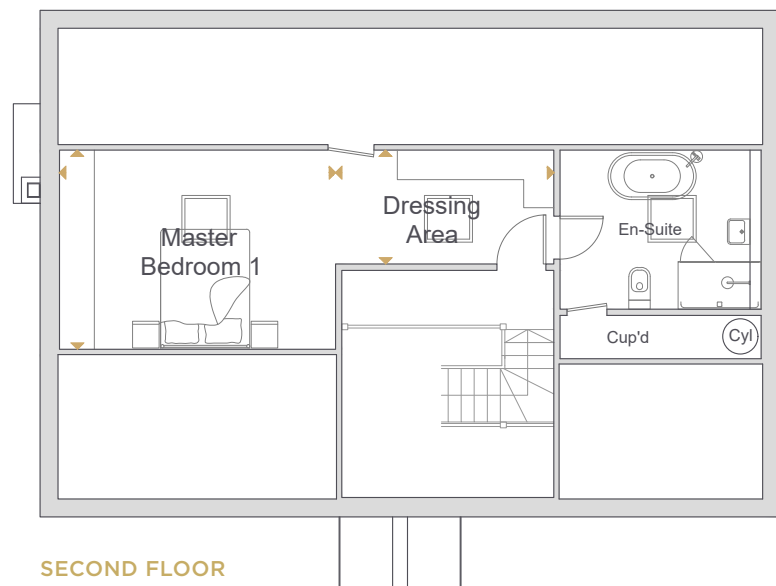




GROUND FLOOR
93.3 sq/m 1004 sq/f



FIRST FLOOR
93.3 sq/m 1004 sq/f



SECOND FLOOR
38.7 sq/m 417 sq/f

THE MASHAM

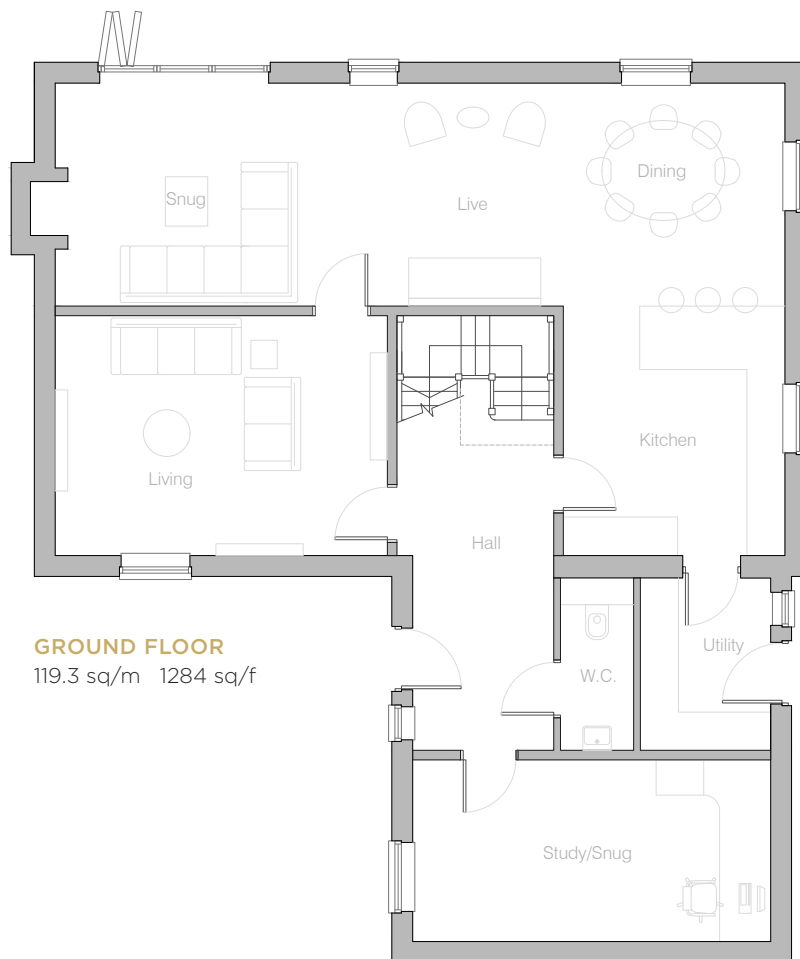
Room	Metres	Feet
Living	4.62 x 3.32m	15'2" x 10'11"
Kitchen	5.80 x 4.42m	19'0" x 14'6"
Sun Room	6.02 x 4.42m	19'9" x 14'6"
Utility	3.34 x 2.14m	10'11" x 7'0"
W.C.	3.34 x 1.07m	10'11" x 3'6"
Master Bedroom 2	4.62 x 4.42m	15'2" x 14'6"
Bedroom 3	4.62 x 3.32m	15'2" x 10'11"
Bedroom 4	3.39 x 4.42m	11'1" x 14'6"
Bedroom 5	3.39 x 3.32m	11'1" x 10'11"
Bathroom	2.03 x 3.26m	6'8" x 10'8"
En-Suite	1.42 x 2.56m	4'8" x 8'5"
Master Bedroom 1	4.76 x 3.36m	15'7" x 11'0"
Dressing Area	3.57 x 2.40m	11'9" x 7'10"
En-Suite	3.39 x 1.92m	11'1" x 6'4"

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

THE HERDWICK

5 BEDROOM DETACHED HOME



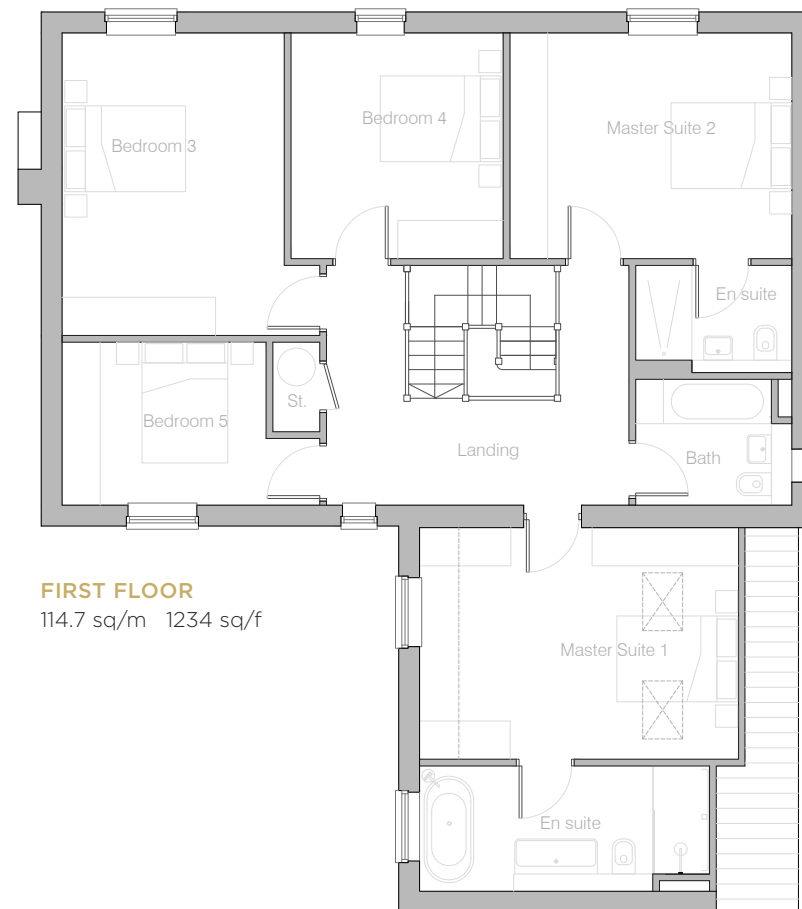


GROUND FLOOR
119.3 sq/m 1284 sq/f

THE HERDWICK

Room	Metres	Feet
Living	5.23 x 3.78m	17'2" x 12'5"
Kitchen	3.49 x 7.43m	11'5" x 24'5"
Sun Room	8.00 x 3.51m	26'3" x 11'6"
Study	5.63 x 2.86m	18'6" x 9'5"
Utility	2.20 x 2.71m	7'3" x 8'11"
W.C.	1.00 x 2.71m	3'3" x 8'11"

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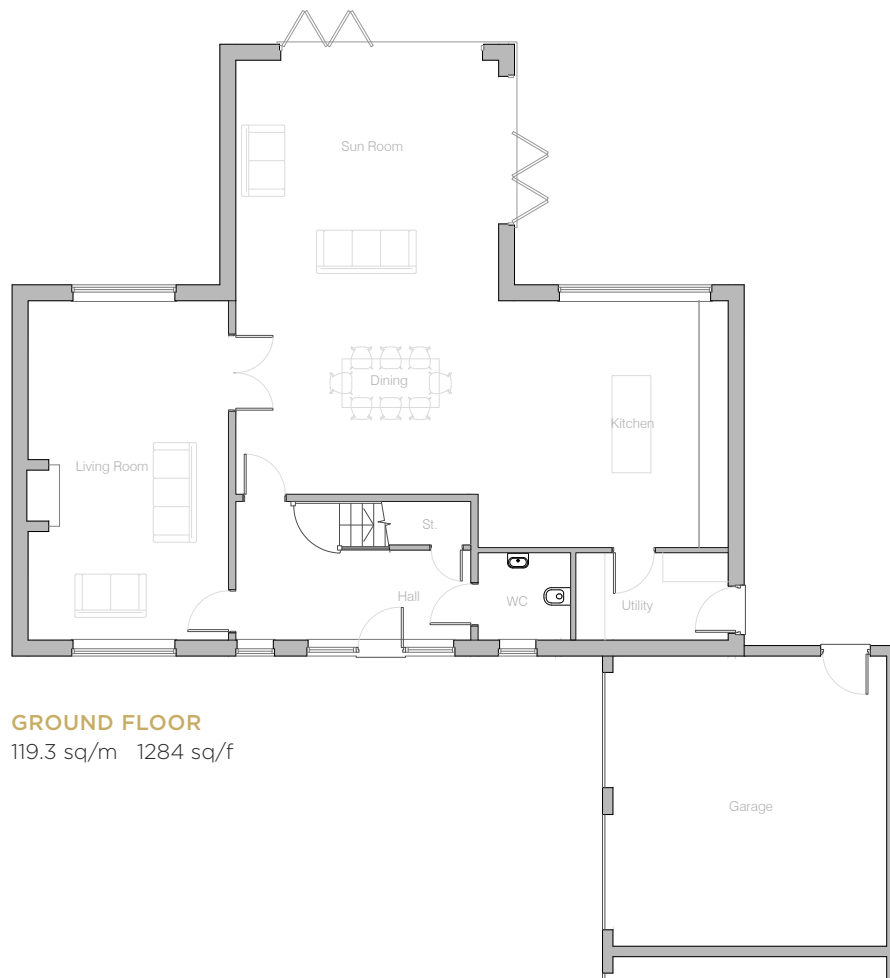
FIRST FLOOR
114.7 sq/m 1234 sq/f

Room	Metres	Feet
Master Suite 1	5.02 x 3.65m	16'6" x 12'0"
En-Suite	4.56 x 1.98m	15'0" x 6'6"
Master Suite 2	4.44 x 3.56m	14'7" x 11'8"
En-Suite	2.46 x 1.69m	13'4" x 5'7"
Bedroom 3	3.50 x 4.76m	11'6" x 15'7"
Bedroom 4	3.34 x 3.56m	11'0" x 11'8"
Bedroom 5	4.06 x 2.57m	13'4" x 8'5"
Bathroom	2.46 x 1.98m	8'1" x 6'6"

THE CHEVIOT

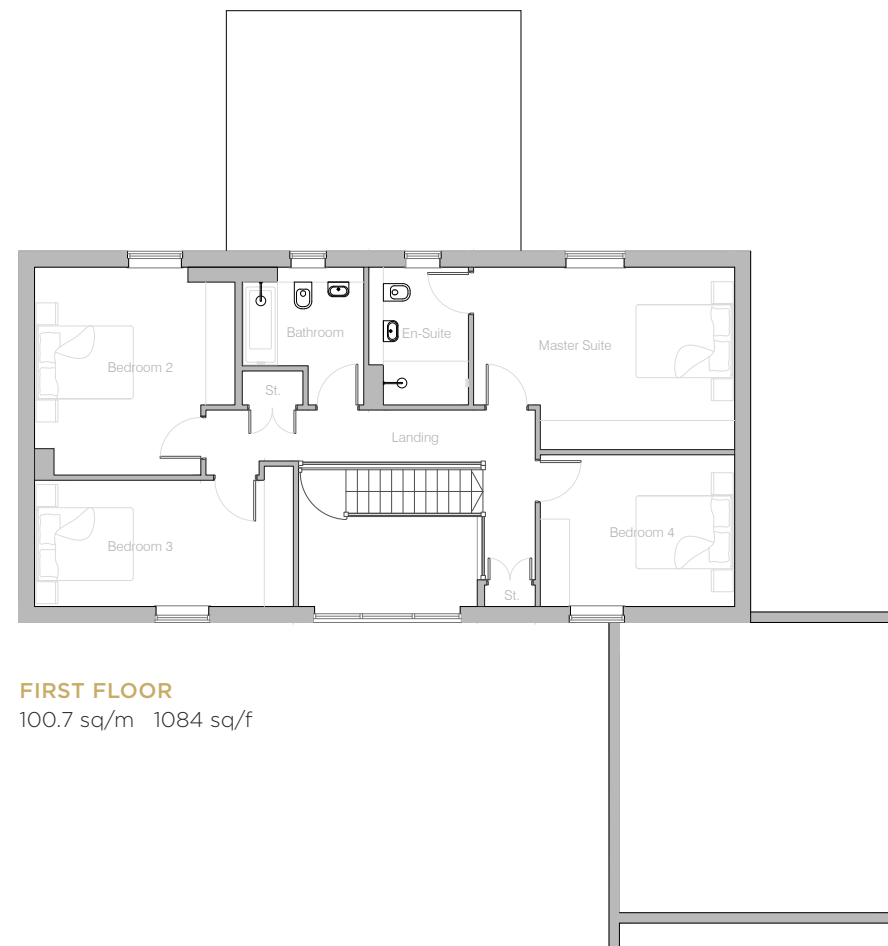
4 BEDROOM DETACHED HOME





GROUND FLOOR

119.3 sq/m 1284 sq/f



FIRST FLOOR

100.7 sq/m 1084 sq/f

THE CHEVIOT

Room	Metres	Feet
Living	6.99 x 4.13m	22'11" x 13'7"
Kitchen	5.08 x 5.14m	16'8" x 16'10"
Sun Room	8.93 x 4.99m	29'4" x 16'5"
Utility	1.80 x 3.14m	5'11" x 10'4"
W.C.	1.80 x 1.91m	5'11" x 6'3"
Garage	5.97 x 5.64m	19'7" x 18'6"

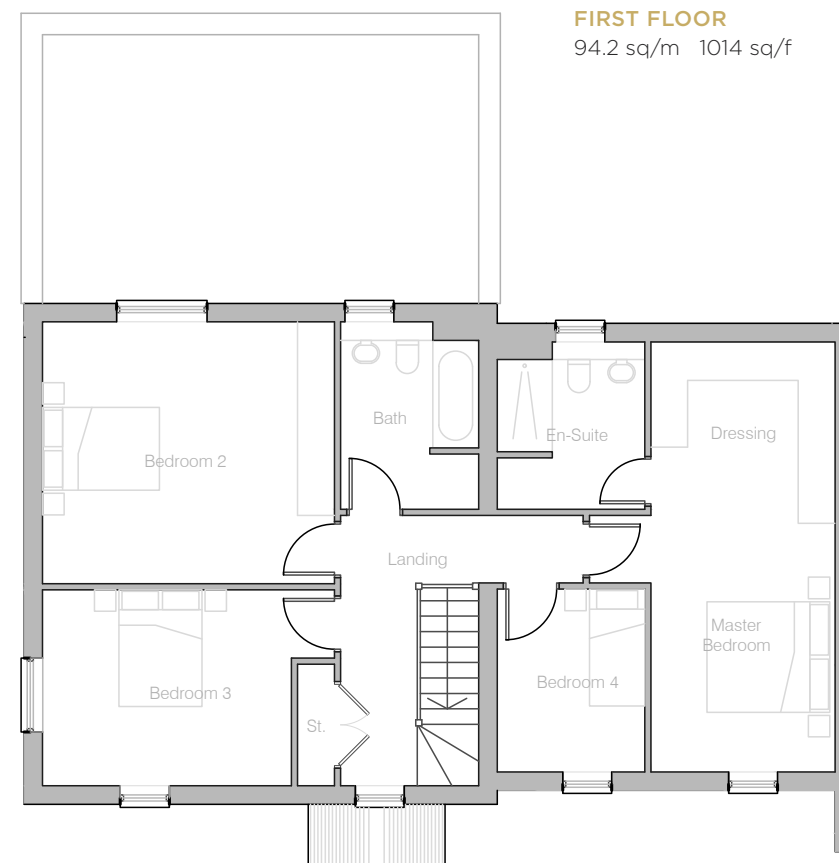
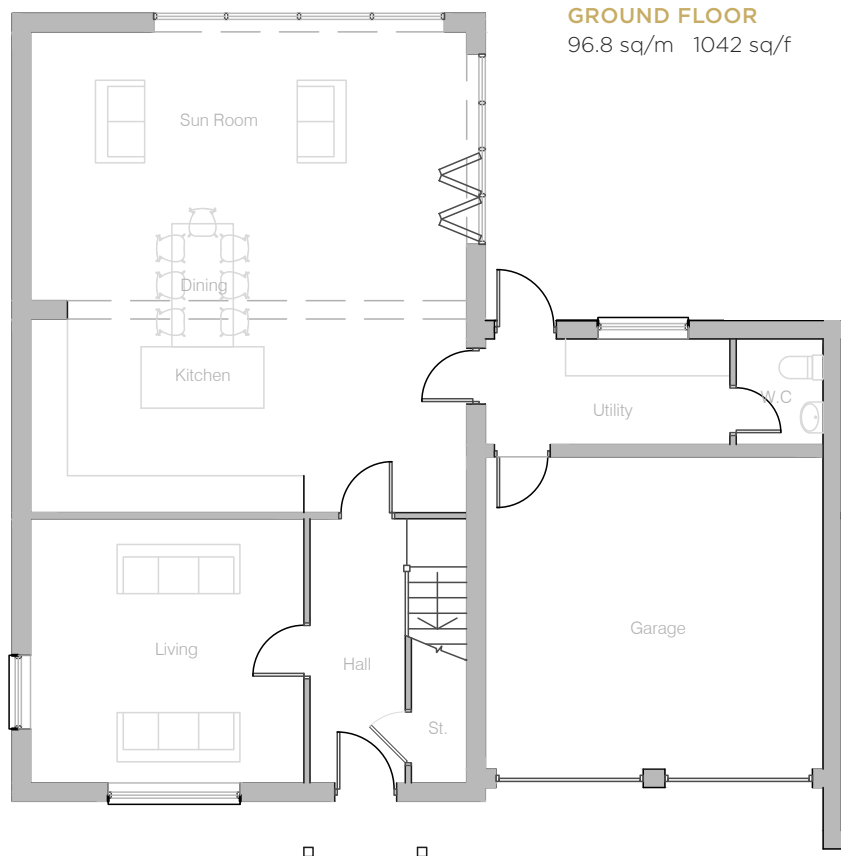
Room	Metres	Feet
Master Suite	3.76 x 5.38m	12'4" x 17'8"
Bedroom 2	3.99 x 5.13m	13'1" x 16'10"
Bedroom 3	2.89 x 4.33m	9'6" x 14'3"
Bedroom 4	3.11 x 4.00m	10'2" x 13'2"
Bathroom	2.84 x 2.50m	9'4" x 8'4"
En-Suite	2.84 x 2.05m	9'4" x 6'9"

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THE SWALEDALE

4 BEDROOM SEMI-DETACHED HOME





THE SWALEDALE

Room	Metres	Feet
Living	3.86 x 6.39m	12'8" x 21'0"
Kitchen/Sun Room	6.57 x 6.36m	21'7" x 20'10"
Utility	5.50 x 1.98m	18'0" x 6'6"
W.C.	0.90 x 2.94m	2'11" x 9'8"
Garage	5.41 x 5.47m	17'9" x 17'11"

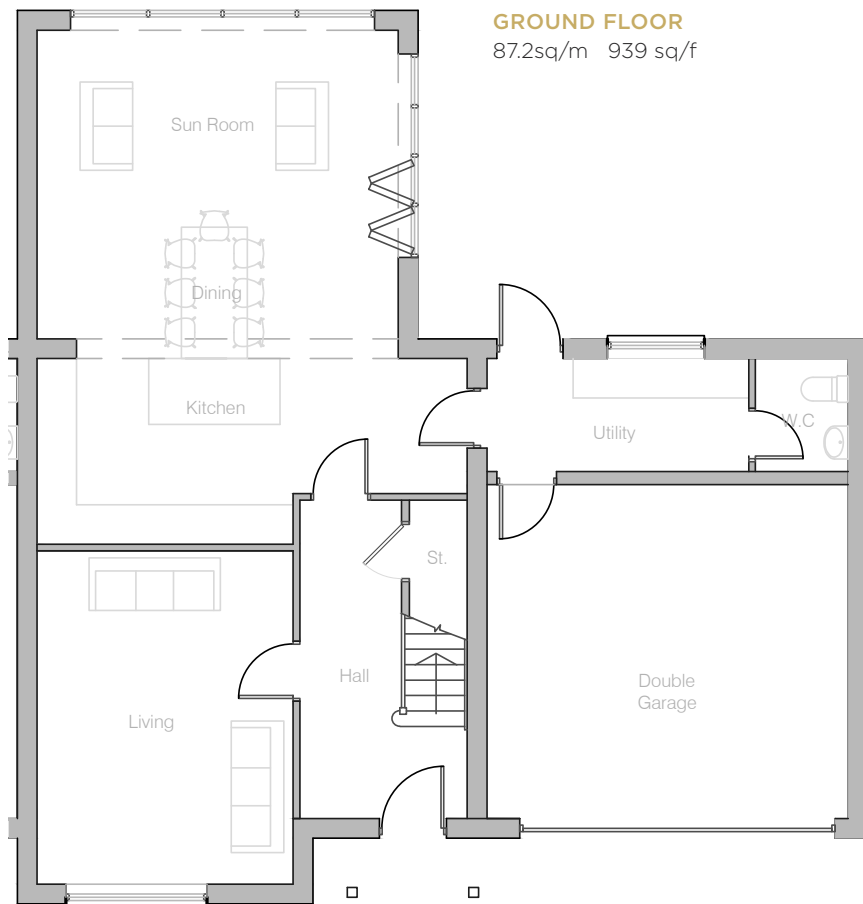
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Room	Metres	Feet
Master Bedroom	3.00 x 4.16m	9'10" x 13'8"
Bedroom 2	4.73 x 4.30m	15'6" x 14'1"
Bedroom 3	4.03 x 3.18m	13'3" x 10'5"
Bedroom 4	2.40 x 2.96m	7'11" x 9'9"
Dressing Area	3.00 x 3.31m	9'10" x 10'10"
Bathroom	2.29 x 3.09m	7'6" x 10'2"
En-Suite	2.40 x 3.31m	7'10" x 10'10"

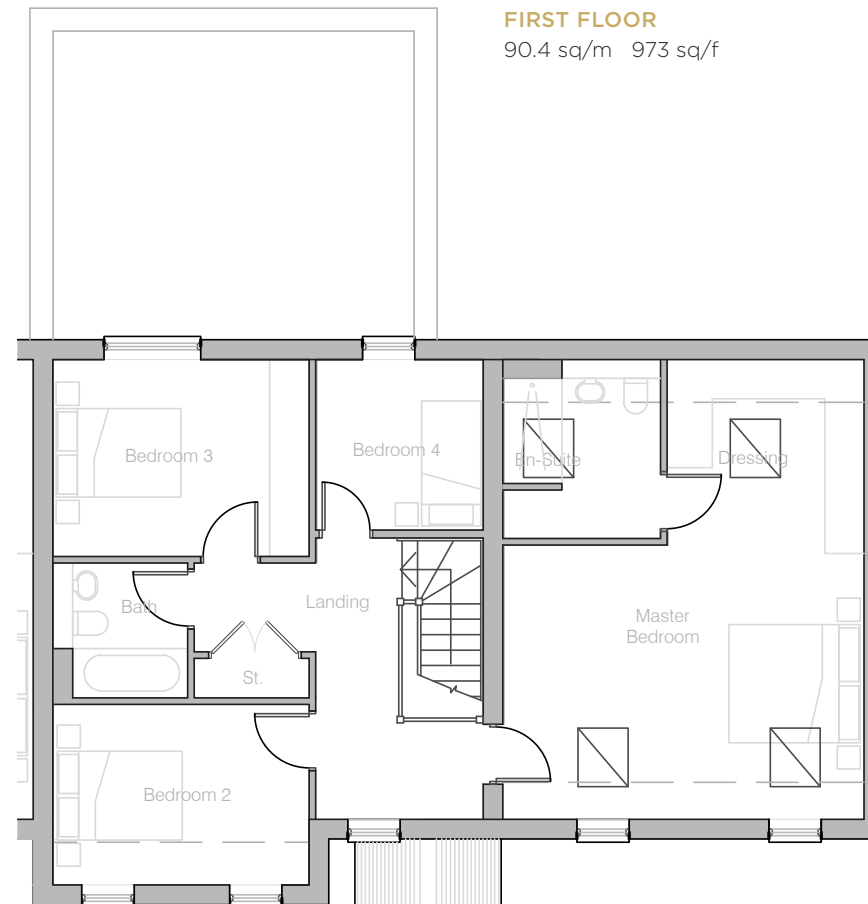
THE WENSLEYDALE

4 BEDROOM SEMI-DETACHED HOME





GROUND FLOOR
87.2sq/m 939 sq/f



FIRST FLOOR
90.4 sq/m 973 sq/f

THE WENSLEYDALE

Room	Metres	Feet
Living	3.90 x 5.07m	12'10" x 16'8"
Kitchen/Sun Room	7.72 x 6.55m	25'4" x 21'6"
Utility	3.99 x 1.72m	13'1" x 5'8"
W.C.	1.42 x 1.72m	4'8" x 5'8"
Garage	5.50 x 5.08m	18'0" x 16'8"

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Room	Metres	Feet
Master Bedroom	5.50 x 4.18m	18'1" x 13'9"
Bedroom 2	3.90 x 3.00m	12'10" x 9'10"
Bedroom 3	3.90 x 2.75m	12'10" x 9'0"
Bedroom 4	2.55 x 2.75m	8'4" x 9'0"
Dressing Area	3.00 x 2.83m	9'10" x 9'3"
Bathroom	2.05 x 2.05m	6'9" x 6'9"
En-Suite	2.40 x 2.73m	7'11" x 9'0"

THE SADDLEBACK

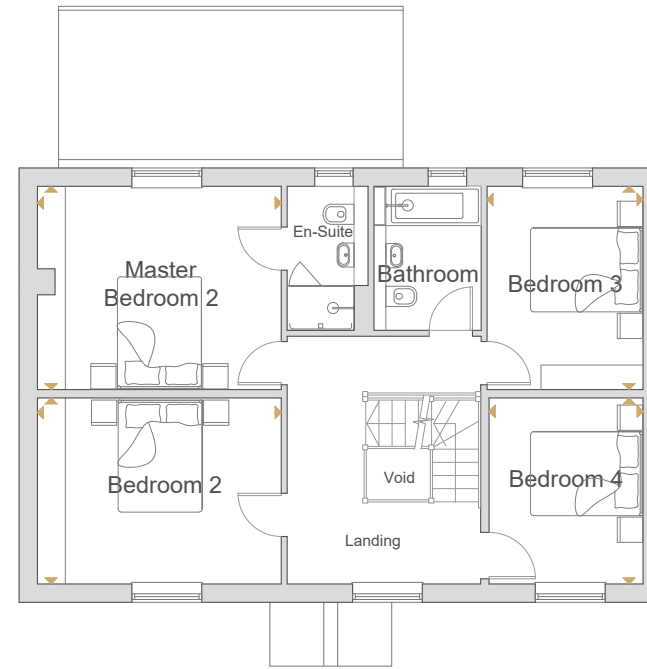
5 BEDROOM DETACHED HOME



GROUND FLOOR
91 sq/m 980 sq/f



SECOND FLOOR
33 sq/m 355 sq/f



FIRST FLOOR
77 sq/m 830 sq/f

THE SADDLEBACK

Room	Metres	Feet
Living	4.35 x 3.32m	14'3" x 10'10"
Kitchen	4.61 x 3.63m	15'1" x 11'10"
Snug	6.20 x 2.70m	20'4" x 8'10"
Sun Room	5.41 x 2.70m	17'9" x 8'10"
Utility	2.75 x 2.14m	9'0" x 7'0"
W.C.	2.75 x 1.07m	9'0" x 3'6"
Master Bedroom 2	4.35 x 3.63m	14'3" x 11'10"
Bedroom 3	4.35 x 3.32m	14'3" x 10'10"
Bedroom 4	2.75 x 3.63m	20'3" x 11'10"
Bedroom 5	2.75 x 3.32m	20'3" x 10'10"
Bathroom	1.92 x 2.57m	6'4" x 8'5"
En-Suite	1.45 x 2.57m	4'9" x 8'5"
Master Bedroom 1	4.35 x 3.58m	14'3" x 11'9"
Dressing Area	3.57 x 2.05m	11'9" x 6'9"
En-Suite	2.78 x 2.73m	9'1" x 8'11"

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THE OLD SPOT

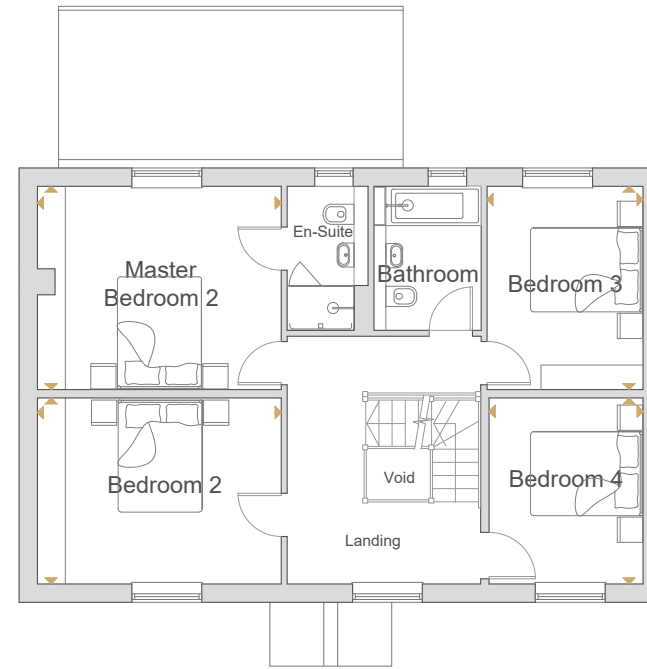
5 BEDROOM DETACHED HOME



GROUND FLOOR
91 sq/m 980 sq/f



SECOND FLOOR
33 sq/m 355 sq/f



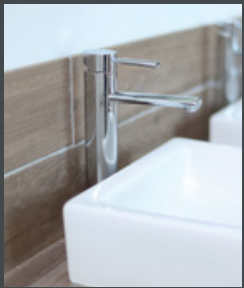
FIRST FLOOR
77 sq/m 830 sq/f

THE OLD SPOT

Room	Metres	Feet
Living	4.35 x 3.32m	14'3" x 10'10"
Kitchen	4.61 x 3.63m	15'1" x 11'10"
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Sun Room	5.41 x 2.70m	17'9" x 8'10"
Utility	2.75 x 2.14m	9'0" x 7'0"
W.C.	2.75 x 1.07m	9'0" x 3'6"
Master Bedroom 2	4.35 x 3.63m	14'3" x 11'10"
Bedroom 3	4.35 x 3.32m	14'3" x 10'10"
Bedroom 4	2.75 x 3.63m	20'3" x 11'10"
Bedroom 5	2.75 x 3.32m	20'3" x 10'10"
Bathroom	1.92 x 2.57m	6'4" x 8'5"
En-Suite	1.45 x 2.57m	4'9" x 8'5"
Master Bedroom 1	4.35 x 3.58m	14'3" x 11'9"
Dressing Area	3.57 x 2.05m	11'9" x 6'9"
En-Suite	2.78 x 2.73m	9'1" x 8'11"

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SPECIFICATION



KITCHEN/LIVING/DINING AREA

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

- Bespoke kitchen by Kitchen Forte
- Bevelled edge Silestone worktops or similar - Et Calacatta gold
- Stainless Steel sink - Franke large undermounted stainless steel sink
- 3-in-1 instant boiling water tap - Fohën Fahrenheit, brushed gunmetal grey
- Integrated Fridge Freezer - Bosch or equivalent
- Integrated dishwasher - Bosch or equivalent
- Induction hob - Bosch 4 multi-zone or equivalent
- Hood extractor - Novy Essence
- Integrated oven - Neff slide and hide pyroclean
- Wine cooler - Lamona integrated drinks cooler or similar
- Integrated combination oven/ microwave - Neff or equivalent
- Choice of floor finishes from a selected range

UTILITY

Our utility rooms compliment the kitchen areas with durable fittings that take their design references from the kitchens above.

- Kitchen units with chrome handles
- Stainless steel sink
- Hot and cold mixer tap
- Space for washing machine and drier - plumbing connection for washing machine

BATHROOMS/EN-SUITES

- Contemporary white sanitary ware throughout
- Mains pressurised showers with large slimline trays and clear glass cubicles
- Choice of wall tiles from 3 options
- Choice of floor finishes from selected range
- Extractor fans

ENTRANCE HALL AND STAIRS

- Choice of floor finishes from a selected range
- Carpets up stairs to and including first floor landing including bedrooms
- Carpets up stairs to and including upper floor landing including bedrooms

INTERNAL

- Doors Contemporary hand painted 4 Panel Shaker Solid Core Doors
- Rachel Mclean selected Elephant's Breath throughout - Farrow & Ball paint
- Hardwick white satinwood skirtings and architraves
- Oak Handrail and Newel posts with oak spindles and strings - oak feature staircase with oak handrails and newel posts (treads not in oak)
- Insulated easi-joist metal web first floor and upper floor joists with increased acoustic performance. Improved acoustic performance on all first and upper floor constructions

EXTERNALS

- Double glazed windows
- Double glazed anthracite aluminium bi-fold to kitchen/living/dining area
- Double glazed anthracite composite door
- Gravelled driveways
- Paved footpaths and patios - stone paving to pathways, eating/entertaining area
- Fencing between houses, 1.8m fencing board
- Gardens - feature landscaped planted areas
- Vehicle entrance gates (Saddleback & Old Spot only)

ELECTRICAL

- Flush LED spotlights to kitchen/living/dining area and bathroom ceilings - white
- Discreet LED over hob cabinet lighting - matt anthracite metal fittings
- Pendant fittings to all other rooms - white plastic fittings
- Integrated smoke alarms on all floors - white standard smoke alarms
- Sockets and switches to all areas - brushed metal
- USB sockets to kitchen, living room and selected bedrooms - brushed metal
- Home intruder alarm system
- Telephone/TV points to living room and selected bedrooms - brushed metal
- Power and lighting to garage - white plastic
- Contemporary style external lighting to external front door, utility door and bifold door - brushed metal finish downlight
- TV: CT100 (or equivalent) coaxial cabling for terrestrial digital TV outlets in the living room/ snug/kitchen living room and all bedrooms.
- Satellite: future installation by purchaser
- Data: Hard wired CAT5e cabling to data outlets kitchen living room/ snug/two master bedrooms
- Phone: hard wired (CW1308 - 6 core BT cable or equivalent) installed from ONS fibre unit to phone module outlet in living room or lounge

HEATING

- Ideal LOGIC system boiler - 7 year parts and labour warranty*, 10 year warranty on heat exchanger*
- Zone controlled thermostat heating to all floors
- Underfloor heating to all ground floor rooms
- Chrome electric heated towel rails to bathrooms and ensuites

WARRANTY

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

FOR ALL ENQUIRIES:



01904 435140

prime-resi.com info@prime-resi.com



01904 671672

blenkinandco.com sales@blenkinandco.com

THE FINER DETAILS

RESERVATION

NuSpace Homes accept reservations from purchasers who are procedable 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 new 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 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 2 year Nuspace Warranty 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.





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space in a
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FOR ALL ENQUIRIES:

