

The Lanes

Knarborough





Chase the dream

Sweeping countryside on the doorstep and a busy market town within easy reach. Convenient travel connections and popular cities within easy reach. A brand new home and a whole new beginning.

The Lanes offers all of this and more. A small development of attractive, well-built homes, just north of the pretty market town of Knaresborough in North Yorkshire.

Nine of these new properties are available to buy on a shared ownership basis. Which makes living in this dream location a more affordable reality as you part buy, part rent your home.

More affordable home ownership

The homes available to buy through shared ownership at The Lanes are:

- 3 x three-bedroom semi-detached houses
- 6 x two-bedroom terrace houses

Modernity meets tradition

Each home comes with allocated car parking. The property has a modern flow, while traditional exteriors are in keeping with the rural setting.

A place to put down roots

The Lanes is set on the northern edge of Knaresborough backed by open countryside stretching out towards York.



Warm & welcoming

A bustling town with a strong sense of community, Knaresborough offers everything you need for daily life – from a variety of shops to good schools and lots of options for entertainment. And with Harrogate just five miles away, the options don't end there.

Knaresborough sits on a cliff above the River Nidd and its market place is a welcoming place to relax with coffee and cake. Whilst the riverside promenade at the base of the cliff provides a lovely suntrap – the perfect place to gather with ice creams and watch people messing about on the river.

An eventful year

Throughout the year, Knaresborough's friendly community comes together at a range of lively events. The largest is the Great Knaresborough Bed Race. And the highlight of the summer is the Annual Festival of Entertainment and Visual Arts, which brings an urban beach to town along with plays, comedy and street entertainment.

Everything on hand

These homes may be in a rural location, but there's no shortage of entertainment and retail therapy nearby.



Fun with friends & family

Knaresborough offers a good mix of places to get together. From cosy pubs like the Mother Shipton Inn to buzzing restaurants like Two Brothers Grill & Pizzeria and much-loved cafes like the Lavender Rooms.

Around 20 minutes away in Harrogate, the options widen to include venues like the famous Ivy Café and Betty's Tearooms. Plus family favourites like Gianni's Brio, hipster bars like Major Tom's Social and cocktail clubs like The Moko Lounge.



Time to shop

When it comes to shopping, Harrogate's diverse offerings include high street names ranging from Jo Malone to Mountain Warehouse. And independents selling everything from antiques to books, cookware and hats.

Knaresborough also has great independents selling wine, wellbeing products and more alongside high street stores and supermarkets. And its retail park includes brands such as Next, M&S and TK Maxx. On Wednesdays, stalls fill the market place with delicious produce, plants.

The great outdoors

You'll be perfectly positioned to enjoy an outdoor lifestyle, right in your neighbourhood.



Run free in fresh air

Nearby Nidd Gorge is an ancient woodland along the banks of the river that's brimming with wildlife and boasts Iron Age relics. Jacob Smith Park, less than half a mile from The Lanes, is an idyllic place for dog walking, pond dipping and picnicking. And dramatic Knaresborough Castle is a great place to blow the cobwebs away.

From cycling to sailing

For cyclists, the Beryl Burton Cycle Way allows you to ride traffic-free to Harrogate, Bilton and Ripley and the Tour de Yorkshire often comes through the town. Golfers have Knaresborough and Harrogate clubs to choose from and sailors have Ripon Sailing Club a short way along Boroughbridge Road.

Get active...then unwind

Hazel Bank offers clay pigeon shooting and Little Pasture Trekking Centre provides horse riding lessons and hacks for all ages. And all the family will love Mother Shipton's Cave – England's oldest tourist attraction.

After lots of outdoor activity, there's nothing better than unwinding at Harrogate's Turkish Baths or Ridding Hall Spa.



Conveniently placed

Sit on the southern edge of North Yorkshire, The Lanes makes the county's glorious countryside easily accessible. It also puts towns and cities such as Harrogate, Leeds and York and the motorway network in easy reach.



Car

With allocated car parking for each home, The Lanes offers plenty of space for car drivers. Knaresbrough is on the A59 between York and Harrogate, a connecting road that also leads to the A1, which links with the M1 and M62. The development is just off the A6055 heading north off the A59 towards the A1 further north.

Train

Knaresbrough train station is less than a mile from The Lanes and offers convenient services.

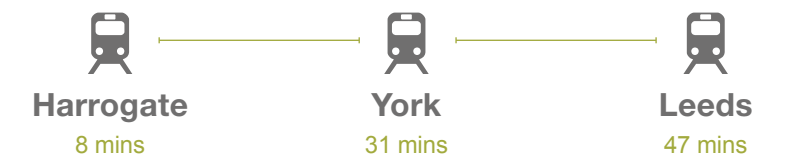
Bus

The nearest bus stop is a short walk away on Hyde Park Road and, from there, it's just 8 minutes to Knaresbrough's bus station and 28 minutes to Harrogate.

Plane

Leeds Bradford Airport is a half-hour drive away and offers direct flights across Europe and to New York.

Typical journey times from the station are:





The Lanes Site Plan

■
The Cranford
2 bedroom homes
Plots 49, 50, 51, 52, 53 & 54

■
The Kempton
3 bedroom homes
Plots 28, 72 & 73

2 bedroom house



The Cranford

Plots 49*, 50, 51*, 52*, 53 & 54*

Living/Dining/Kitchen	6.47m (max) x 4.45m (max)
Bedroom 1	3.32m (max) x 4.45m (max)
Bedroom 2	2.68m (max) x 4.45m (max)

Two bedroom terrace house
 Comprising entrance hall, living/dining/
 kitchen, W/C, storage cupboard, master
 bedroom, second bedroom and bathroom

*End terrace houses have a window to the landing on the first floor.

The dimensions stated are approximate and the precise measurements may vary. Kitchen layouts are indicative and may change.



Computer generated image - for illustration purposes only

3 bedroom house



The Kempton

Plots 28, 72 & 73

Kitchen/Dining	3.39m (max) x 5.06m (max)
Living	5.81m (max) x 5.06m (max)
Bedroom 1	4.92m (max) x 2.78m (max)
Bedroom 2	4.28m (max) x 2.78m (max)
Bedroom 3	2.88m (max) x 2.20m (max)

three bedroom semi-detached house
 Comprising entrance hall, living room, kitchen/dining area, W/C, storage cupboard, master bedroom, second and third bedroom and bathroom

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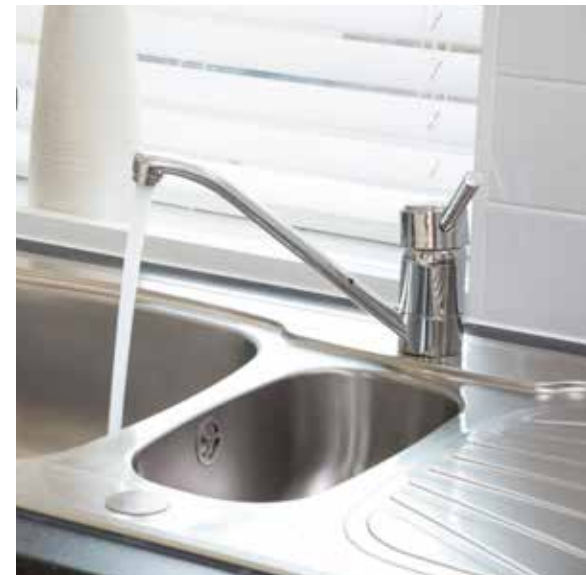
High quality homes



- Kitchen**
- Satin gloss door fronts with laminate worktop and matching upstand
 - Stainless steel splashback to hob area
 - Stainless steel oven and gas hob
 - Stainless steel extraction hood
 - Energy efficient downlighters
 - Amtico flooring to the kitchen of 'The Kempton'
 - Amtico flooring to the kitchen/living area of 'The Cranford'

- Bathroom**
- White suite to bathroom (and cloakroom) with shower over bath
 - Tiles to bath area and wash hand basin
 - Glass shower screen
 - Forbo Novilion Viva Fusion vinyl flooring

- General**
- Carpets provided to the upper floors, stairs and hallway to all properties
 - Carpets to living area of 'The Kempton'
 - TV socket in master bedroom
 - Outside garden tap
 - 1.8m high screen fencing between rear gardens
 - 1.8m high timber garden gate
 - Turfed rear garden
 - Each property benefits from an electric car charging point



Images are not representative of the actual specification

Why choose Shared Ownership?

- You'll need a smaller deposit and mortgage than if you bought a property outright.
- Generally you are able to buy a bigger property than you may otherwise be able to afford.
- You are able to buy more shares until you own the property outright.
- Your monthly payments could be less than renting privately.



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