

# WATLING GRANGE

*Harrogate*



persona

It's your home



*Welcome to*

# WATLING GRANGE

*Watling Grange is a luxurious collection of two, three, four and five bedroom homes, off Skipton Road.*

*Surrounded by beautiful open countryside, Watling Grange offers contemporary and design-led homes alongside thoughtfully planned outdoor spaces, just two miles from the centre of Harrogate.*





*Watling Grange isn't just a collection of homes; it's a place of definable character and distinctive architecture, where communities and wildlife will flourish.*

## BEAUTIFUL PLACES AND SPACES

Our homes are more than just bricks and mortar. They have been carefully designed to make the most of the views by bringing the outdoors in and offer flexibility and freedom between living spaces.

As the location is special we really want to keep it this way. Once the development is completed, we will ensure that we protect, nurture, enhance and sustain the beautiful green spaces in this exciting new community.

Disclaimer: Images and CGI's are for illustrative purposes only and are correct at time of print.



Your Persona  
journey starts here.

# FROM THE ARCHITECTS

*Homes have been designed by taking inspiration from both the streets of Harrogate as well as the farm buildings of the surrounding countryside. Materials have been selected to complement the colours of the surroundings.*

We looked to retain and enhance the existing landscape wherever possible by providing new green corridors, establishing a nature reserve within the old quarry, introducing wetland habitats with swales and ponds and creating a huge area of parkland across the centre of the development.



Quote and imagery by JTP architect and masterplanner



A sense of arrival is created by the neighbourhood square and vistas are terminated and directed by retained mature trees, ponds and woodland areas. The development creates a pedestrian friendly environment with a network of footpaths and cycle ways through the green corridors and parkland.

The houses are designed to have the weight and elegance of the vernacular architecture with a focus on proportion and simplicity of detail. While they are infused with the DNA of the historic surrounding area, the homes are contemporary in their design and their layouts reflect the way we live our lives today.

Homes have been designed with a sense of space, taking into account volume not simply floor area. Generous windows are positioned to maximise the feeling of space allowing great connection to gardens and the surrounding landscape. Airiness is created through increased ceiling heights whilst double height spaces and feature glazing provide the 'wow's.





# A REAL SENSE OF PLACE

*Watling Grange's location is unique, and will be protected and nurtured as this new community comes to life.*

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At the centre of Watling Grange is the landscaped green heart of our development – The Meadows. Soak in the beautiful views from key spots around this wonderful green space. Enjoy time with your neighbours in the community and stone walled gardens and make precious memories with your children in the natural play areas. Take a leisurely stroll around the trails and watch wildlife flourish.

In the southern phase of Watling Grange, there are a great mixture of homes available, from two bedroom apartments to four bedroom detached homes. Take a walk around the landscaped pedestrian routes, wander around the courtyards and soak in the wonderful views of The Meadows.

In our northern phase there are two to five bedroom homes that benefit from picturesque views of Harrogate and the surrounding countryside. Each home is uniquely positioned to maximise sunlight, views and available space, whilst respecting the contours of the landscape.



Find your perfect home at

# WATLING GRANGE

*Every two, three, four and five bedroom home has been carefully designed with you and your family in mind. From the location to the development layout, each piece has been thoughtfully put together to provide you with the best living experience.*

RIEVAULX\*  
2 bedroom  
apartment

JERVAULX\*  
2 bedroom  
apartment

FINCHALE\*  
2 bedroom home

BYLAND  
2 bedroom home

FURNESS  
2 bedroom home

MEREVALE\*  
4 bedroom home

KIRKSTEAD  
4 bedroom home

REVESBY\*  
4 bedroom home

BRINKBURN\*  
4 bedroom home

EASBY\*  
3 bedroom home

COVERHAM  
3 bedroom home

CALDER\*  
3 bedroom home

ELSTOW  
3 bedroom home

BRETTON  
3 bedroom home

FRIAR  
2 bedroom home,  
shared ownership

VAUDEY  
3 bedroom home,  
shared ownership

5 bedroom homes will be available in our northern phase.

**\*Disclaimer:** There are variations for many of our house types, depending on which plot you purchase. The site plan shows an indicative layout and is subject to change. For more information and detail, contact your Persona host.

Images and CGIs are for illustrative purposes only and are correct at time of print.

Find your perfect home at  
**WATLING GRANGE**



- | RIEVAULX\*  
2 bedroom apartments
- | JERVAULX\*  
2 bedroom apartments
- | FINCHALE\*  
2 bedroom home
- | BYLAND  
2 bedroom home
- | FURNESS  
2 bedroom home
- | EASBY\*  
3 bedroom home
- | COVERHAM  
3 bedroom home
- | CALDER\*  
3 bedroom home
- | ELSTOW  
3 bedroom home
- | BRETTON  
3 bedroom home
- | MEREVALE\*  
4 bedroom home
- | KIRKSTEAD  
4 bedroom home
- | REVESBY\*  
4 bedroom home
- | BRINKBURN\*  
4 bedroom home
- | RENTAL PROPERTIES
- | SHARED OWNERSHIP PROPERTIES

5 bedroom homes available in our northern phase.  
 \*Disclaimer: There are variations for many of our house types, depending on which plot you purchase. The site plan shows an indicative layout and is subject to change. For more information and detail, contact your Persona host.



*Our specification has been carefully chosen with your lifestyle in mind, focusing on all the little details that make a house a home. We want you to enjoy every element of your home for many, many years to come.*

## MAKE IT YOURS

### CONNECT, COOK, SOCIALISE

Choose from our range of Symphony kitchens, complemented by high quality kitchen appliances; make the heart of your home completely yours.

### LET THERE BE LIGHT

Large windows, vaulted ceilings and double height spaces will provide you with floods of natural light throughout your home. Some homes benefit from dual aspect windows, maximising views of Harrogate and creating a unique feature that's sure to impress.

### RELAX AND UNWIND

Switch off from the day in a tranquil, expertly designed bathroom featuring Roca sanitaryware and a variety of tiling options by Porcelanosa.

### COLOUR IT YOUR WAY

Set the tone for your home by choosing one of our five paint colours throughout.



# BUILT AROUND YOU

*When you buy your new home from Persona you'll have your own dedicated host who will make sure you get the home you've always wanted. Your host will guide you through all our choices to make your home as unique as you are.*

## PRIME LOCATION

All of our developments are in locations carefully selected to enhance the lifestyle you're looking for.

## SPACE OF YOUR OWN

Our homes are designed to give you and your family the space you need to grow.

## BESPOKE LIVING

Persona homes complement your lifestyle and are personalised to your individual taste.

## IT'S YOUR MOVE

And we'll support you every step of the way, so relax and let us show you the Persona difference.



# WHY BUY NEW

*Our homes at Watling Grange are designed to enhance your quality of life by creating a happier, healthier space to live.*



## CLEAN AND GREEN

Persona homes are energy efficient; better for the environment, better for your pocket.

## READY TO MOVE INTO

No repairs, no DIY, no unexpected costs. Freshly painted and ready to go. Get your keys, unpack and relax.

## YOU'RE PROTECTED

Persona homes come with a ten-year NHBC warranty, so you're protected for many years to come.

## AWARD WINNING YOU SAY?

We're winning awards for a reason; layouts designed with your lifestyle in mind, creating unique spaces to live.

## GET MOVING

As soon as your home is ready, you can move in! No waiting around, no worrying about chains of buyers causing disruption.



# WAYS TO BUY

## HELP TO BUY

With the government backed 20% interest free equity loan, you could be moving in with just a 5% mortgage deposit\*.

## SHARED OWNERSHIP

Buy a percentage share of a home based on what you can afford, with the option to purchase 100% in the future\*.

## PART EXCHANGE AND ASSISTED MOVE

Want to move but have a home to sell? We can make life easy and take away the stress by managing this for you.

# IN THE HEART OF YORKSHIRE



WATLING GRANGE, HARROGATE

VISIT [YOURPERSONAHOME.COM/WATLING-GRANGE](http://YOURPERSONAHOME.COM/WATLING-GRANGE)

A1,  
10.7 MILES

NIDDERDALE AONB,  
14.8 MILES

KILLINGHALL  
C OF E  
PRIMARY SCHOOL,  
2.1 MILES

WATLING GRANGE,  
SKIPTON ROAD

# YOUR BIRD'S EYE VIEW



## CONNECTIONS

Leeds Bradford Airport, 13.5mi  
Harrogate station, 2.1mi  
A59, <30yds  
A61, 1.5mi  
A1, 10.7mi



## LEISURE

Nidderdale AONB, 14.8mi  
RHS Gardens Harlow Carr, 3.7mi  
David Lloyd, 1.1mi  
Pure Gym, 2.8mi  
Oakdale Golf Club, 1.8mi  
Turkish Baths Harrogate, 2mi



## RETAIL THERAPY

James Street and Princes Street, 2.7mi  
Victoria Shopping Centre, 2.1mi  
Waitrose & Partners, 2.4mi  
Co-op, 0.8mi



## EDUCATION

Saltergate Primary School, 0.7mi  
Killinghall C of E Primary School, 2.1mi  
Harrogate College, 3.7mi  
Ashville College, 3.4mi  
St. Aidan's C of E High School, 3mi



## ENTERTAINMENT

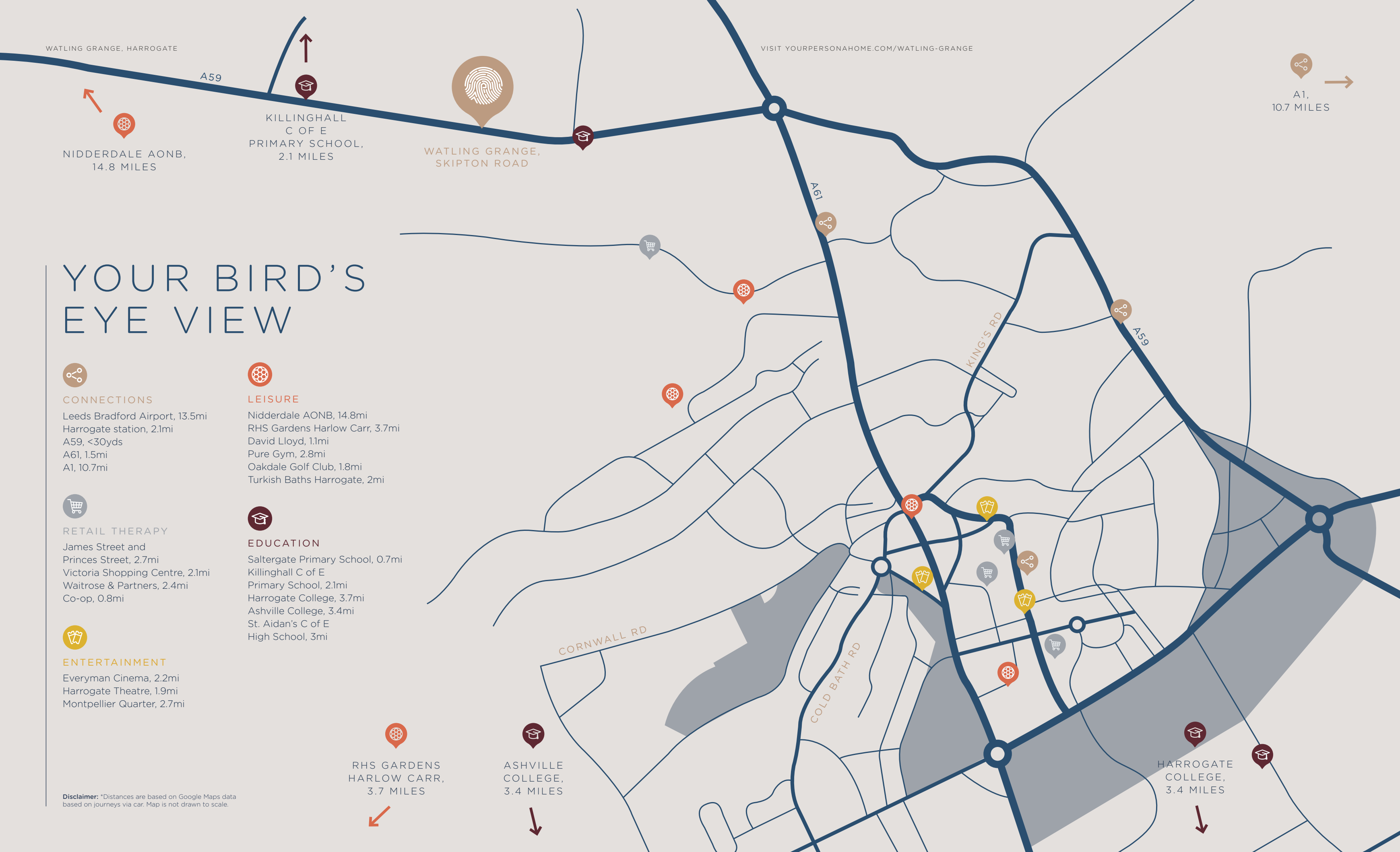
Everyman Cinema, 2.2mi  
Harrogate Theatre, 1.9mi  
Montpellier Quarter, 2.7mi

**Disclaimer:** \*Distances are based on Google Maps data based on journeys via car. Map is not drawn to scale.

RHS GARDENS  
HARLOW CARR,  
3.7 MILES

ASHVILLE  
COLLEGE,  
3.4 MILES

HARROGATE  
COLLEGE,  
3.4 MILES



# ON YOUR DOORSTEP

*The location of Watling Grange has been carefully selected to ensure our homes have everything you need within easy reach.*



## WANT FOR NOTHING

From high-street names to designer boutiques, Harrogate has it all. Explore the stylish independent shops of Commercial Street and Kings Road, indulge in a bit of lifestyle and interiors shopping on James Street and Princes Street, you never know what unique and unusual pieces you may find.



## WHILE THE CAT'S AWAY

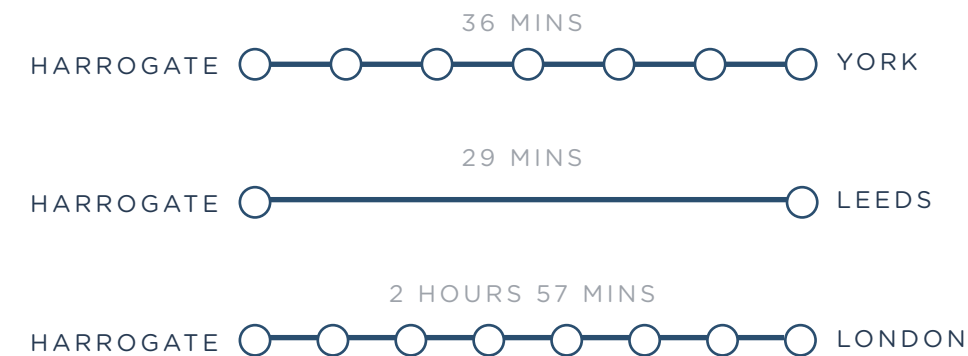
For the perfect night at the movies, take your seat at the Everyman Cinema, accompanied by a nice glass of wine - bliss! Enjoy an intimate speakeasy-style evening at the Blues Café Bar with nightly entertainment by jazz and blues bands. For theatre lovers, discover great shows at the Harrogate Theatre or the Royal Hall, there's always something to keep you captivated.



## OFF TO A GREAT START

If you're a parent, schools will be at the top of your agenda. Harrogate is home to a range of high quality schools for all ages offering both state and private education. Watling Grange is in the catchment area for Saltergate Community Primary School and Killinghall Church of England Primary School, both offering a great education for your little ones.

## COMMUTING MADE EASY\*



## PART OF THE BIGGER PICTURE

Watling Grange is in a great location for commuters, with Harrogate station just over two miles away and frequent trains to many major cities.

Jet set off to a range of destinations from Leeds Bradford Airport, only a 30-minute drive away or for long haul flights, Manchester Airport is just over a 90 minute drive away.

Disclaimer: \*Length of travel is correct at time of print. The diagram above demonstrates the number of stops between the two locations. Train journeys are based on the fastest routes via train from Harrogate train station, taken from trainline.com.

Journey times via car from Watling Grange to Leeds Bradford Airport and Manchester Airport are based on Google Maps data.



persona

It's your home

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