



NEWETT  
HOMES

THE  
LIMES

CRAKEHALL

A LUXURY COLLECTION  
OF 2, 3 AND 4 BEDROOM HOMES



# WELCOME HOME



The Limes is an exclusive development of 2, 3 & 4 bedroom homes, beautifully finished to exquisite specifications.

As with any Newett Homes development, the design and features at The Limes are inspired by the way people live their lives. We build homes that function as beautifully as they look, creating the very best backdrop for a lifetime of treasured memories.

There's something special about Newett Homes, and you can feel it the second you walk through the door.



FOREVER

HOMES



## FEEL RIGHT AT HOME

Start a new life in a place that feels like home from the day you move in. We create exciting living spaces where the cornerstones are exceptional quality, innovative design and prime specifications. Careful consideration has gone into every detail, with special attention paid to maximising dimensions and light.

We're devoted to making your new home welcoming and practical. If you enjoy both family living and entertaining, you'll love the flexibility of our open-plan kitchen/diner spaces – and the natural light which brings in that wonderful sense of well-being.

You'll love life at The Limes too, and we've thought of everything to help you settle in. Throughout your new home you'll find the exceptional build and finish quality synonymous with our reputation, plus a host of extras which come as standard with all our new homes. Choose a new property from Newett Homes and find your forever home.



FOREVER

HOMES

# THE PERFECT LOCATION





Surrounded by unspoilt countryside, the stunning new homes at The Limes have been thoughtfully designed to complement the rural landscape.

Next to a historic 17th-century watermill and the banks of Bedale Beck, your new home here will be the start of proper village life.

It's important for us to build our developments close to all the things you value, such as schools, shops and transport links. But at The Limes we give you the best of all worlds - countryside, village, town and city - all in easy distance. It's less than half a mile to the centre of Great Crakehall village, and just four miles to the A1 at Leeming Bar for easy commuting too.



Crakehall, mentioned in the Domesday Book, is a beautiful village in two parts - Great Crakehall and Little Crakehall. On the edge of the Yorkshire Dales with a five-acre village green and St Gregory's Victorian church, it's only two miles from the bustling market town of Bedale, renowned for its weekly Tuesday market.

Crakehall has a Church of England primary school and there are a number of local secondary schools nearby, including Bedale High School.



## FOOD & DRINK

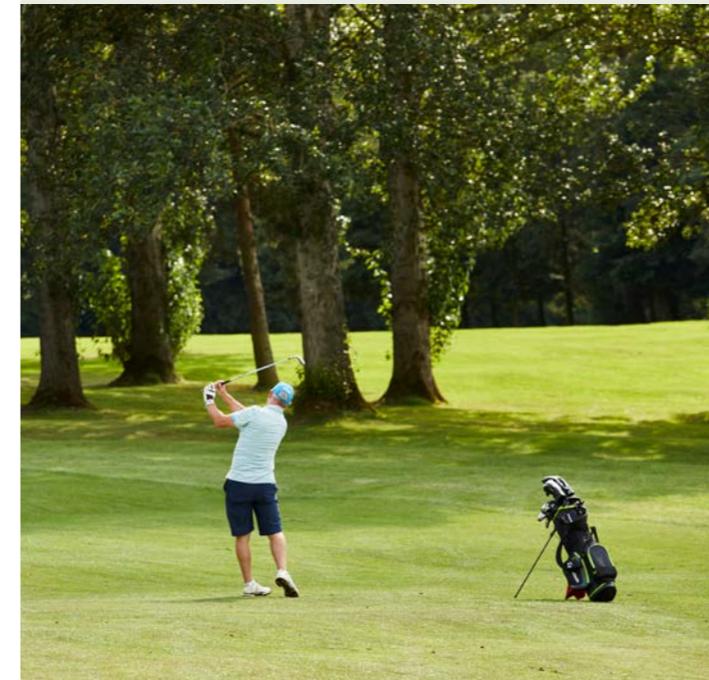
The Bay Horse pub in Great Crakehall is a social hub - it's the HQ of the village cricket team - and popular for Sunday lunch and fish and chips on Fridays.

In nearby Bedale, you'll be spoilt for choice. The Institution or The Sprouted Kitchen at The Bridge are great spots for lunch, or there's A Pinch of This for afternoon tea. Find the finest local ingredients in traditional dishes at The Millbank Arms or The Fox and Hounds Inn and for a relaxing pint, it's The Shed, with its friendly beer garden.



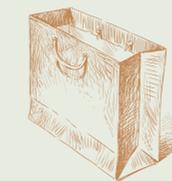
## LEISURE

Lots of opportunities for walking and cycling around the glorious countryside. Enjoy a round of golf at Bedale Golf Club. Or if cricket's your game, join the village club. Relax and enjoy a dip at the Secret Spa in Little Crakehall or Bedale Leisure centre, with its 25m pool, gym and fitness centre. Children will fall in love with farming life at Big Sheep and Little Cow, a family-friendly attraction with animal enclosures, indoor play area and on-site cafe.



## SHOPPING

There's a convenient supermarket in the village and traditional shops in Bedale, including a greengrocer, and a fishmonger in the nearby village of Snape. A quick trip on the A1 takes you to Catterick, where there's a Tesco superstore, Aldi and Lidl. You'll also find interesting independent shops, craftspeople and galleries in surrounding villages.



# WHAT'S NEAR YOU?

Village life is great but it's nice to know that everything you need is within easy reach. Crakehall is less than an hour's drive from the city of York or elegant spa-town Harrogate and only 25 minutes to Darlington - and its central position in North Yorkshire and great road links mean the whole of the UK is closer than you think.

## BY CAR



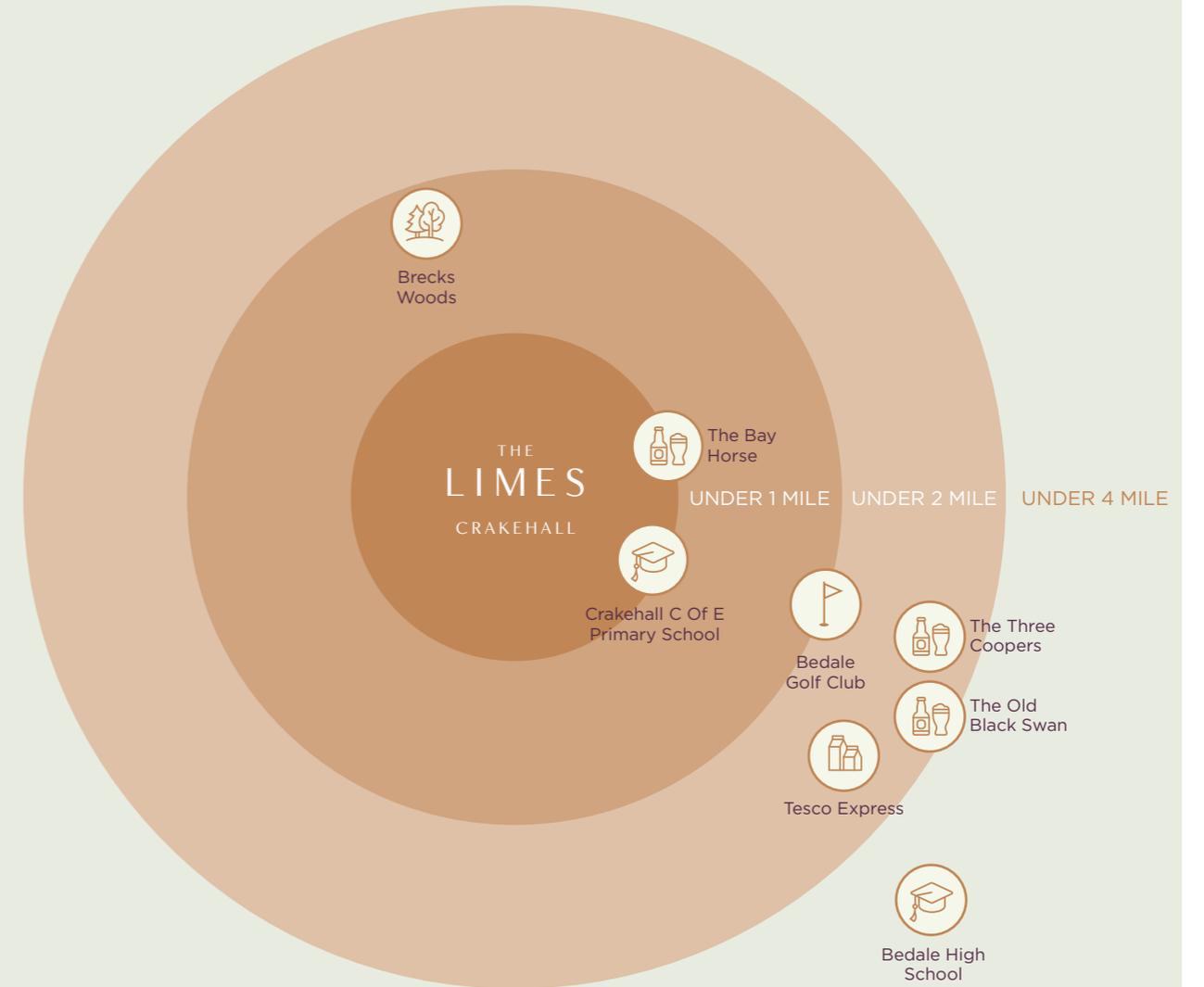
CATTERICK	11 MINS
NORTHALLERTON	19 MINS
RIPON	24 MINS
DARLINGTON TRAIN STATION	27 MINS
THIRSK	49 MINS
HARROGATE	45 MINS
MIDDLESBROUGH	45 MINS
YORK	51 MINS
LEEDS	58 MINS

## BY TRAIN\*



DURHAM	14 MINS
NEWCASTLE	31 MINS
YORK	26 MINS
LEEDS	57 MINS
LONDON	2 HR 36 MINS

\*Times from Darlington train station (27 minutes drive time from Crakehall)



Satellite Navigation reference: DL8 1HU

FOREVER

HOMES

# SPOILT FOR CHOICE

With its stunning collection of 2, 3 & 4 bedroom family homes, The Limes has a home that's right for every kind of homeowner.

Each property on this development is beautifully-finished in brick. Newett Homes is renowned for designing fine street scenes and The Limes doesn't disappoint.

But our commitment to quality is much more than skin deep. Behind every attractive façade is a thoughtfully-designed and beautifully-finished interior. Imaginative use of space and practical features come as standard; clever storage, ample bathrooms, en-suites and flexible family-friendly kitchen/diner areas with energy-efficient Zanussi appliances.





## GENERAL

- White emulsion to walls & ceilings
  - Painted woodwork
- TV Point to Lounge, Master Bedroom and Family Room where applicable
- Fitted carpets to detached homes
  - Smoke detectors
  - Carbon monoxide detector
- High quality white internal doors.
- UPVC double glazed windows & patio doors (bi-fold doors where applicable)



## KITCHEN

- Fitted contemporary kitchen units, worktops & splash-back
- Self-closing drawers with soft closers to all cupboard doors
  - Ceramic hob with built-in extractor hood
  - Zanussi brushed-steel electric oven
  - Zanussi integrated 70/30 fridge/freezer
    - Zanussi integrated dishwasher
    - Sink with 1.5 bowl & chrome tap
- Luxury Porcelanosa floor tiling to kitchen & breakfast area (where applicable)
  - Chrome recessed downlighters
    - Under cabinet lighting



## HEATING & VENTILATION

- Air source heat pump heating system
- Chrome heated towel rail to En-suite and bathrooms



## BATHROOM

- Hansgrohe taps & showers
- Chrome single lever basin mixer with pop-up waste
- Thermostatic bath filler with pop-up waste & overflow
- Separate shower with thermostatic multi-valve with showerhead
  - Luxury Porcelanosa ceramic floor & wall tiling
    - Shaver socket
- Chrome recessed downlighters
  - Chrome heated towel-rail
  - Villeroy & Boch sanitaryware



## SECURITY

- GRP (glass-reinforced polyester) front & rear doors
- Front external coach light (dusk-till-dawn sensors)
- Manually operated garage door (where applicable)



## FIXTURES & FITTINGS

- Solid oak handrails
- Chrome door furniture
- Ample power points throughout



## WARRANTY

Newett Homes provide customers with a 2-year Newett Guarantee and 10-year Structural Warranty. So you can choose a new home from us with complete confidence. Under this warranty, Premier Guarantee following legal completion, have defined responsibilities regarding a wide range of structural defects, should anything occur during the first 10 years after construction.



## EXTERNAL

- Timber fencing to rear gardens
- Timber side gate to rear access
- Paving to rear patio & footpath
- Front & rear garden turfed & landscaped



# SITE PLAN

The Limes development has been thoughtfully planned to provide distinctive new homes which blend happily within the thriving village and the natural beauty of the surrounding countryside.



## THE LAUREL

THREE BEDROOM  
PLOTS 5 & 6



## THE FIR

THREE BEDROOM  
PLOTS 11 & 12



## THE MAY

THREE BEDROOM  
PLOT 2



## THE HAWTHORN

FOUR BEDROOM  
PLOT 10



## THE WILLOW ALT.

FOUR BEDROOM  
PLOT 18



## THE BIRCH

FOUR BEDROOM  
PLOTS 1, 8 & 9



## THE POPLAR

FOUR BEDROOM  
PLOT 7



## THE BUCKTHORN

TWO BEDROOM  
PLOTS 13 & 14



THE  
**LIMES**  
CRAKEHALL

# THE BUCKTHORN

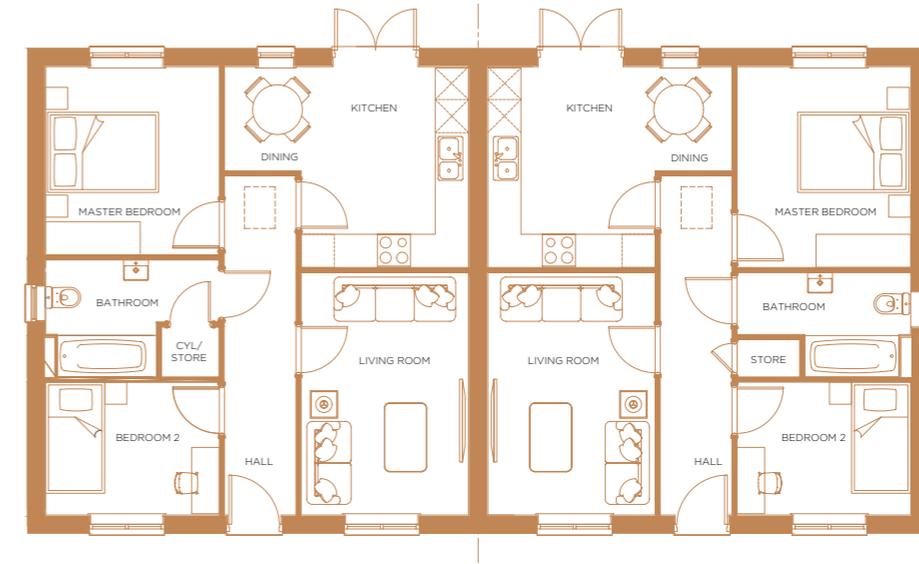
TWO BEDROOM



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With two generous bedrooms, a comfortable living room overlooking the front garden and a separate kitchen/dining room opening directly to the rear garden, this spacious semi-detached bungalow feels like home from the moment you step through the door. There's a well-planned bathroom and a useful storage area too, cleverly maximising every centimetre of space.



**OVERALL AREA**  
61.5 M2  
661 SQ FT

**PLOTS**  
13 & 14

GROUND FLOOR	METRIC (M)	IMPERIAL
Kitchen/Diner	10.65 x 3.02	34'11" x 9'11"
Living Room	4.83 x 3.67	15'10" x 12'1"
Master Bedroom	3.94 x 3.67	12'11" x 12'1"
Bedroom 2	2.88 x 4.12	9'4" x 13'5"
Bathroom	2.68 x 2.20	8'10" x 7'3"

Whilst these floor plans have been prepared with all due care for the convenience of the intending purchaser, the information contained herein is a preliminary guide only. CGI's are also indicative, external finishes and features may vary.

# THE LAUREL

THREE BEDROOM



FOREVER

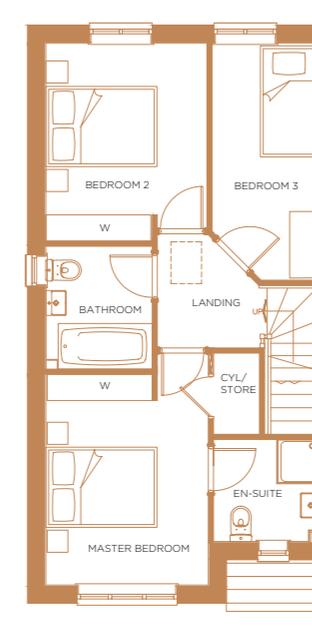
HOMES

From useful built-in hallway storage and an essential ground floor cloakroom/W/C to the open-plan kitchen/diner/family room overlooking the rear garden, this semi-detached three-bedroomed design is perfect for a busy growing family. The separate living room is ideal for entertaining or relaxing. Upstairs, you will find, a family bathroom and a separate en-suite bathroom to the master bedroom, plus further storage.

GROUND FLOOR



FIRST FLOOR



**OVERALL AREA**  
93.0 M2  
1000 SQ FT

**PLOTS**  
5 & 6

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	METRIC (M)	IMPERIAL
<b>GROUND FLOOR</b>		
Kitchen/Diner & Family Room	5.03 x 4.92	16'6" x 16'2"
Living Room	4.62 x 2.89	15'2" x 9'6"
W.C	1.87 x 0.85	6'2" x 2'10"
<b>FIRST FLOOR</b>		
Master Bedroom	3.78 x 2.89	12'5" x 9'6"
En-suite	2.42 x 1.94	7'11" x 6'4"
Bedroom 2	3.55 x 2.88	11'8" x 9'6"
Bedroom 3	4.26 x 1.94	13'1" x 9'5"
Bathroom	2.22 x 1.90	14'0" x 6'5"

# THE FIR

THREE BEDROOM

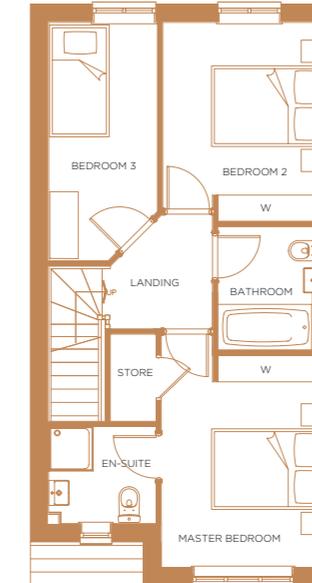


Traditional style meets the demands of modern living, with three generous bedrooms, two bathrooms (one en-suite), plus a ground-floor cloakroom/W/C and useful hallway storage. The generously-proportioned open-plan kitchen/diner/family room has doors open to the rear garden, bringing the outside into the light and spacious interior. There's also a separate front-facing living room.

GROUND FLOOR



FIRST FLOOR



**OVERALL AREA**  
93.0 M2  
1000 SQ FT

**PLOTS**  
11 & 12

	METRIC (M)	IMPERIAL
<b>GROUND FLOOR</b>		
Kitchen/Diner & Family Room	5.03 x 4.92	16'6" x 16'2"
Living Room	4.62 x 2.89	15'2" x 9'6"
W.C	1.87 x 0.85	6'2" x 2'10"
<b>FIRST FLOOR</b>		
Bedroom 1	2.22 x 1.90	12'5" x 9'6"
En-suite	2.42 x 1.94	7'11" x 6'4"
Bedroom 2	3.55 x 2.88	11'8" x 9'6"
Bedroom 3	4.26 x 1.94	13'1" x 9'5"
Bathroom	2.22 x 1.90	14'0" x 6'5"

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# THE MAY

THREE BEDROOM

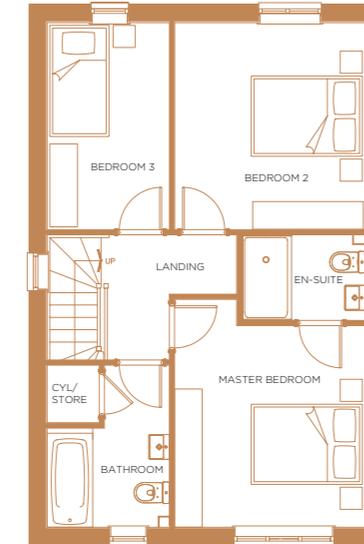


An imposing detached home which really makes a statement, with three bedrooms and two bathrooms (one en-suite), an open-plan kitchen/diner/family room with doors to the rear garden and a separate living room so that everyone can find a place to relax. Lots of practical touches such as generous storage and a downstairs cloakroom/W/C make this a very special family home.

GROUND FLOOR



FIRST FLOOR



### OVERALL AREA

103.5 M2  
1114 SQ FT

### PLOT

2

Whilst these floor plans have been prepared with all due care for the convenience of the intending purchaser, the information contained herein is a preliminary guide only. CGI's are also indicative, external finishes and features may vary.

	METRIC (M)	IMPERIAL
<b>GROUND FLOOR</b>		
Kitchen/Diner & Family Room	5.70 x 4.69	18'9" x 15'5"
Living Room	4.28 x 3.55	14'1" x 11'8"
W.C	2.18 x 0.90	7'2" x 3'0"
<b>FIRST FLOOR</b>		
Master Bedroom	3.62 x 3.42	11'3" x 11'1"
En-suite	2.20 x 1.55	7'3" x 5'1"
Bedroom 2	3.72 x 3.42	12'2" x 11'3"
Bedroom 3	3.72 x 2.18	12'2" x 7'2"
Bathroom	2.18 x 1.90	7'2" x 6'3"

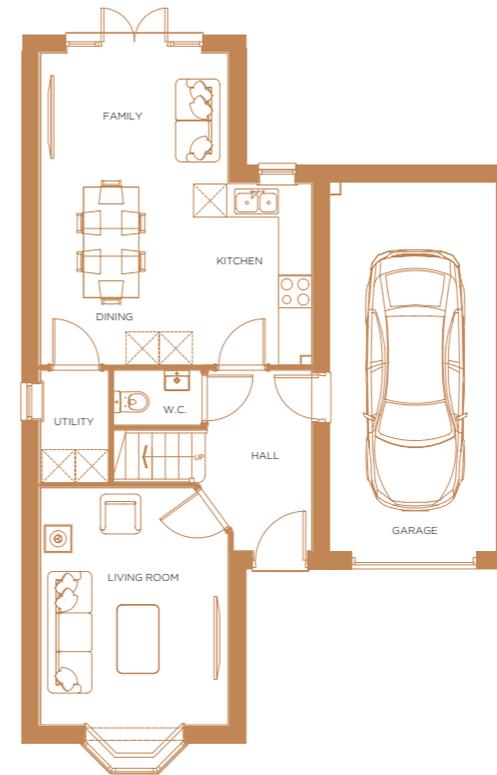
# THE HAWTHORN

FOUR BEDROOM

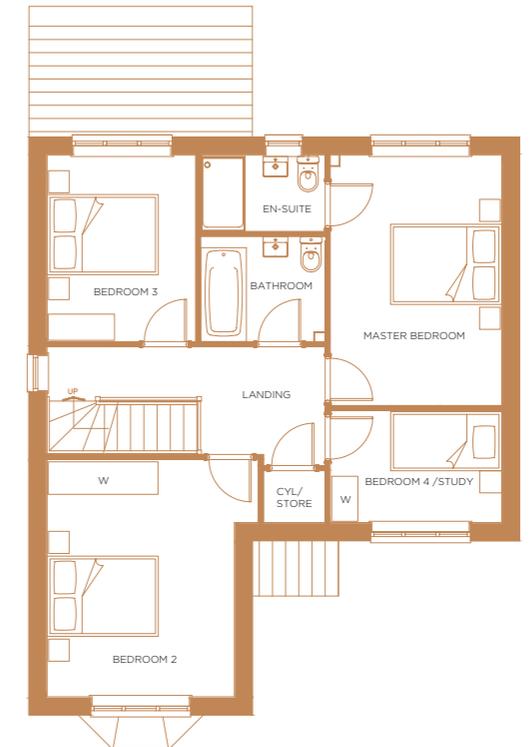


The distinctive porch over the front door sets the tone for this impressive family home designed with an integral garage and utility room for easy living. There are three double bedrooms and a single bedroom/study, with the master bedroom having an en suite bathroom. Entertain in style with the separate front-facing living room and the open-plan kitchen and family/dining room, opening to the garden with doors.

## GROUND FLOOR



## FIRST FLOOR



### OVERALL AREA

115.8 M2  
1246 SQ FT

### PLOT

10

Whilst these floor plans have been prepared with all due care for the convenience of the intending purchaser, the information contained herein is a preliminary guide only. CGI's are also indicative, external finishes and features may vary.

GROUND FLOOR	METRIC (M)	IMPERIAL
Kitchen & Family/Dining Room	4.88 x 5.63	16'0" x 18'5"
Living Room	3.34 x 4.27	10'11" x 14'0"
Garage	3.00 x 6.65	9'10" x 21'10"
Utility	1.19 x 2.04	3'11" x 6'8"
W.C	1.58 x 1.00	5'2" x 3'3"
FIRST FLOOR		
Master Bedroom	3.08 x 4.51	10'1" x 14'9"
En-suite	2.25 x 1.36	7'5" x 4'5"
Bedroom 2	3.34 x 4.27	10'11" x 14'0"
Bedroom 3	2.66 x 3.35	8'9" x 11'0"
Bedroom 4 / Study	3.08 x 2.00	10'1" x 6'7"
Bathroom	2.25 x 1.90	7'5" x 6'3"

# THE WILLOW ALT.

FOUR BEDROOM

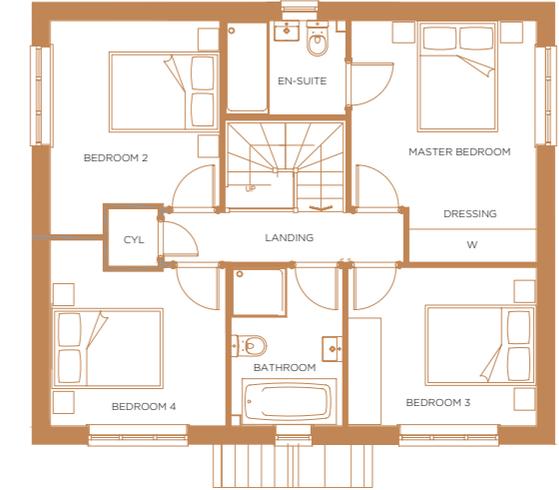


There's so much space, with four double bedrooms and a ground-floor study providing the ideal spot to work from home or as a guest room/playroom/hobby area. The master bedroom has an en-suite bathroom and there's a separate family bathroom. Downstairs, find a generous open-plan kitchen and family/dining room and a living room plus a utility room with direct access to the rear garden. There's also a garage.

GROUND FLOOR



FIRST FLOOR



**OVERALL AREA**  
128.6 M2  
1384 SQ FT

**PLOT**  
18

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GROUND FLOOR	METRIC (M)	IMPERIAL
Kitchen & Family/Dining Room	7.27 x 3.45	23'11" x 11'4"
Living Room	5.19 x 3.04	17'0" x 10'0"
Study	3.04 x 1.99	10'0" x 6'7"
Utility	2.06 x 1.68	6'9" x 5'6"
W.C	1.95 x 1.00	6'5" x 3'3"
FIRST FLOOR		
Master Bedroom	4.34 x 3.39	14'3" x 11'2"
En-suite	2.06 x 1.68	6'9" x 5'6"
Bedroom 2	3.84 x 3.04	12'7" x 10'0"
Bedroom 3	3.38 x 2.84	11'1" x 9'4"
Bedroom 4	3.33 x 3.15	10'11" x 10'4"
Bathroom	2.84 x 2.01	9'4" x 6'7"

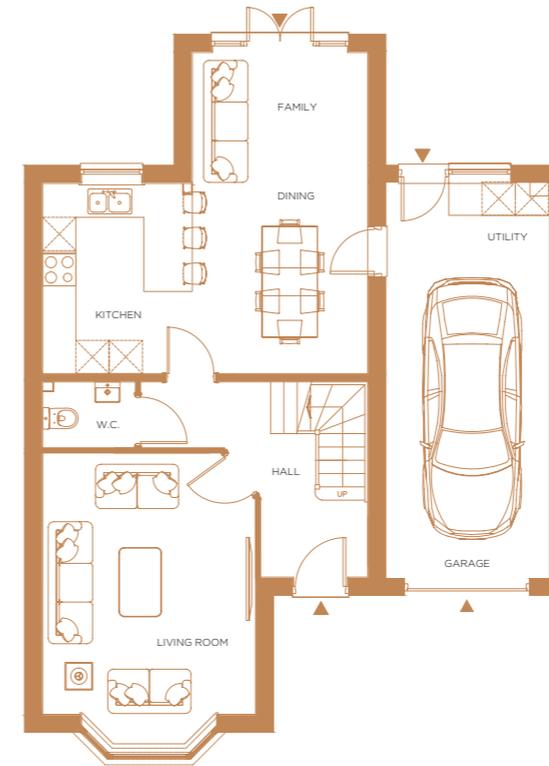
# THE BIRCH

FOUR BEDROOM

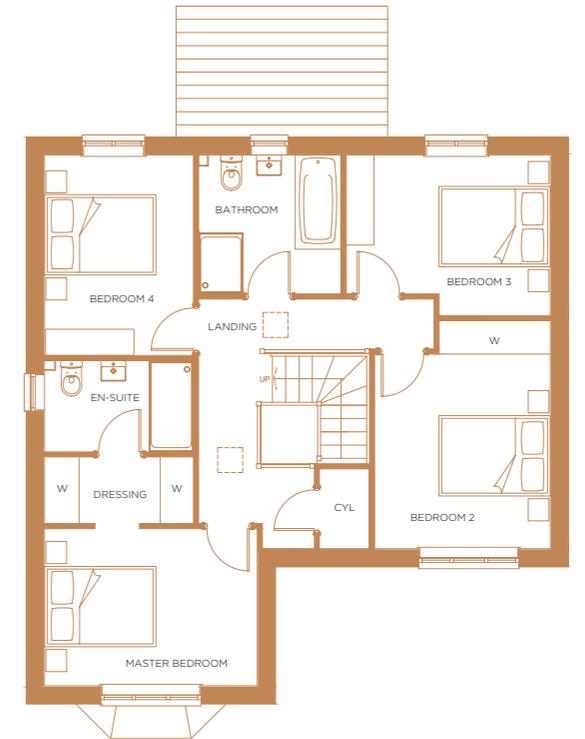


A substantial family home with an integral garage - which has a useful utility room - this property has four double bedrooms, two bathrooms (one en-suite) and a downstairs cloakroom/W/C. Living and entertaining space is well-planned with a bay-windowed living room and a generous family/dining room with doors to the garden leading directly off the kitchen, with a window also overlooking the garden.

## GROUND FLOOR



## FIRST FLOOR



**OVERALL AREA**  
131.8 M2  
1418 SQ FT

**PLOTS**  
1, 8 & 9

Whilst these floor plans have been prepared with all due care for the convenience of the intending purchaser, the information contained herein is a preliminary guide only. CGI's are also indicative, external finishes and features may vary.

GROUND FLOOR	METRIC (M)	IMPERIAL
Kitchen	2.70 x 3.41	8'10" x 11'2"
Family/Dining Room	3.08 x 5.77	10'1" x 18'11"
Living Room	3.79 x 4.69	12'5" x 15'5"
Garage	3.00 x 7.10	9'10" x 23'4"
W.C	1.63 x 1.19	5'4" x 3'11"
FIRST FLOOR		
Master Bedroom	3.79 x 2.81	12'5" x 9'3"
Dressing	2.66 x 1.20	8'9" x 3'11"
En-suite	2.66 x 1.65	8'9" x 5'5"
Bedroom 2	2.66 x 3.59	8'9" x 11'9"
Bedroom 3	3.66 x 2.87	12'0" x 9'5"
Bedroom 4	3.21 x 4.09	10'6" x 13'5"
Bathroom	2.57 x 2.48	8'5" x 8'2"

# THE POPLAR

FOUR BEDROOM



Enter this smart detached family home and you'll walk straight into a substantial hall leading to the inter-connecting open-plan family/dining room and kitchen which opens directly into the garden through doors. There's also a separate living room and the convenience of a fully equipped utility and cloakroom/W.C. Upstairs are four double bedrooms, one with en-suite bathroom and dressing area, and a large family bathroom.

GROUND FLOOR

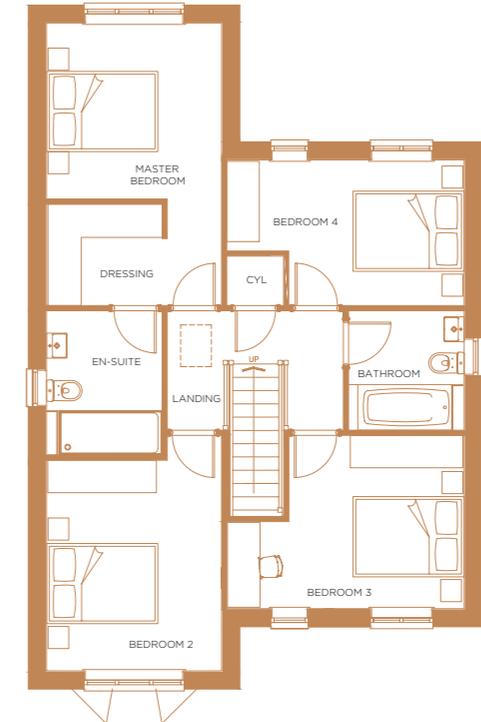


**OVERALL AREA**  
 144.2 M2  
 1552 SQ FT

**PLOT**  
 7

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FIRST FLOOR



GROUND FLOOR	METRIC (M)	IMPERIAL
Kitchen	4.39 x 4.65	14'5" x 15'3"
Family/Dining Room	3.11 x 6.43	10'3" x 21'1"
Living Room	3.11 x 5.09	10'3" x 16'8"
Utility	2.11 x 1.72	6'11" x 5'8"
W.C	2.11 x 1.45	6'11" x 4'9"
FIRST FLOOR		
Master Bedroom	3.12 x 3.16	10'3" x 10'4"
Dressing	2.06 x 1.85	6'9" x 6'1"
En-suite	2.06 x 2.61	6'9" x 8'7"
Bedroom 2	3.12 x 3.78	10'3" x 12'5"
Bedroom 3	4.29 x 3.11	14'1" x 10'2"
Bedroom 4	4.29 x 2.61	14'1" x 8'7"
Bathroom	2.09 x 2.16	6'10" x 7'1"



## OUR COMMITMENT TO YOU

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Customers are naturally at the heart of all we do. With this in mind we seek out the most desirable sites, design with enduring passion and create reassuringly high-value homes through premium specification at all our developments.



We've helped many buyers achieve their dream of owning their own home. And we take pride in exceeding their expectations; whether they're first-time buyers, families moving up the ladder, downsizers looking for their next step or investment property purchasers.

We're more than just house builders – we're shaping proper communities where lasting friendships are born. You'll get to know your neighbours and start to discover your new surroundings together.

And we're there to help you every step of the way.

Our Sales Executives provide a first-class, knowledgeable and professional service throughout your entire home-buying journey. And when you move into your beautiful new home, you'll be given a tour and hand-over to ensure you are totally happy with everything.

A few days after this, your Site Manager will pay you a courtesy call to make sure that life in your new home is going perfectly. Following this, our Customer Care team provide dedicated and responsive after-care for two years after you've bought from us. This is in addition to your standard structural warranty, which protects your home against structural damage for 10 years after purchase.

# MAKING A HOUSE A HOME

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Your new Newett home is like a blank canvas. When you move in, you'll fill it with colour and life as you add your furnishings and your personality.

We design our homes for real people and, with years of experience, we've discovered everyone is different. So we build in as many different options as practically possible to give the best choice of the fixtures, fittings and extras which suit your lifestyle and taste.

Remember, the earlier in the build process you reserve your home, the more options will be available to you.





# WHERE LUXURY COMES AS STANDARD

When it comes to all the elements which make a home feel stylish, you'll find that our specification always surpasses expectations. Our traditional values of craftsmanship blend seamlessly with contemporary design.

Then there's the choice of extras and those perfect touches to help you create exactly the look you want for your new home.

We've sourced the very best in British and European interior design and manufacturing to bring you the reassurance of an unrivalled range of renowned brands including Hammonds fitted furniture, Zanussi appliances, Porcelanosa floor tiles and Villeroy & Boch bathrooms.



FOREVER

HOMES

## BATHROOMS

The modern bathroom is a sanctuary from the world as well as a statement feature. It's a space where you should feel totally pampered, so we've chosen the very best in designer products - Hansgrohe taps, Porcelanosa wall and floor tiles and Villeroy & Boch sanitaryware to help your bathroom bring you luxury, every day of the year.



## WARDROBES

In the homes we build, storage is never an afterthought. Our beautifully fitted wardrobes by market-leading wardrobe manufacturer, Hammonds, may be cleverly incorporated into bedroom layouts to ensure that the room works to its very best advantage. You will be able to create storage solutions tailored exactly to your requirements, making the most of every inch of space in your home.



## FIXTURES & FITTING

The small things really do make a big difference in a home. That's exactly why we pay so much attention to the finer details. We know that superior fixtures and fittings achieve a true feeling of quality, so we've personally curated a collection which offers nothing but the best. Contemporary finishes such as chrome light switches, extra-deep moulded skirtings and luxurious of real wool carpets contribute to that unmistakable mark of quality.



## KITCHENS

There's no one-size-fits-all solution here. Whether your taste is contemporary, classic or traditional, you can pick out the cupboards, surfaces and appliances to create exactly the look you want. We're committed to quality; with colour-coordinated cupboard interiors, soft-close drawers, Porcelanosa floor tiles, chrome recessed downlighters and cutting-edge Zanussi appliances, your kitchen is set to be the showpiece of your new home.



# FOREVER

We don't build houses – we create homes where all generations can find their happily-ever-after. A place to feel proud, a retreat from your busy life, your home will become the backdrop for a whole lifetime of treasured memories... first steps, golden years and every ordinary and extraordinary day in between.

# HOMES



We design homes around the way people live their lives – they're much more than just quality design and superior craftsmanship. Our homes become a major character in the story of your life. From the first day you excitedly cross the threshold, to the time when you'll almost forget living anywhere else, you'll always appreciate the superior craftsmanship and attention to detail that are so important to us too.

Every finish, every appliance and well-crafted detail has been chosen to give you a home you can be proud of, whether you're hosting a family event, entertaining friends or just relaxing and appreciating your beautiful surroundings. Thanks to our relationships with leading brands and suppliers, we only use the very best of everything. And there's no extra charge to you for this prime specification – unlike other developers we believe those things that make a house a home should come as standard.

We create homes you'll enjoy every day. Forever.

*Will Newett*

WILL NEWETT  
MANAGING DIRECTOR



FOREVER

HOMES



