

Welcome

Welcome to Strata, we design and build beautiful contemporary homes.

We believe that 'home' is just about the most universal and important thing there is. Home is so much more than a shelter from the elements it is a place where you can relax, dream and be your self. Every home should have a story and we are incredibly proud to be a part of that story for our customers.

We love Scandinavian design and this influence flows through our homes. Large windows, high ceilings and clean lines in the finer details create a feeling of space and light.



1

BELONG

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LIVE

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LOVE

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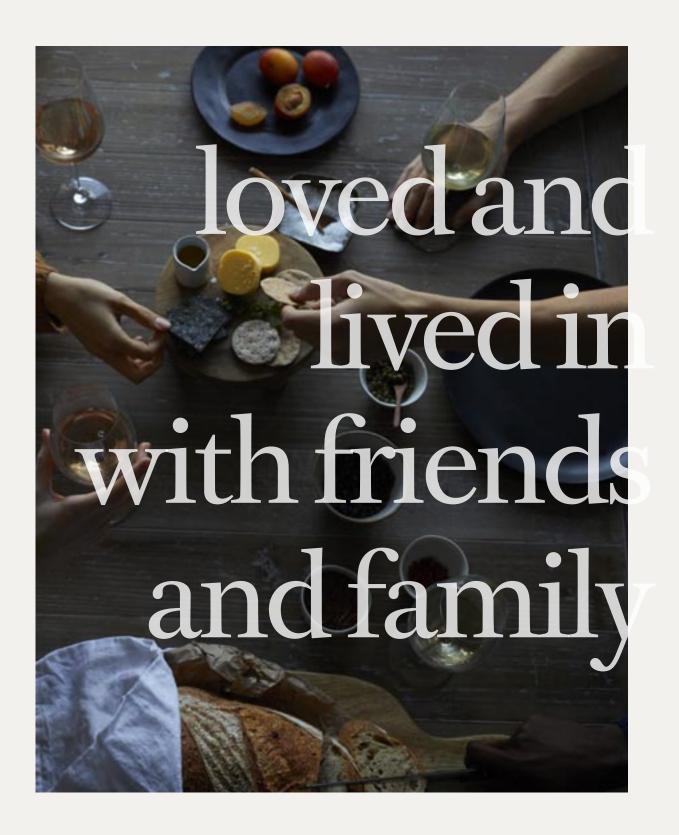
PERSONALISATION

6

SHARE







1

BELONG

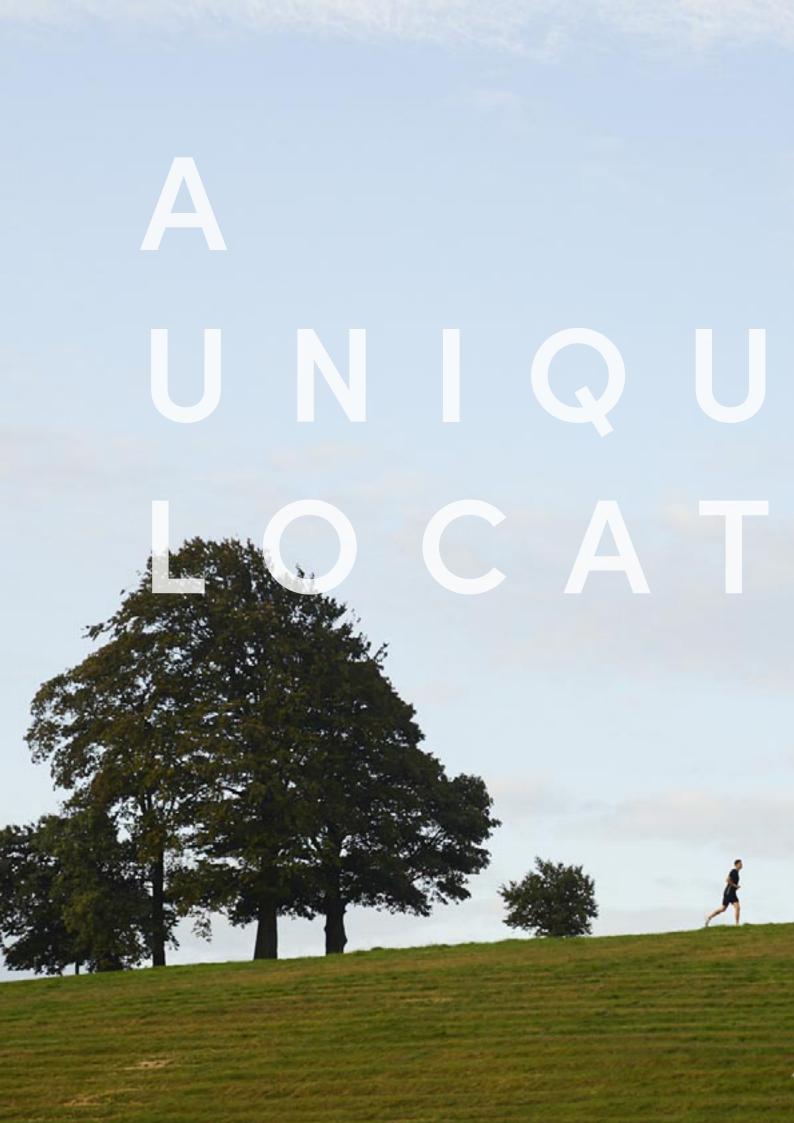
Our customers don't just want to buy a new home from us, they want to belong.

We consider customers an extension of our family. While we're building homes, we're also building relationships, and that's what inspires us to keep finding new ways to go beyond in everything we do.

We want every customer to get the most from their home, which is why we love to see how they inspire and interact with one another. With regular events, our communities are growing all the time. On social media, #MyStrataStory is used to share moving tips and interior design preferences. The desire to belong to something is always growing.

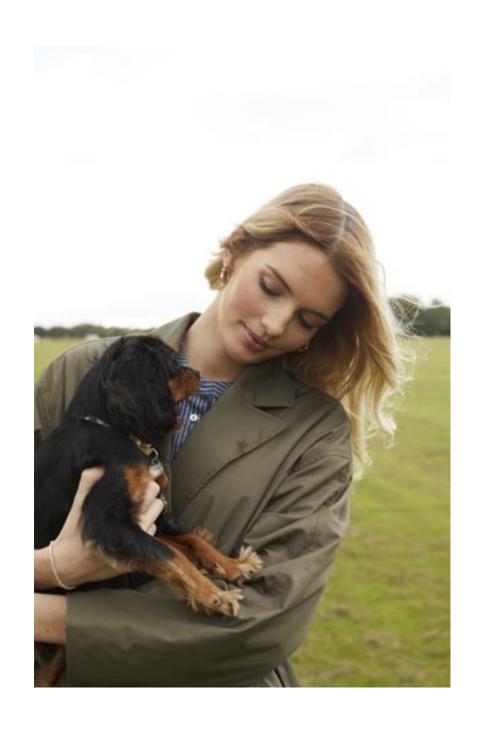
When people make a commitment as big as buying a home, it's important that their commitment is reciprocated. That's why we stay in touch with our customers, offering support and sharing expertise at every step, long after we've handed over the keys.

What we want is a lasting connection, and to be there for them whenever they need us.













Connect

Esteem is ideally located for commuters, with the A1 just a few minutes from home, connecting you to the M1 and M62 motorways and offering access to major towns and cities in north and south including York, Leeds, Bradford and Wakefield.

Moor Lane Junction bus and coach station is just a 10 minute walk from home and runs regular services to Ripon.

Thirsk Train Station is your closest railway and has regular services to Manchester Airport, London Kings Cross, Sunderland and Middlesborough.

When it comes to travelling abroad, you have the option of Manchester airport which is a train ride away, or Leeds Bradford airport which is just 41 minutes away by car.

HARROGATE

20

MINUTES

THIRSK

09

MINUTES

RIPON

80

MINUTES

NEWCASTLE

45

MINUTES

YORK

35

MINUTES

BY CAR





Nestled in the picturesque village of Dishforth in North Yorkshire, Esteem offers a unique opportunity to own a contemporary and personalised home, surrounded by beautiful scenery and a real sense of community.

There are also lots of local independent retailers on your doorstep. Boroughbridge, only a five-minute drive away, has a quant high street full of independent shops, cafes and all the amenities you could need. There is also a really lovely farm shop on the route into Boroughbridge where the community source their fresh produce.

You'll find any good village has a good village pub, and Dishforth has two! The Crown Inn and The Black Swan are both just 10 minutes' walk from home; the perfect stop for a pub lunch.

The perfect location for families and commuters, there are a number of good local schools in the area and the A1 is just a 15-minute drive from Dishforth. You can reach York within 40 minutes and Northallerton in just 16 minutes from home.

At Esteem you are not far from two of the UK's most beautiful racecourses, Ripon and Thirsk. Both racecourses offer a range of events for all ages, including family fun days and live music, in addition to their seasonal race meetings.

Further afield, you will find one of the north's most picturesque cities. York, famous for its cobbled streets and beautiful cathedral, is just a 36-minute drive from home and boasts a range of independent and high street retailers, and attractions for all the family including York Dungeon and Jorvik Viking Centre

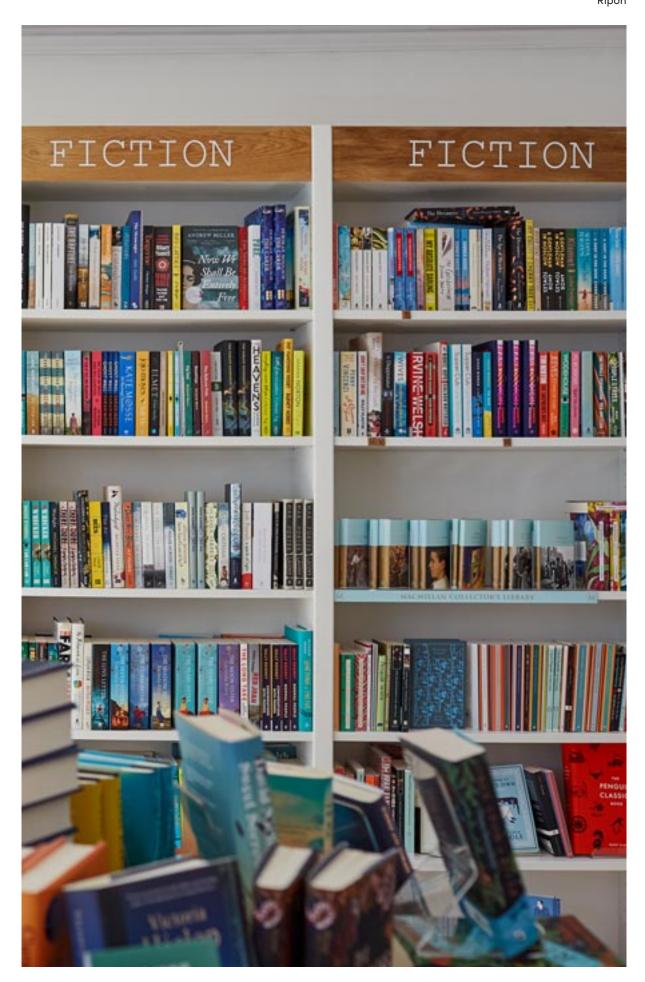




































Learn

There is an excellent choice of educational opportunities for children and young people of all ages in the local area.

The Dishforth C of E Primary School is just on the edge of the development and only two minutes from home, which educates children from 5 to 11 years. In their most recent Ofsted inspection, the school was said to be "an outstanding school where pupils achieve exceptionally well in both their personal qualities and their academic accomplishments"

For children aged 11-18, Thirsk School and Sixth Form College is located 5 minutes away from Esteem, and offers a range of higher education subjects at A-Level should your children want to continue their studies.

Living in Dishforth, you have some of the UK's top universities close to home. The University of York is just 50 minutes from Esteem and is ranked 21st in the UK's top universities. You'll also find the University of Leeds (ranked 13th) is just an hour from home and University of Bradford (ranked 61st) is also just an hour from Esteem.



2

CREATE

We love design. For us, this goes much further than building homes. We see it as an attitude to life.

Being passionate about design means looking intensely at the world around you, examining how things work and then striving to make them better. It's not enough to look at how physical objects function. It's even more important to consider how they make people feel.

Hopefully you can sense that level of care in everything we do.

DESIGNED FOR IVENES

Home for me is a place to enjoy with family and friends, but most importantly to be yourself

Mike HEAD OF DESIGN When we design a space, we need to envisage life moving through it. When design blends intelligence and emotion, it enhances our lives.

Esteem has been designed to respect the key characteristics of the location; its setting and its existing landscaped edges. We wanted the development to have a genuine landscape-led design ethos. With this in mind, we have kept the landscaped features of the site where possible and the setting of the new proposals have been designed to ensure they are screened from the existing public areas. This reduces the impact of the new housing and creates a positive and delicate introduction of the proposal on to the village.

We wanted to make an impact on the entrance to the development, but we also wanted this to have a calming and inviting sense; creating a presence as you arrive, but while also feeling welcome. As you enter the development you are met with a crescent-shaped collection of homes, surrounding a village green. The homes are set back from the entrance, allowing a natural transition from landscape into homes.





It then felt appropriate to mirror the village green to the west, creating a continuation of the village green but also an extension of the existing landscaped northern edge, generating a feeling that the northern landscaped edge is naturally finding its way into the development.

Building in such beautiful surroundings, we carefully consider the positioning of every home, to ensure that each one would have a view of the natural landscape and greenery.

An added benefit of this landscape-led principle is that a generous, high quality landscaped park is created which can be used by the extended community. A series of footpaths connect the village to the development, encouraging the sense of community and shared spaces.

The homes have been designed to create variation and character; creating street scenes that are playful and full of interest. This evokes the sense that the development has grown over time, which sits contextually in a village setting, respecting its character and form. We have considered every detail so that the development feels like gradual continuation of the village and community.







3

LIVE

Home is just about the most important thing in life. Home is not just about bricks and mortar; it's about feeling 'at home' in a space that you can call your own. It's about having the freedom to live and grow.

From considered two bedroom designs to spacious five bedroom homes, the collection at Esteem has a place for you to call home.



Bordeaux

The Bordeaux is an impressive five bedroom family home spread over two floors with a modern open plan kitchen, dining and family area.

Entering the double height hall of The Bordeaux gives access to a lounge with a large central window flooding the room with light. The spacious kitchen, dining and family area is located at the rear of the house with French doors opening onto the garden, making it a great space to spend time with family and friends. The ground floor also benefits from a snug/drawing room, cloakroom and a utility room with additional entrance to the home

Upstairs leading from a central landing are five spacious bedrooms. The master bedroom has its own snug area and fitted wardrobes as well as a large ensuite. There are four other double bedrooms on the first floor, two of which have their own ensuite and the floor also hosts a generous-sized family bathroom.

The Bordeaux has a double integral garage that also has a separate access door at the rear.

Bordeaux







1	Kitchen/dining (max) 7275mm x 4513mm	23′10″ x 14′10″	5	Utility 2468mm x 1782mm	8′1″ x 5′10″
2	Family (max) 4515mm x 3713mm	14′10″ × 12′2″	6	Cloakroom (min) 1297mm x 1782mm	4′3″ x 5′10″
3	Lounge (max) 4515mm x 6075mm	14′10″ x 19′11″			
4	Study 4065mm x 4113mm	13'4" x 13'6"			



7	Master bedroom (max) 5695mm x 6090mm	18'8" x 20'0"	12	Bedroom (max) 4515mm x 3363mm	14′10″ x 11′0″
8	Snug (max) 4065mm x 1952mm	13'4" x 6'5"	13	En-suite (min) 1487mm x 2300mm	4'11" x 7'7"
9	En-suite (min) 3000mm x 3234mm	9'10" x 10'7"	14	Bedroom (max) 4033mm x 3363mm	13'3" x 11'0"
10	Bedroom (max) 4515mm x 4512mm	14′10″ x 14′10″	15	Bathroom (max) 3155mm x 3363mm	10'4" x 11'0"
11	En-suite (min) 1487mm x 2300mm	4'11" × 7'7"	16	Bathroom (min) 2401mm x 1688mm	7′11″ x 5′6″



Valencia

The Valencia is a five bedroom family home with enviable living space and private balcony. The entrance hall leads to a living room with a large bay window that lets in lots of natural light. The kitchen, dining and family area at the back of the home has French doors opening onto the garden. The utility room has a separate entrance onto the garden, and includes integrated fridge freezer and washer dryer.

Upstairs, five bedrooms lead off a central landing. The master bedroom has two tall windows, dressing area, ensuite and French doors leading to a private balcony overlooking the front of the home. A second double bedroom features ensuite, and three further bedrooms and a family bathroom occupy the first floor.







1 Kitchen (max) 3716mm x 3866mm 12'2" x 12'8"

2 Family/dining (max) 6995mm x 3858mm 22'11" x 12'8"

3 Lounge (max) 3728mm x 5964mm 12'3" x 19'7"

4 **Utility** 1865mm x 1661mm 6'1" x 5'5"

5 Cloakroom (min) 1520mm x 1661mm 5′0″ x 5′5″



6	Bedroom (max) 4899mm x 4214mm	16'1" x 13'10"	10	Bedroom (max) 4294mm x 3519mm	14'1" x 11'7"
7	En-suite (min) 2300mm x 1487mm	7'7" x 4'11"	11	Bedroom (max) 3771mm x 3519mm	12′14″ x 11′7″
8	Bedroom (max) 3728mm x 4778mm	12'3" x 15'8"	12	Bedroom (max) 2575mm x 3519mm	8′5″ x 11′7″
9	En-suite (min) 2400mm x 1487mm	7'10" × 4'11"	13	Bathroom (min) 2400mm x 1688mm	7′10″ × 5′6″



Siena

The Siena is a contemporary home designed over three floors with a spacious kitchen and dining area which benefits from an island which can be used as a breakfast bar, and tall French doors leading out to the private garden which flood the space with natural light. A utility and cloakroom lead off the kitchen and dining area. An airy lounge with large window overlooking the front of the home completes the ground floor.

Upstairs you'll find a master bedroom which benefits from a dressing area and ensuite. A second double bedroom with dressing area and a family bathroom also lead off the central landing, completing the first floor.

On the second floor there are three more generous-sized bedrooms, two of which are double. You'll also find a second family bathroom on this floor, perfect for offering guests or older children their own living space.





Kitchen/dining (max)
6878mm x 4570mm
 22'7" x 15'0"

 Lounge (max)
4730mm x 4937mm
 15'6" x 16'2"

 Utility
2737mm x 1805mm
 9'0" x 5'11"

 Cloakroom (min)
1705mm x 1805mm
 5'7" x 5'11"

FIRST FLOOR

Master bedroom (max)

6878mm x 4570mm 22'7" x 15'0" 6 En-suite (min) 1487mm x 2365mm 4′11″ x 7′9″ Bedroom 3687mm x 3647mm 12'1" x 12'0" Dressing area 8 3103mm x 2550mm 10'2" x 8'4" Bathroom (min) 1688mm x 2365mm 5′6″ x 7′9″

SECOND FLOOR

Bedroom 10 6878mm x 3625mm 22′7" x 11′11" 11 En-suite (min) 7′7″ x 4′10″ 2301mm x 1462mm 12 Bedroom 3382mm x 3308mm 11'1" x 10'10" 13 Bedroom 3408mm x 3308mm 11'2" x 10'10"







SECOND FLOOR



Capri

The Capri is a contemporary home designed over three floors with integral garage. The kitchen/family area spans the back of the home with French doors leading out onto the private rear garden. There is also a study/snug at the front of the home, in addition to a utility and cloakroom.

The lounge is on the first floor and spans the back of the home, with French doors leading out onto a large balcony overlooking the garden, flooding the room with light. There is also a family bathroom and two double bedrooms on this floor.

The impressive master bedroom, with dressing area and ensuite, is located on the second floor. There are also two additional bedrooms on this floor, perfect for a growing family.





1 **Kitchen** (max) 3308mm x 4165mm 10'10" x 13'8"

2 Family (max) 3308mm x 4165mm 10'10" x 13'8"

3 Study/Snug 2270mm x 3888mm 7'5" x 12'9"

4 Utility 2532mm x 1445mm 8'4" x 4'9"

5 Cloakroom (min) 1944mm x 1495mm 6'5" x 4'11"

FIRST FLOOR

6 Lounge 7018mm x 4495mm 23'0" x 14'9"

7 Bedroom (max) 3793mm x 3888mm 12'5" x 12'9"

8 Bedroom 3058mm x 3977mm 10'0" x 13'1" 9 Bathroom (min) 3058mm x 1665mm 10'0" x 5'6"

SECOND FLOOR

10 Master bedroom (max) 3930mm x 3418mm 12'11" x 11'13"

11 Dressing area 2978mm x 3418mm 9'9" x 11'3"

12 Ensuite (min) 2300mm x 1488mm 7'7" x 4'11"

13 Bedroom 3791mm x 3847mm 12'5" x 12'7"

14 Bedroom 3116mm x 2754mm 10'3" x 9'0"







SECOND FLOOR



Cologne

The Cologne has a spacious kitchen at the front of the home. There is a large family/dining area at the back of the home that has French doors leading out to the garden. There is also a utility and cloakroom that is accessible from the family/dining area. The bright and airy ground floor lounge is perfect for entertaining friends and family.

On the first floor, there are four spacious bedrooms, two of which are double bedrooms with ensuite. A family bathroom completes the second floor of this family home.







1	Kitchen (min) 3015mm x 4740mm	9'11" x 15'17'
2	Family/dining (min) 6416mm x 2988mm	21'1" × 9'10"
3	Lounge 3587mm x 4865mm	11'9" x 16'0"
4	Utility 2337mm x 2025mm	7′8″ x 6′8″
5	Cloakroom 2337mm x 998mm	7′8″ x 3′3″



FIRST FLOOR

6	Master bedroom 3649mm x 4960mm	12'0" x 16'3"	10	Bedroom (min) 2984mm x 3263mm	9'9" x 10'8"
7	En-suite (min) 1460mm x 2300mm	4'9" x 7'7"	11	Bedroom (max) 3343mm x 2954mm	11'0" x 9'8"
8	Bedroom (max) 4197mm x 3435mm	13'9" x 11'3"	12	Bathroom (min) 2400mm x 1688mm	7′10″ x 5′6″
9	En-suite (min) 2300mm x 1487mm	7′7″ x 4′11″			



THE

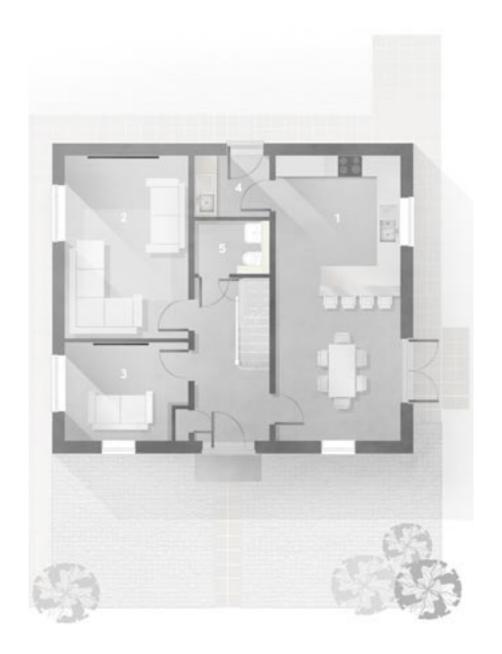
Munich

You enter the Munich through a central hallway. There is a spacious kitchen and dining area with French doors leading onto the rear garden. There is also a utility which is accessible through the kitchen. The ground floor also benefits from a spacious living room, snug and a cloakroom.

On the first floor there are three spacious double bedrooms, one single bedroom and a family bathroom. The master bedroom benefits from a French doors that leads to a balcony, a dressing area and an ensuite.







GROUND FLOOR

1	Kitchen/dining 3415mm x 7783mm	11'2" x 25'6"
2	Lounge 3373mm x 4990mm	11'1" x 16'4"
3	Snug 3373mm x 2705mm	11′1″ x 8′10″
4	Utility 2055mm x 1682mm	6′9″ x 5′6″
5	Cloakroom (min) 1843mm x 1475mm	6′1″ x 4′10″



FIRST FLOOR

6	Master bedroom 3475mm x 3907mm	11'5" × 12'10"	10	Bedroom (mox) 4257mm x 2653mm	14'0" x 8'8"
7	Dressing area 3475mm x 1800mm	11'5" x 5'11"	11	Bedroom (max) 3513mm x 2253mm	11'6" x 7'5"
8	Ensuite (min) 2300mm x 1487mm	7'7" x 4'11"	12	Bathroom (min) 2400mm x 1688mm	7′10″ x 5′6″
9	Bedroom (max) 5570mm x 2701mm	18'3" x 8'10"			



ТНЕ

Lisbon

The Lisbon is a modern bungalow with two double bedrooms and a family sized bathroom. You enter the bungalow into a light hallway which leads off to the two double bedrooms with large windows overlooking the front of the home. At the back of the home you'll find a spacious kitchen and dining area with French doors which flood the space with natural light, and an airy lounge with views over the private garden.

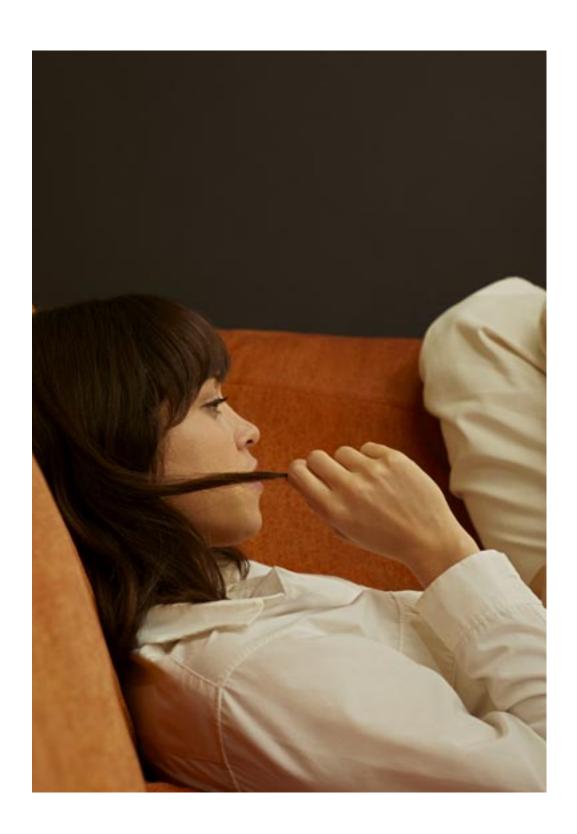






GROUND FLOOR

1	Kitchen 3997mm x 3955mm	13′1″ x 13′0″
2	Lounge 3580mm x 3955mm	11'9" x 13'0"
3	Master bedroom (max) 3515mm x 2927mm	11'6" x 9'7"
4	Bedroom (max) 2626mm x 3790mm	8'7" x 12'5"
5	Bathroom (min) 2400mm x 1688mm	7′10″ x 5′6″

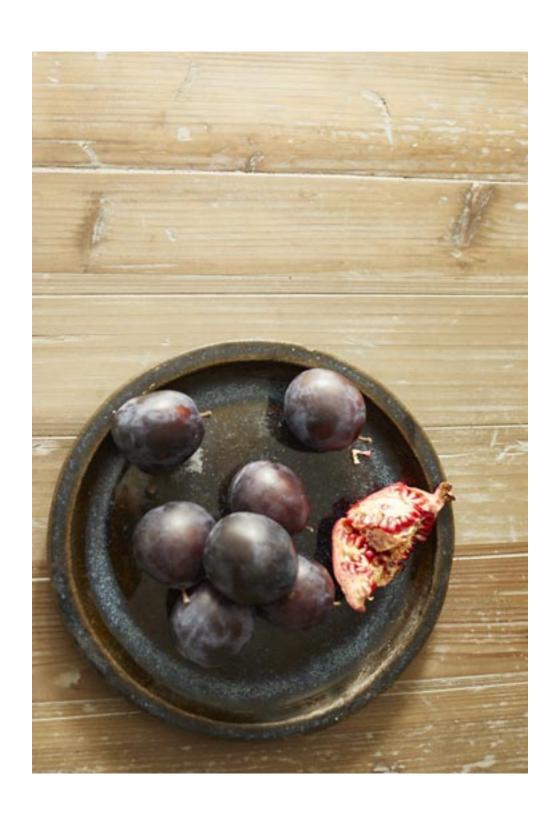




4

LOVE

We are a modern family business with a fresh approach to home building. Our love of design and quality underpins a desire to create beautiful homes of the highest standards. We hand-select our suppliers to offer the best possible ranges and exceptionally high quality specification in every home we build.

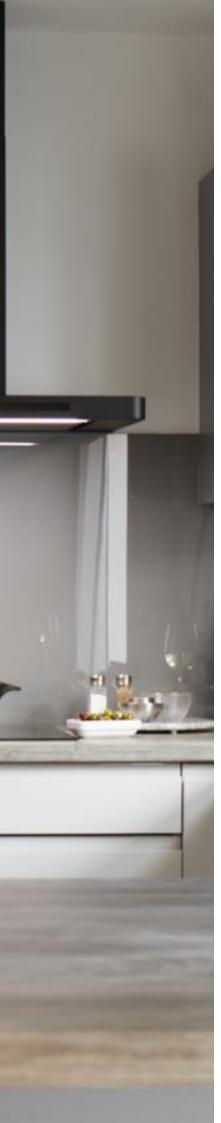












Kitchens

Your contemporary kitchen is hand-crafted by leading manufacturer Nationwide. The modern designs come in a range of colour and texture options to suit everyone's tastes.

























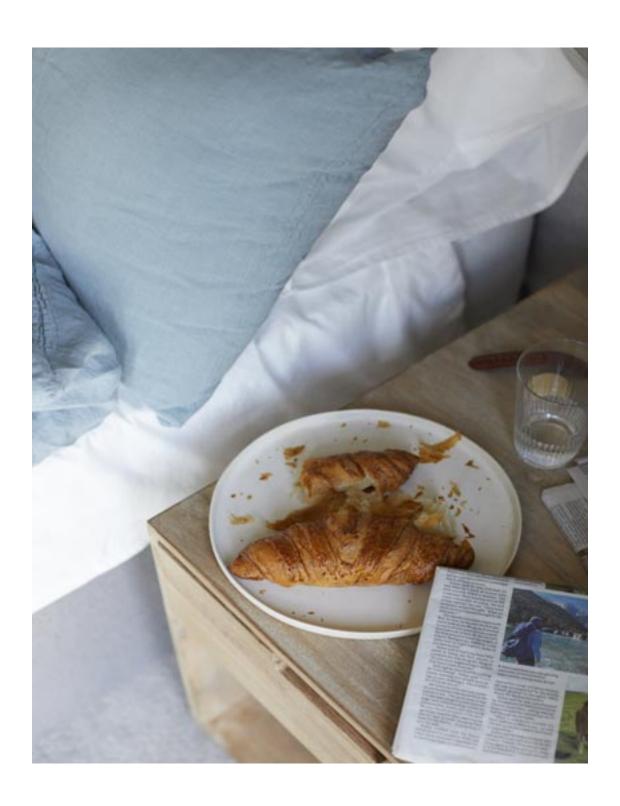


Bathrooms & ensuites

Your modern bathroom and en-suite feature the finest sanitaryware by Villeroy and Boch, and can be personalised with a range of vanity units and cabinets from contemporary gloss to elegant wood finishes.









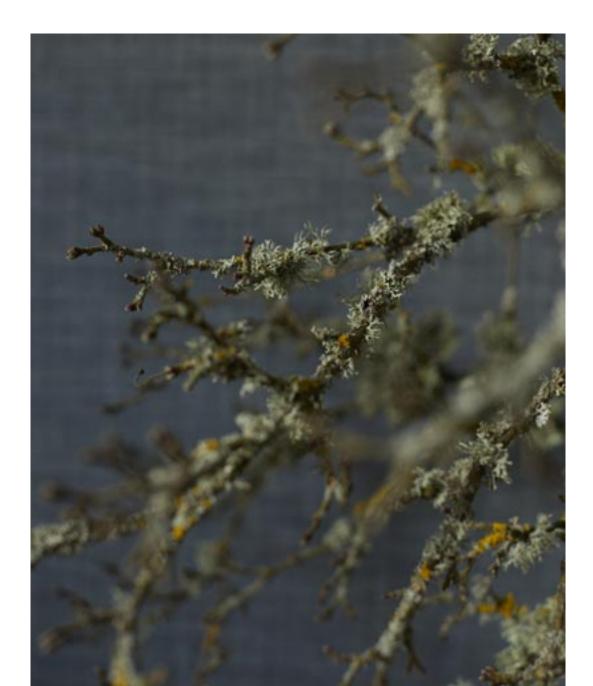


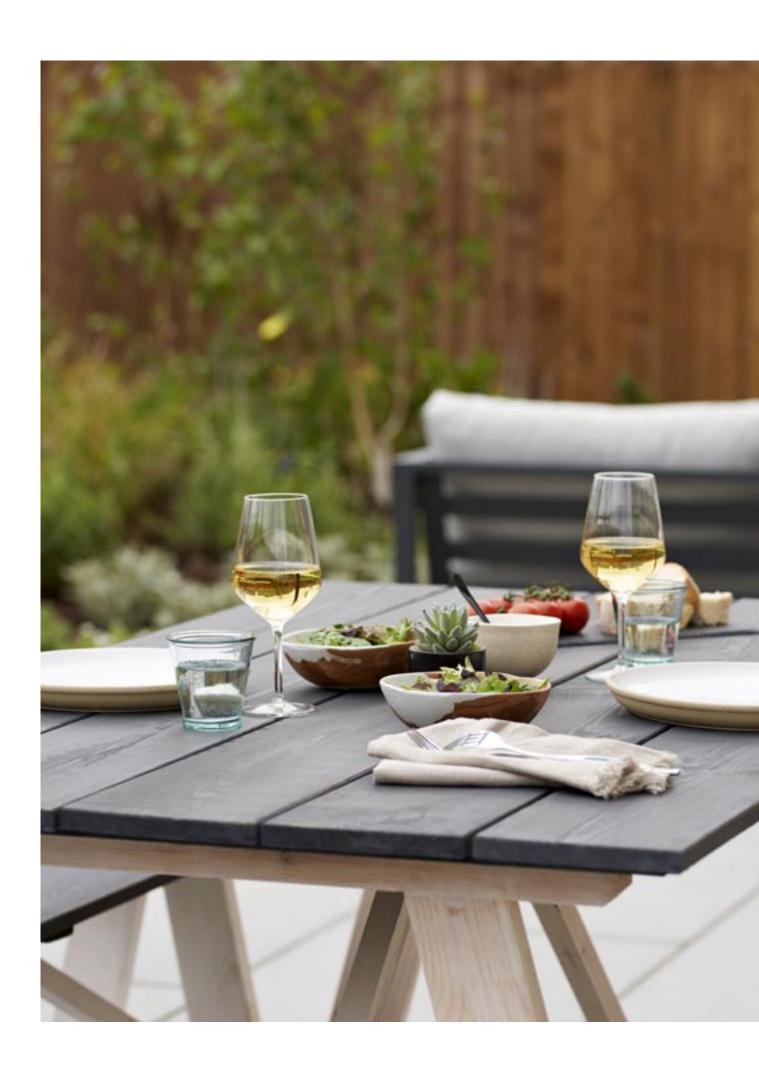


Outside

Our home designs are considered inside and out, right down to the finest detail. Each of our home designs has a statement front door with contemporary handle and door number. Many have overhead canopies with wall-mounted door lights or ceiling mounted lights in the porch and UPVC windows in cream.

The front gardens are landscaped with a tarmac or block paved driveway. Rear gardens are enclosed for privacy and fencing is finished in a stylish dark brown wood stain.







5

PERSONALISATION

When buying a home, the interior design experience of the show homes is just the beginning. Once you have chosen the home design you love, you will get the opportunity to really make the space your own with a range of bespoke personalisation options.

From tiles and carpets to kitchen surfaces, you will have the opportunity to visualise and configure your new home. With the latest 3D photorealistic configurator technology in our Design Studio, and our in-house interior designer Angelica, you're able to bring your dream home to life.

Home design

	The Lisbon Two bedroom home	The Munich Four bedroom home	The Cologne Four bedroom home
NHBC Buildmark 10 year warranty	•	•	•
Gas central heating with boiler	•	•	•
Landscaped front garden	•	•	•
Turf to rear garden	•	•	•
Block paved finished driveways	•	•	•
Outside tap		•	•
Cream UPVC windows	•	•	•
Front door with multi point lock	•	•	•
Smoke detectors on each floor	•	•	•
Two television & two telephone points	•	•	•
Ensuite bathroom to master bedroom		•	•
Contemporary design sanitaryware	•	•	•
Shower over bath with screen	•	•	•
Choice of fitted wardrobes to master bedroom		•	•
Oak veneer internal doors	•	•	•
Choice of kitchen unit doors & worktops	•	•	•
Stainless kitchen sink and mixer tap	•	•	•
Single electric oven & extractor with induction hob	•	•	•
Choice of wall tiles by Porcelanosa	•	•	•
Fully integrated appliances	•	•	•
White emulsion paint finish to walls & ceilings	•	•	•
White gloss paint finish to woodwork	•	•	•

The Capri ive bedroom home	The Siena Five bedroom home	The Valencia Five bedroom home	The Bordeaux Five bedroom home
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FINISHING TOUCHES

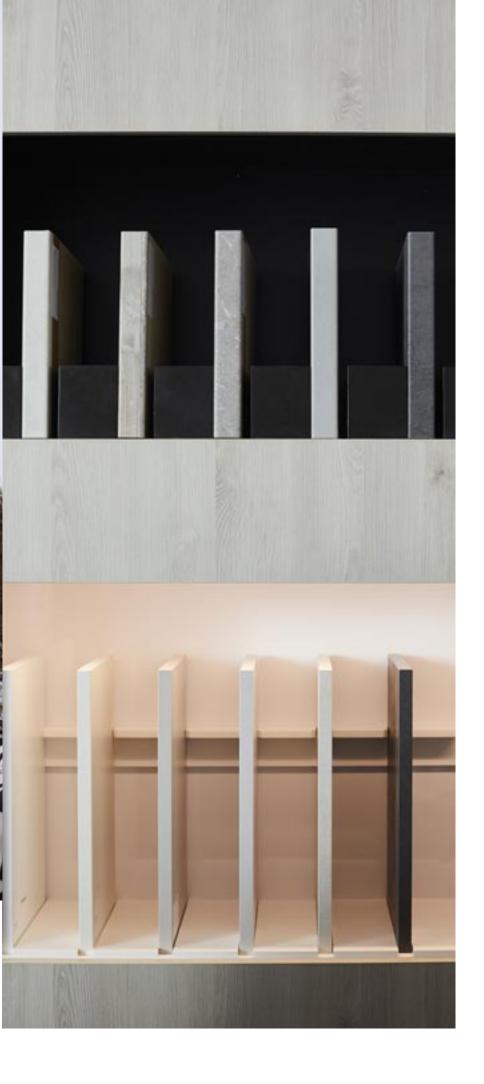
Part of the exciting journey of buying your Strata home means having the opportunity to work with an interior designer to choose your personalisation options.

When you reserve your new home, you'll be invited to join Angelica, our interior designer, at our head office in Doncaster. During the interior design appointment, you'll sip champagne in Angelica's Design Studio overlooking the lake; the perfect surroundings for feeling inspired.



Buying a new home is an exciting journey, and I feel privileged to be part of it.

INTERIOR DESIGNER



You'll talk through what your personal style is and Angelica will share suggestions based on your home's layout, your own ideas and what interior design trends are coming through. You can bring along samples or photographs of what you already have or would like, or show Angelica your Pinterest boards or moodboards to give a feel for what you're wanting to achieve. If you don't have samples or ideas yet though, not to worry, as Angelica can help guide you and will have lots of inspirational books and magazines to give you some ideas.

During your appointment, you'll get the opportunity to see your home and design choices come to life in photorealistic high definition. Our configurator is an innovative piece of technology that allows you to select different personalisation options and see in real time how they change the look and feel of your new home.

ISCOVER MORE





6

SHARE

But don't just take our word for it. Our customers are amazing. We feel privileged that they want to share their experience with us on social media and Trustpilot.

All our homes are built equally, but no two are ever lived in the same. See for yourself how individual stories play out in every home we build.

Find our customers on Instagram through #MyStrataStory and see their honest feedback or yourself through Trustpilot. Or come and talk to them. You are always welcome at Esteem.



@thebhousehold









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