



Kingsley Meadows

A beautiful collection of
2 & 3 bedroom homes

HARROGATE,
NORTH YORKSHIRE

 **guinness**
homes

Welcome to Kingsley Meadows

Situated in the historic spa town of Harrogate in North Yorkshire, Kingsley Meadows is home to a collection of 2 and 3 bedroom Shared Ownership homes.

The perfect place to call home; it's a sought-after town steeped in charm and character, while the cities of Leeds and York lie within easy reach. Just beyond the edge of the town, you can find the picturesque rolling hills of the Yorkshire Dales and the Nidderdale AONB, ideal for embracing the outdoors on walks and bike rides.



Connect with both sides of life

Living at Kingsley Meadows gives you the best of both worlds. Its location in the town puts amenities on your doorstep, with everything you need from shops to eateries and more, just minutes away! As part of the wider rural district, you'll find vast stretches of stunning countryside waiting to be explored just a short journey away.

With its extensive history as a Victorian spa town and reputation as one of the happiest places in the UK to live, Harrogate brings visitors from far and wide to the heart of Yorkshire. The beautiful architecture gives it a timeless elegance, while the wealth of cafés, restaurants, theatres and boutiques ensure that there's always adventures to be had.

For a more metropolitan experience, the vibrant city of Leeds is close by. It offers plenty to do, boasting

an exciting live music scene, bustling markets, museums, trendy bars and much more. On top of a rich cultural scene, it also has outstanding transport connections to help you easily get around the UK and beyond.

When you want to experience the great outdoors, the area is blessed with natural beauty in abundance. The 200-acre Harrogate Stray surrounds the town centre, giving it a unique sense of space and serenity. The town is also home to the Valley Gardens and Harlow Carr Gardens, the latter of which is one of only five public gardens run by the Royal Horticultural Society. The town itself is on the edge of the Yorkshire Dales, while a short journey north west will take you to the Nidderdale Area of Outstanding Natural Beauty.

Discover extraordinary living

There's no shortage of things to do, with extensive options when it comes to places to eat, drink, shop and experience Yorkshire living. The local area has something to suit everyone. Discover extraordinary living at Kingsley Meadows.



Top picks



Bettys Café Tea Rooms

2.1 miles | 9 min drive

An absolute staple of not just Harrogate but Yorkshire, Bettys is a traditional café that has been delivering the quintessential afternoon-tea experience since 1919. Make sure to try the Fat Rascal (like a scone or rock cake) to get a true taste of the region. As well as the main location in the town, they also have a spot at RHS Garden Harlow Carr.



The Montpellier Quarter

2.5 miles | 10 min drive

Explore more than 50 exclusive independent shops, salons, pavement cafés, bars and restaurants within The Montpellier Quarter. Choose to spend the afternoon sat outside with a coffee watching the day go by, or treat yourself to some much needed retail therapy in the wide array of different shops.



Turkish Baths

2.7 miles | 10 min drive

Delve into the history of Harrogate by sampling the very thing that put it on the map in the nineteenth century – the spa. The Turkish Baths offer authentic Victorian surroundings, giving you a real sense of history as you unwind in the varying heat chambers, plunge pool and steam room.



Rudding Park

2.7 miles | 11 min drive

For a more luxurious pampering experience, Rudding Park is a contemporary spa nestled within 300 acres of scenic landscaped gardens, a few miles south of the town. They use the natural spring waters from their own grounds, which recaptures the heritage of Harrogate with a modern twist. As well as the spa, Rudding Park also includes a luxury hotel, two restaurants, two golf courses and a private cinema.

Car travel times taken from google.co.uk/maps and are approximate only.

Building bright futures

As the world continues to change, it's important that pupils are equipped with the skills and knowledge they need to be successful.

Schools enrich children with experiences and opportunities beyond academics, to ensure they develop into well-rounded individuals who are ready to take their next steps in the world. Supportive, inclusive, and nurturing learning environments are key in encouraging the talents and interests of every child, while fostering a love of learning and sense of self-confidence.



Schools, Further and Higher Education

Primary

Starbeck Primary Academy

Ofsted: Good (2019)
1.1 miles | 5 min drive

St. Roberts Catholic Primary School

Ofsted: Outstanding (2019)
1.7 miles | 5 min drive

Willow Tree Community Primary School

1.3 miles | 6 min drive

Secondary

Harrogate High School

Ofsted: Good (2023)
1.8 miles | 8 min drive

Harrogate Grammar School

Ofsted: Outstanding (2022)
2.5 miles | 9 min drive

St. John Fisher Catholic High School

Ofsted: Good (2022)
2.2 miles | 8 min drive

Further and Higher Education

Harrogate College

2.5 miles | 9 min drive

University of Leeds

18.9 miles | 42 min drive

Points of interest

Kingsley Meadows puts you in the perfect position to enjoy the best of what the area has to offer.



Retail & Essentials

1. Waitrose & Partners
2. Sainsbury's
3. Morrisons
4. Victoria Shopping Centre
5. Westminster Arcade



Food & Drink

1. Farmhouse
2. The Ivy Harrogate Garden
3. Nutrition Joe's
4. Yorkshire Tapas @ The Blues Bar
5. Cosy Club



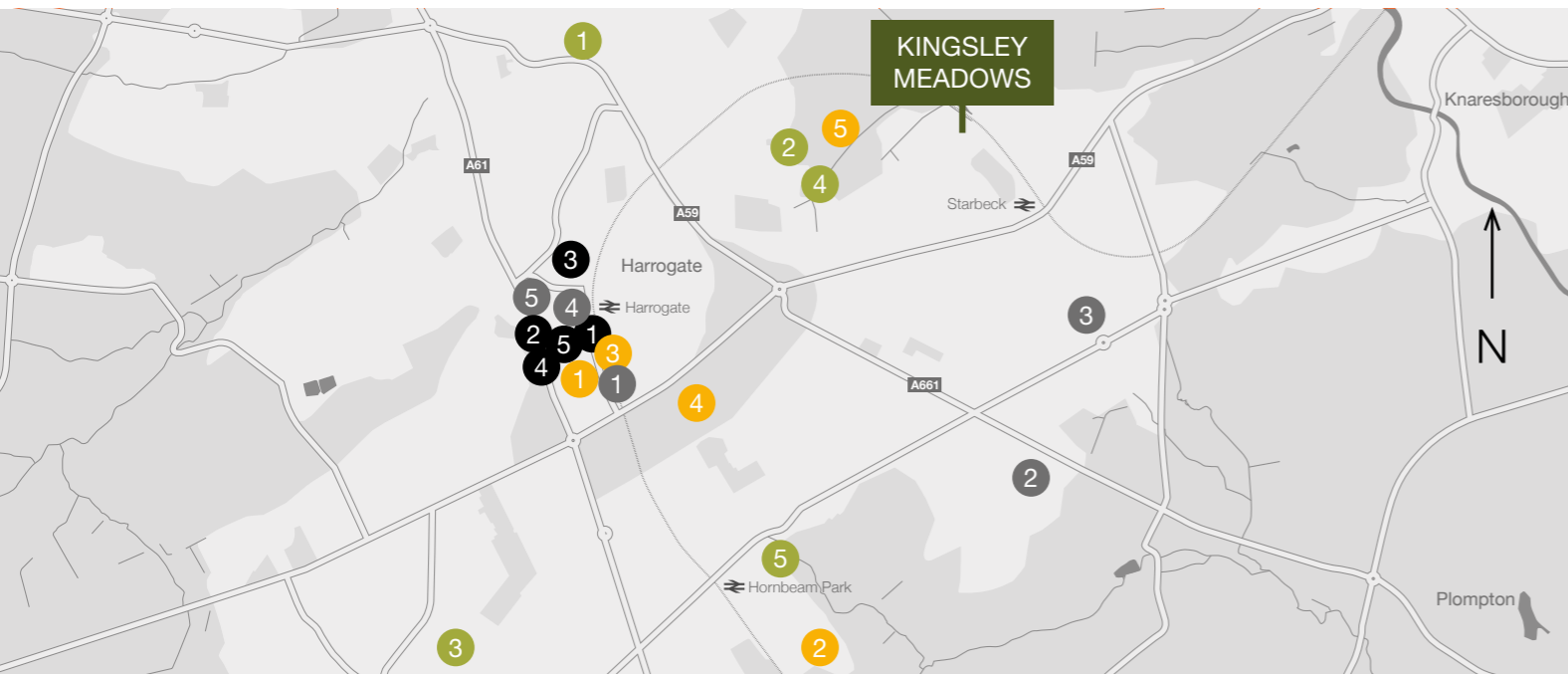
Fitness & Leisure

1. PureGym Harrogate
2. Parthian Climbing
3. Everyman Harrogate
4. The Stray
5. Harrogate Hockey Club



Education

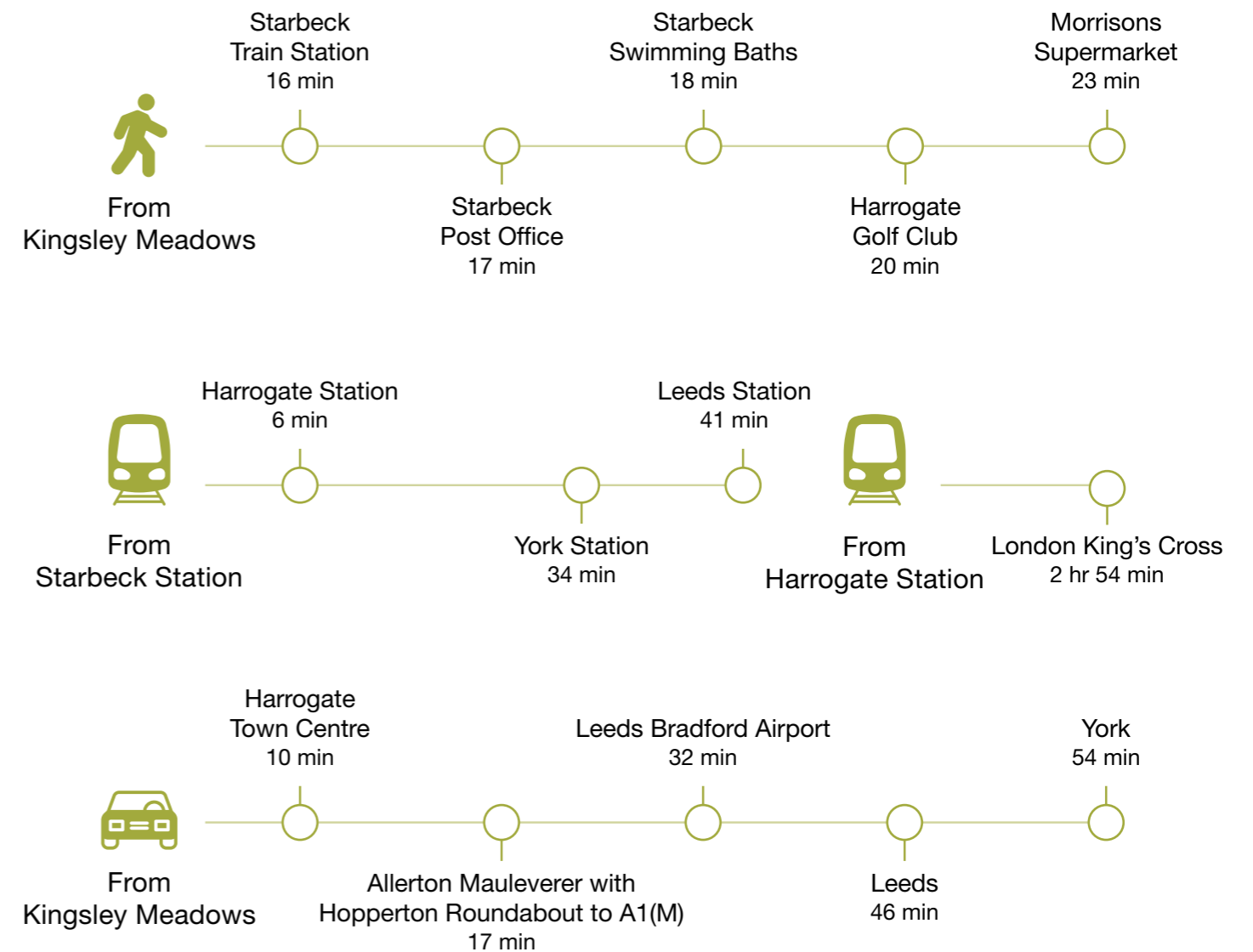
1. Bilton Grange Community Primary School (Harrogate)
2. St Roberts Catholic Primary School
3. Rossett School
4. Harrogate High School
5. Harrogate College



Map not to scale.

Staying connected

Strong transport connections make it easy to get around from Kingsley Meadows, whether it's for work or pleasure. It takes less than 20 minutes to get to the A1, which connects London and Edinburgh and meets up with other major roads including the M1, M18, M62 and M25. You can reach Harrogate train station by car in just over 10 minutes, which offers routes to smaller local stations, the cities of Leeds and York as well as a direct service to London.



Travel times and distances taken from google.co.uk/maps and are approximate only. Train times taken from nationalrail.co.uk and are approximate only.

Site plan

Kingsley Meadows offers a collection of sixteen 2 & 3 bedroom homes in the historic town of Harrogate.

Key

- The Dart
Plots 93, 94, 101, 102, 103 & 104
- The Tavy
Plots 43, 44, 78, 79, 99, 100, 105, 106, 119 & 120
- Social rent
- Private Sale



The development layout does not show details of gradients of land, boundary treatments, local authority street lighting or landscaping. It is our intention to build in accordance with this layout. However, there may be occasions when the house designs, boundaries, landscaping and positions of roads and footpaths change as the development proceeds. Please speak to a member of our Sales Team for more details.



Computer generated images for indicative purposes only and represent a typical home, exemplified through imagery of existing Guinness Homes developments.

Detailed design

Our energy-efficient homes have been carefully designed to maximise space and light while saving you money.* High quality, with elegant finishing touches, our homes boast modern interiors, spacious living spaces and integrated appliances.

KITCHEN

- Contemporary kitchen fitted by Symphony
- Induction Hob
- Electric Oven
- Laminate worktop with matching upstand
- Oak style vinyl flooring

BATHROOM

- Contemporary white bathroom suite
- Glass Shower Screen
- Oak style vinyl flooring
- Ceramic tiles around the bath and above sink

GENERAL

- Air Source Heat pump heating system by z
- Electric Vehicle Charge Point
- Carpets / Vinyl flooring throughout
- Turfed rear garden
- Shed to rear garden
- Walls finished in white emulsion
- 10 year NHBC cover

*<https://www.hbf.co.uk/policy/wattasave/>. HBF – Watt a Save – January 2024. The specification of the properties is correct at the date of print but may change as building works progress. Any images are indicative of the anticipated quality and style of the specification and may not represent the actual furnishings and fittings of the properties. Unless specifically incorporated in writing into the sales contract the specification is not intended to form part of any offer, contract, warranty or representation and should not be relied upon as a statement or representation of fact. Please note this development does not have gas all homes are fully electric.



Building for the future

We are one of the biggest housing and care providers in the country, with over 66,000 homes across the UK and over 140,000 customers.

We are focused on improving people's lives by building new homes and improving services, and we have been doing it for 130 years. We combine our deep heritage with our forward-thinking ambition and commitment to sustainability.

We recognise that the world around us is changing, and while our purpose will always remain the same, we're constantly evolving to make sure we're building energy-efficient homes that last for future generations.

Shared Ownership* explained

If you decide to use the Shared Ownership scheme you'll soon realise that it's an alternative way to buy your home in Kingsley Meadows.

You buy the percentage of the home you can afford, and then pay rent to Guinness on the percentage share you don't own. You'll also pay a monthly service charge to Guinness for keeping the development looking its best.

Shared Ownership isn't house-sharing, it's just a more affordable way onto the property ladder for many people across UK. You live there, you decorate it, and you decide when the time is right to sell.

Buying a percentage of the home, instead of the whole value, often requires a smaller deposit and a smaller mortgage, making buying a home a more achievable dream for many.



Photography shows a Shared Ownership customer of Guinness Homes at our Leaside Lock development. Guinness Homes and The Guinness Partnership support the development of mixed tenure communities and are proud to provide homes for Shared Ownership and affordable rent. The tenure of these homes may change subject to demand. Details correct at time of going to print. *Shared Ownership – Terms and conditions apply. This scheme is subject to status and fitting criteria. Minimum and maximum share values will apply and rent is payable on the unsold share.



Tamara and Terence bought their dream home at Leaside Lock with Shared Ownership* at only £125,625 for a 25% share of the full market value of £502,500.

Tamara and Terence always dreamed of owning their own home. But with the high cost of housing in London, they thought it would never happen. Then they learned about Shared Ownership.

With Shared Ownership, they were able to buy a 2 bedroom apartment in Leaside Lock for just £125,625. They're so grateful for the opportunity to own their own home, and they love the fact that they can afford to live in a great neighbourhood.





0300 456 0522
www.guinnesshomes.co.uk