



THE HEATH

DUNSTARN LANE, ADEL
LS16 8EG

ONE OF LIFE'S RARE OPPORTUNITIES



**THE HEATH
PROVIDES
THE PERFECT
HAVEN OF
TRANQUILITY
AWAY FROM
THE HUSTLE
AND BUSTLE
OF CITY LIFE**

Enjoying one of Leeds' most sought after, iconic locations, The Heath offers a rare opportunity to acquire an exclusive, luxury home and lifestyle offering a totally unique and unrivalled combination of city and countryside.

The Long Causeway area of Adel has long been the favourite location of Leeds' most sophisticated home owners. Well protected by trees and south facing, The Heath provides the perfect haven of tranquility away from the hustle and bustle of city life.

LUXURY LIVING

The Camstead touch

Each home on this exclusive, private cul-de-sac boasts a level of attention to detail that has become synonymous with a Camstead home.

Inspired by the character of its surroundings, we are proud to present this intimate collection of 43 homes individually designed to the highest specification to meet the high levels of luxury demanded by our discerning homeowners.



The Manning Collection is a gated community of three exceptional homes individually designed to the highest specification to meet the high levels of luxury demanded by our discerning homeowners.



THE HEATH
DUNSTON LANE, ADEL



View from The Chevin

THE LOCATION

FOR A PERFECT
FAMILY LIFESTYLE

Adel marks the start of the countryside north of the Ring Road and enjoys a semi-rural feel yet with all the advantages of superb access for commuting and local amenities. Leeds Bradford International Airport is within a 15 minute drive and the city centres of Leeds and Bradford can be reached within 20 minutes by bus, train or car.



SCHOOLS

The location is also ideal for many excellent local primary and secondary schools including:

PRIMARY

- Adel Primary, awarded 5 stars for attainment by Ofsted
- Adel St Johns Primary
- The highly regarded private preparatory schools, Moorlands and Richmond House

SECONDARY

- The Grammar School at Leeds is within a 10-minute drive
- Allerton High - Ofsted Outstanding
- Lawnswood - Ofsted Good
- Ralph Thoresby - Ofsted Good

LEISURE

The Heath is ideally located to take advantage of all the major Leeds attractions as well as a vast array of countryside activities:

FITNESS

- David Lloyd Tennis, Gym & Swimming
- The Village Fitness & Gym

SPORT

- Headingley Golf Club
- New Rover Cricket Club
- Alba Rosa Cycling Club
- The Hollies tennis
- Leo's Rugby
- Riding Stables and Schools

ATTRACTIONS

- Golden Acre Park
- Headingley Cricket Stadium
- Kirkstall Showcase Cinema
- Meanwood Trail

FOOD & DRINK

- Weetwood Hotel & Restaurant
- Waitrose
- Huge choice of local restaurants and bars



THE HEATH

DUNSTARN LANE, ADEL

SITE PLAN

THIS SITE HAS PRESENTED CAMSTEAD HOMES WITH A RARE OPPORTUNITY TO DEVELOP A LANDMARK SCHEME WITHIN AN ESTABLISHED AND HIGHLY SOUGHT AFTER RESIDENTIAL AREA.

THE SITE IS ACCESSED OFF DUNSTARN LANE IN ADEL, IN A PRIME POSITION CLOSE TO THE CITY OF LEEDS YET BORDERED BY OPEN COUNTRYSIDE TO THE EAST AND NORTH.



THE HEATH
DUNSTARN LANE, ADEL



● *The WAINWRIGHT*



● *The BECKETT*



● *The SMEATON*



● *The THACKRAH*



● *The ASQUITH*



● *The FAIRFAX*



● *The PRIESTLEY*



● *The KRAMER*



● *The MANNING*

Please note: This plan is an illustration and not to be used for conveyancing.



The Heath benefits from a mature woodland setting so that the new homes will take maximum advantage of its verdant natural environment which will appeal to families.

In addition, the lower part of the site will see the creation of a wetland area, which will provide a unique refuge for a wealth of plants and animals.

With woodland walks on your doorstep and Leeds city centre a stone's throw away, these elegant homes bring together country living with a contemporary lifestyle.

Perfectly placed close to North Leeds' local amenities, excellent schools and main transport links are all within easy reach.

Please note: This image is for illustration purposes only and forms no legal contract.



SPECIFICATION

The homes have been designed to be light, airy and eco-efficient constructed using high quality materials and to a luxury specification. Many of the larger detached houses will feature balconies to take full advantage of an enviable aspect over landscaped grounds and mature trees.



KITCHENS

- A select choice of contemporary high quality kitchens*
- Complimentary choice* of Silestone worktops, upstand & splashback to kitchen with laminate to utility room (Manning & Smeaton - Silestone to utility room)
- Built in single oven and microwave oven (Manning & Smeaton - two built in ovens with separate microwave and coffee machine)
- Induction hob and contemporary cooker hood (Manning & Smeaton - 5 ring induction hob)
- Integrated fridge and freezer
- American fridge freezer to Priestley, Smeaton & Manning
- Integrated dishwasher
- Wine fridge in utility room - Manning only
- Plumbing and space for washing machine and tumble dryer to utility room
- Space and plumbing for washer-dryer to Beckett and Asquith house types
- A choice of luxury floor tiles* (Manning & Smeaton - exclusive tile options)

BATHROOMS & CLOAKROOMS

- Contemporary Ideal Standard Concept Air sanitaryware (Manning & Smeaton - gold range)
- Vanity unit to bathroom, master en-suite & cloakroom (Manning & Smeaton - vanity unit to all en-suites & cloakroom with double vanity unit to main bedroom en-suite)
- Polished chrome Ideal Standard Concept Air taps & shower fittings

- (Manning & Smeaton - gold range taps & shower fittings)
- Fitted mirror to master en-suite (Manning & Smeaton - illuminated mirrors to all en-suites)
- Full tiling to bath and shower areas, half tiling to basin & w/c
- Choice of quality floor & wall tiles*

INTERIOR FINISHES

- White Chiffon painted walls throughout
- Eggshell white paintwork throughout
- White emulsion to ceilings
- Solid Oak handrail including apron linings, newel caps, stringers and balustrade
- Moulded skirtings & architraves
- Fitted wardrobes to main and second floor bedroom - Manning only

ELECTRICAL & LIGHTING

- Recessed LED down lighters to kitchen, bathroom and en-suites
- Dimmers to kitchen and living room
- Black nickel sockets and switches throughout
- Polished chrome sockets, switches, down lighters & shaver points to bathrooms & en-suites (Manning & Smeaton - black nickel throughout)
- Pre-installed internal HDMI cabling for wall mounted TV (Optional)*
- External light to front and back doors
- Power and lighting to garage (if applicable)
- External power socket (Manning & Smeaton - double socket)

HEATING & HOT WATER

- Gas fired central heating with digital programmer & thermostatic radiator valves including Smart Meter
- Polished chrome towel radiator to bathroom and en-suites
- Underfloor heating throughout the ground floor - Manning only

WINDOWS & DOORS

- Contemporary, sculpted anthracite windows
- Solid white contemporary interior doors with designer black nickel ironmongery

EXTERNAL

- Gardens turfed front & rear
- Electronically operated garage door (if applicable)
- Block paved drives
- Patio to rear
- Glass balcony to specified properties
- Outside tap
- Provision for electric car charging point

SECURITY & PEACE OF MIND

- Secured by Design front door plus chrome security chain
- Mains operated smoke detectors with battery back-up
- Wireless doorbell
- 10 year LABC warranty
- Mains operated security alarm - Manning & Smeaton only

* Subject to stage of construction



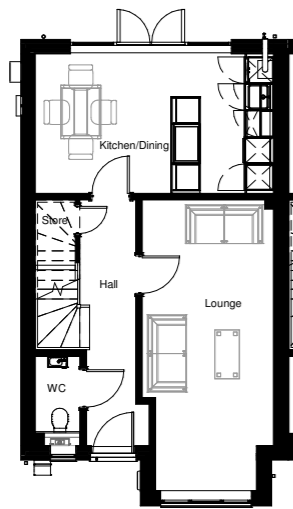
STYLISH DESIGN Peerless Quality





The **BECKETT** 96m² / 1,035 sq ft

GROUND FLOOR

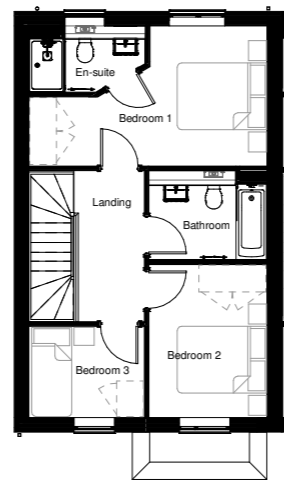


House Type A

Ground Floor

	m	ft
Hall	1.3 x 5.5	4'1" x 18'1"
Lounge	2.9 x 6.5*	9'8" x 21'4"*
Kitchen / Dining	5.3 x 3.1	17'6" x 10'3"*
WC	1.0 x 2.0	3'3" x 6'6"
Store	0.9 x 1.5	2'11" x 4'9"

FIRST FLOOR



First Floor

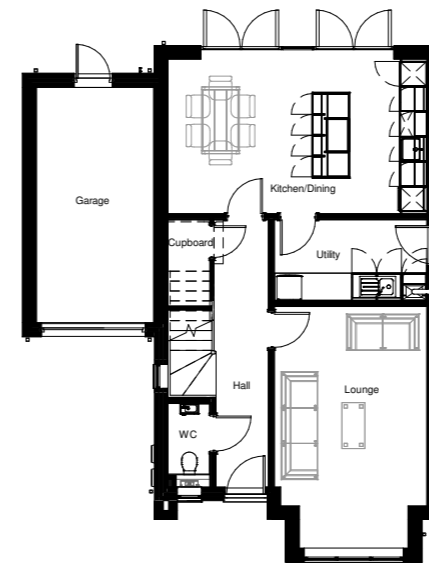
	m	ft
Landing	1.5 x 3.4	4'10" x 11'1"
Bedroom 1	5.3 x 3.1*	17'6" x 10'4"*
Bedroom 2	2.6 x 3.4	8'8" x 11'3"
Bedroom 3	2.6 x 2.0	8'6" x 6'8"
Bathroom	2.6 x 2.0	8'8" x 6'7"
En-suite	2.6 x 1.5	8'7" x 4'10"

*max



The **WAINWRIGHT** 180m² / 1,932 sq ft

GROUND FLOOR



House Type B

Ground Floor

	m	ft
Hall	1.3 x 6.4	4'3" x 21'0"
Lounge	3.6 x 5.8*	11'11" x 19'0"*
Kitchen / Dining	6.2 x 3.7	20'4" x 12'1"
WC	1.0 x 2.0	3'3" x 6'6"
Utility	3.6 x 1.9	11'11" x 6'4"
Garage	2.8 x 5.6	9'2" x 18'6"

*max

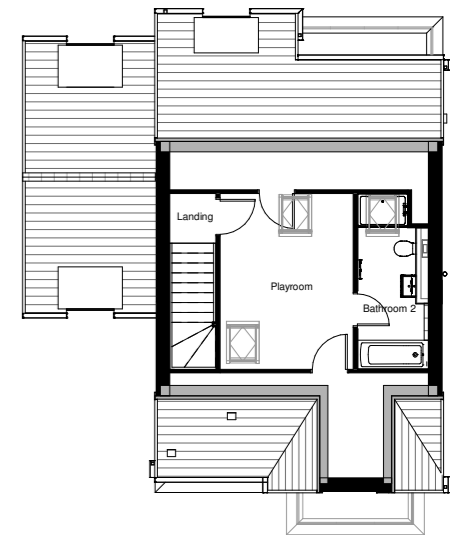
FIRST FLOOR



First Floor

	m	ft
Landing	1.2 x 4.2	3'11" x 13'11"
Bedroom 1	3.4 x 4.1*	11'1" x 13'6"*
En-suite	2.7 x 1.5*	8'9" x 4'11"*
Bedroom 2	3.7 x 3.7	12'3" x 12'1"
Bedroom 3	2.8 x 5.6	9'2" x 18'6"
Bedroom 4	2.7 x 3.7	8'10" x 12'3"
Bathroom 1	2.4 x 2.0*	7'10" x 6'8"*
Store	0.9 x 1.5	2'11" x 4'11"

SECOND FLOOR



Second Floor

	m	ft
Playroom	3.2 x 4.2	10'5" x 13'10"
Bathroom 2	1.7 x 4.2*	5'7" x 13'10"*

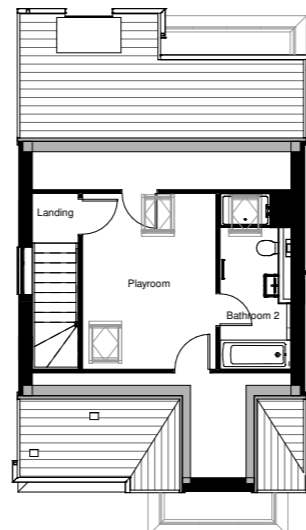
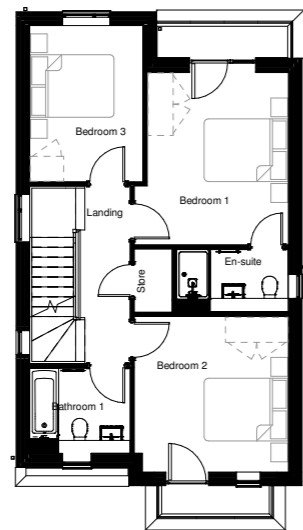
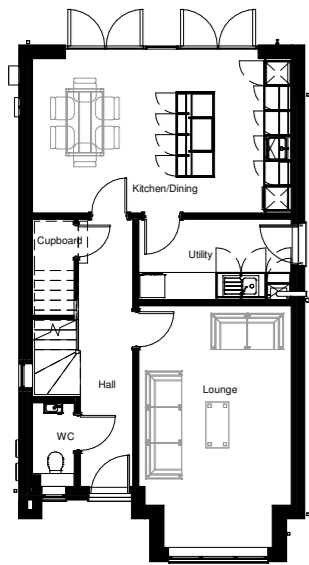


The THACKRAH 162m² / 1,745 sq ft

GROUND FLOOR

FIRST FLOOR

SECOND FLOOR



House Type C1

Ground Floor

	m	ft
Hall	1.3 x 6.4	4'3" x 21'0"
Lounge	3.6 x 5.8*	11'11" x 19'0"*
Kitchen / Dining	6.2 x 3.7	20'4" x 12'2"
WC	1.0 x 2.0	3'3" x 6'6"
Utility	3.6 x 1.9	11'11" x 6'4"

First Floor

	m	ft
Landing	1.2 x 4.3	3'11" x 13'11"
Bedroom 1	3.4 x 4.1*	11'1" x 13'6"*
En-suite	2.7 x 1.5*	8'10" x 4'11"*
Bedroom 2	3.6 x 3.7*	12'2" x 12'3"*
Bedroom 3	2.7 x 3.7	8'10" x 12'3"
Bathroom	2.4 x 2.0*	7'10" x 6'6"*
Store	0.9 x 1.5	2'11" x 4'11"

Second Floor

	m	ft
Playroom	3.2 x 4.2	10'5" x 13'10"
Bathroom 2	1.7 x 4.2*	5'7" x 13'10"*

*max

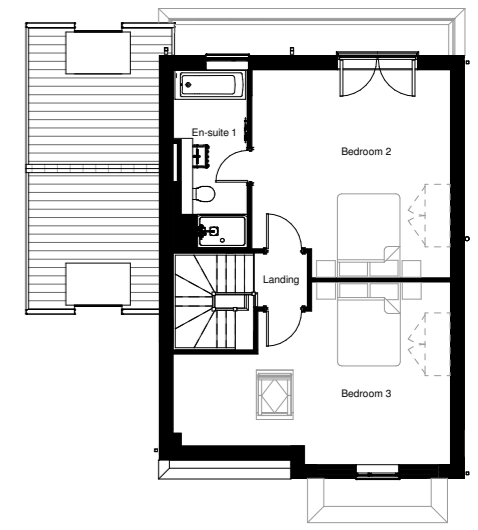
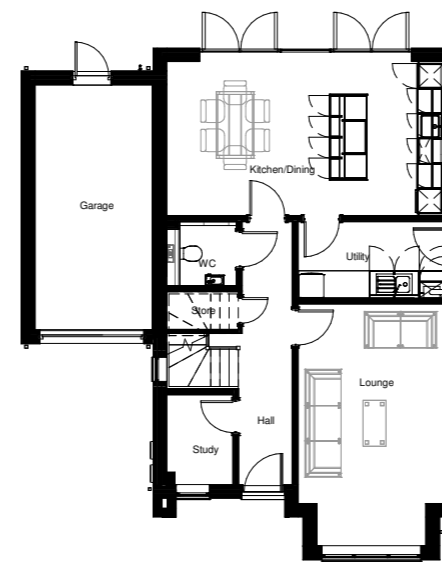


The FAIRFAX 205m² / 2,205 sq ft

GROUND FLOOR

FIRST FLOOR

SECOND FLOOR



House Type D

Ground Floor

	m	ft
Hall	1.2 x 6.3	3'11" x 20'8"
Lounge	3.5 x 5.8*	11'5" x 19'0"*
Kitchen / Dining	6.6 x 3.7	21'10" x 12'1"
Study	1.6 x 2.1*	5'2" x 7'1"*
WC	1.7 x 1.5*	5'5" x 5'0"*
Utility	3.5 x 1.8	11'5" x 6'0"
Garage	2.8 x 5.9	9' 2" x 19'2"

First Floor

	m	ft
Landing	1.4 x 3.5*	4'7" x 11'8"*
Bedroom 1	4.5 x 3.8*	15'0" x 12'7"*
En-suite 2	2.0 x 3.0*	6'6" x 10'0"*
Wardrobe	2.5 x 1.5*	8'2" x 4'11"*
Bedroom 4	2.8 x 5.8	9'2" x 19'2"
Bedroom 5	3.9 x 3.9*	12'10" x 12'10"*
Bathroom	2.6 x 2.2*	8'6" x 7'2"*
Store	0.8 x 1.5	2'5" x 4'11"

Second Floor

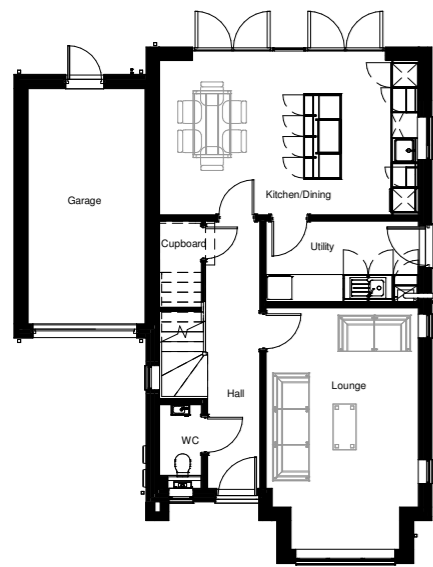
	m	ft
Bedroom 2	4.7 x 5.0	15'7" x 16'4"
Bedroom 3	6.6 x 4.4*	21'9" x 14'4"*
En-suite 1	1.8 x 4.3*	5'10" x 14'1"*

*max

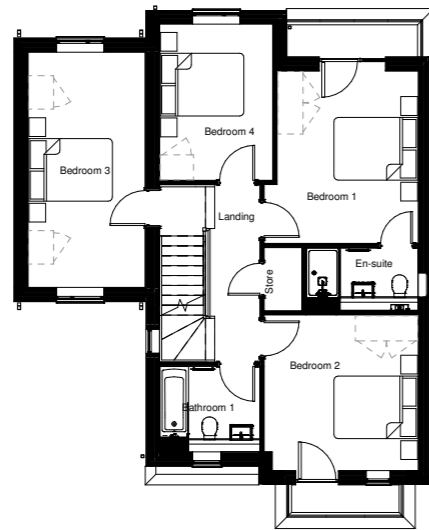


The **KRAMER** 180m² / 1,936 sq ft

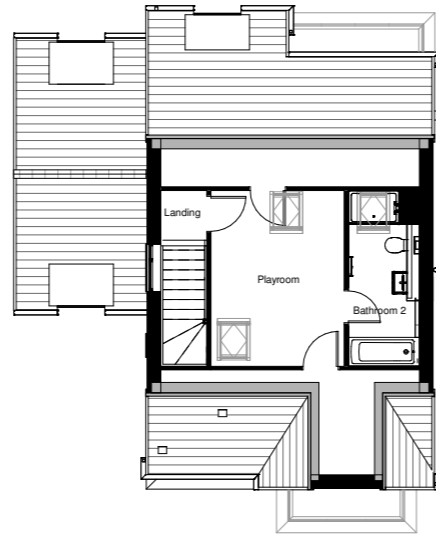
GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



House Type C & C2

Ground Floor		
	m	ft
Hall	1.3 x 6.4	4'3" x 21'0"
Lounge	3.6 x 5.8*	11'11" x 19'0"*
Kitchen / Dining	6.2 x 3.7	20'4" x 12'2"
WC	1.0 x 2.0	3'4" x 6'6"
Utility	3.6 x 1.9	11'11" x 6'4"
Garage	2.8 x 5.6	9'2" x 18'6"

First Floor		
	m	ft
Landing	1.2 x 4.2	3'11" x 13'11"
Bedroom 1	3.4 x 4.1*	11'1" x 13'6"*
En-suite	2.7* x 1.5	8'9" x 4'11"*
Bedroom 2	3.7 x 3.7	12'2" x 12'3"
Bathroom 1	2.4 x 2.0*	7'10" x 6'9"*
Bedroom 3	2.8 x 5.6	9'2" x 18'6"
Bedroom 4	2.7 x 3.7	8'10" x 12'3"
Store	0.9 x 1.5	2'11" x 4'11"

Second Floor		
	m	ft
Playroom	3.2 x 4.2	10'5" x 13'10"
Bathroom 2	1.7 x 4.2*	5'7" x 13'10"*

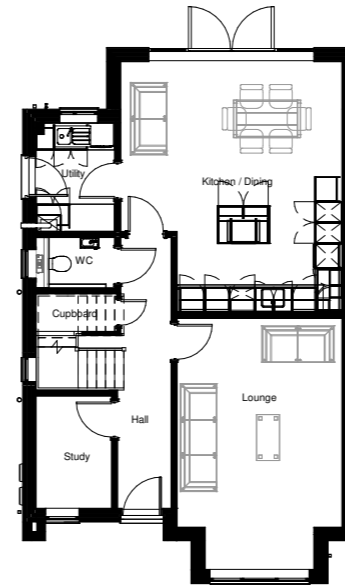
Some Kramer types have variations to windows

*max

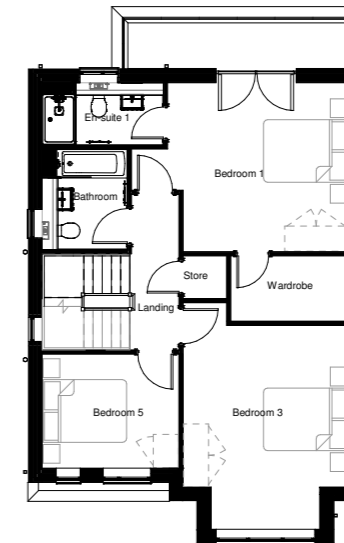


The **PRIESTLEY** 212m² / 2,284 sq ft

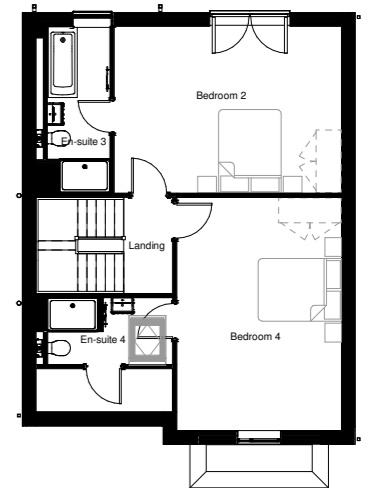
GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



House Type E

Ground Floor		
	m	ft
Hall	1.2 x 6.5	3'11" x 21'3"
Lounge	3.9 x 6.0*	12'11" x 19'8"*
Kitchen / Dining	5.3 x 6.0	17'5" x 19'9"
Study	1.8 x 2.7	5'11" x 8'9"
WC	1.9 x 1.2*	6'2" x 3'11"*
Utility	1.9 x 2.6	6'2" x 8'6"

First Floor		
	m	ft
Landing	1.1 x 3.7*	3'9" x 12'2"*
Bedroom 1	5.2 x 4.0*	17'0" x 13'3"*
En-suite 1	2.9 x 1.5*	9'6" x 4'10"*
Wardrobe	2.8 x 1.6	9'2" x 5'1"
Bedroom 3	3.9 x 4.9	12'11" x 16'0"
Bedroom 5	3.3 x 2.7	10'9" x 8'11"
Bathroom	2.0 x 2.4*	6'8" x 7'11"*
Store	1.1 x 1.0	3'5" x 3'4"

Second Floor		
	m	ft
Landing	1.1 x 2.3*	3'8" x 7'7"*
Bedroom 2	5.4 x 4.0	17'10" x 13'1"
En-suite 3	1.8 x 4.0*	5'10" x 13'1"*
Bedroom 4	3.9 x 5.6	12'11" x 18'4"
En-suite 4	3.3 x 1.6*	10'9" x 5'3"*

*max

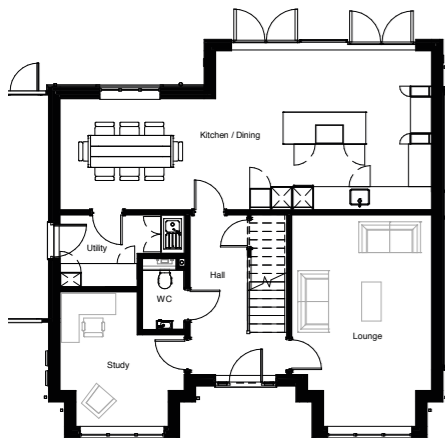


The SMEATON 251m² / 2,703 sq ft

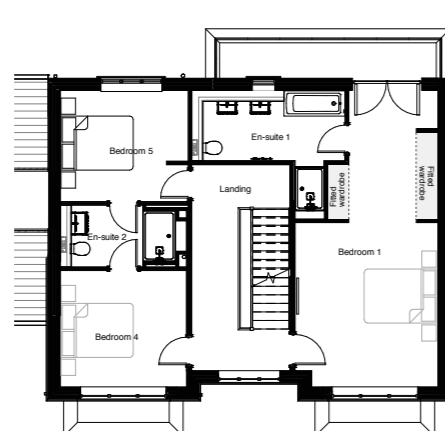


The MANNING 251m² / 2,703 sq ft

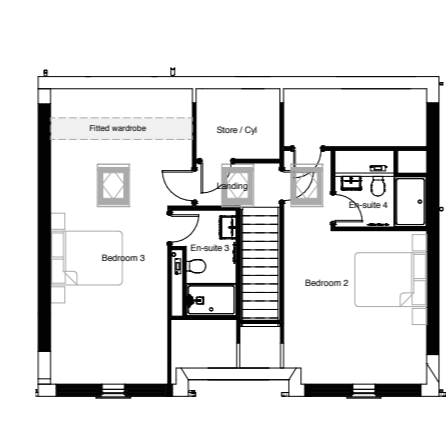
GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



Ground Floor

	m	ft
Hall	2.7 x 4.5*	9'0" x 14'9"*
Kitchen / Dining	4.5* x 10.5	20'0" x 14'8"*
Lounge	4.0 x 6.0*	13'0" x 19'7"*
Study	3.5 x 3.8*	11'6" x 12'5"*
Utility	3.5 x 2.0*	11'7" x 6'8"*
WC	1.2 x 2.0*	3'11" x 6'7"*

First Floor

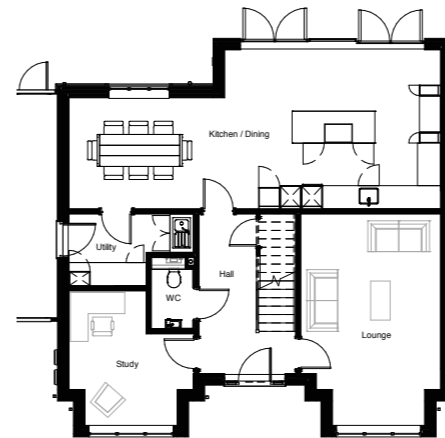
	m	ft
Bedroom 1	4.0 x 8.2*	13'1" x 27'0"*
Bedroom 4	3.5 x 3.2	11'6" x 10'7"
Bedroom 5	3.5 x 3.1	11'8" x 10'2"
En-suite 1	4.2 x 2.0*	13'11" x 6'5"*
En-suite 2	3.5 x 1.7*	11'8" x 5'7"*
Landing	2.7 x 5.7*	8'11" x 18'10"*

Second Floor

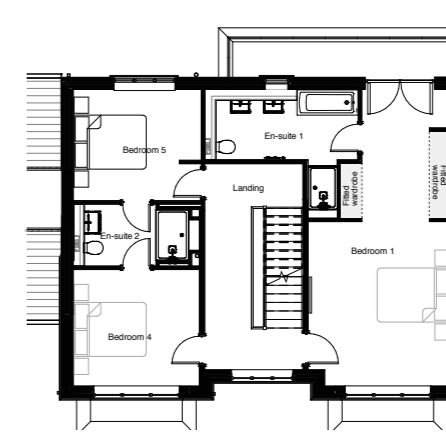
	m	ft
Bedroom 2	4.0 x 6.5	13'1" x 21'4"
Bedroom 3	4.0 x 6.8*	13'1" x 22'5"*
En-suite 3	1.8 x 2.9*	5'11" x 9'8"*
En-suite 4	2.6 x 2.1*	8'5" x 7'0"*
Store / Cyl	2.3 x 2.0*	7'8" x 6'6"*

*max

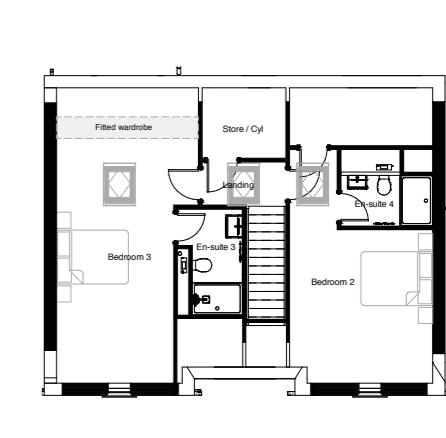
GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



Ground Floor

	m	ft
Hall	2.7 x 4.5*	9'0" x 14'9"*
Kitchen / Dining	4.5* x 10.5	20'0" x 14'8"*
Lounge	4.0 x 6.0*	13'0" x 19'7"*
Study	3.5 x 3.8*	11'6" x 12'5"*
Utility	3.5 x 2.0*	11'7" x 6'8"*
WC	1.2 x 2.0*	3'11" x 6'7"*

First Floor

	m	ft
Bedroom 1	4.0 x 8.2*	13'1" x 27'0"*
Bedroom 4	3.5 x 3.2	11'6" x 10'7"
Bedroom 5	3.5 x 3.1	11'8" x 10'2"
En-suite 1	4.2 x 2.0*	13'11" x 6'5"*
En-suite 2	3.5 x 1.7*	11'8" x 5'7"*
Landing	2.7 x 5.7*	8'11" x 18'10"*

Second Floor

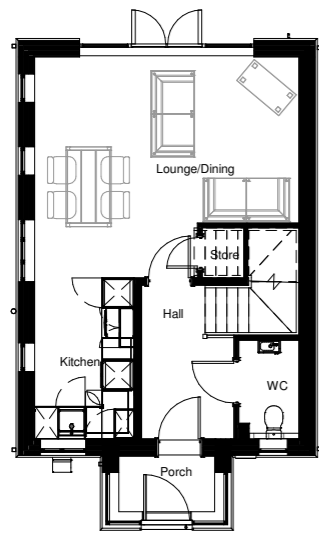
	m	ft
Bedroom 2	4.0 x 6.5	13'1" x 21'4"
Bedroom 3	4.0 x 6.8*	13'1" x 22'5"*
En-suite 3	1.8 x 2.9*	5'11" x 9'8"*
En-suite 4	2.6 x 2.1*	8'5" x 7'0"*
Store / Cyl	2.3 x 2.0*	7'8" x 6'6"*

*max

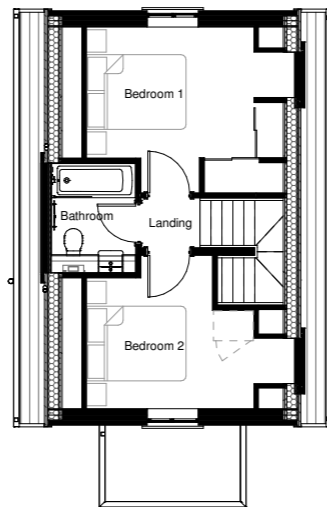


The ASQUITH 84m² / 904 sq ft

GROUND FLOOR



FIRST FLOOR



House Type G

Ground Floor

	m	ft
Porch	1.9 x 1.1	6'3" x 3'8"
Hall	1.8 x 3.1*	6'1" x 10'1"
Lounge / Dining	5.3 x 4.4	17'5" x 14'6"
Kitchen	2.0 x 3.2	6'6" x 10'7"
WC	1.2 x 2.0*	3'11" x 6'6"*
Store	0.8 x 1.0	2'8" x 3'3"

First Floor

	m	ft
Bedroom 1	3.4 x 3.3*	11'0" x 10'11"*
Bedroom 2	3.4 x 3.1*	11'0" x 10'1"*
Bathroom	1.7 x 2.2	5'7" x 7'2"

*max



THE HEATH
DUNSTARN LANE, ADEL



DESIGNER LIVING

Camstead Style

A FAMILY RUN COMPANY, CAMSTEAD HAS DEVELOPED A REPUTATION FOR BUILDING HIGH QUALITY DEVELOPMENTS IN PRIME LOCATIONS.

At The Heath, each new home is designed to provide a high quality, contemporary living space and the complete peace of mind afforded by a comprehensive LABC warranty.

Our team of architects strive to leave a long lasting legacy by creating homes that are the heart of the community.

We are committed to delivering real social benefits by providing material support to the wider community - from charitable donations, creation of green space for local communities and a variety of other support in the locations we are active within.

The Heath will be another example of this, providing green space surrounding the development to give enjoyment to this and future generations.

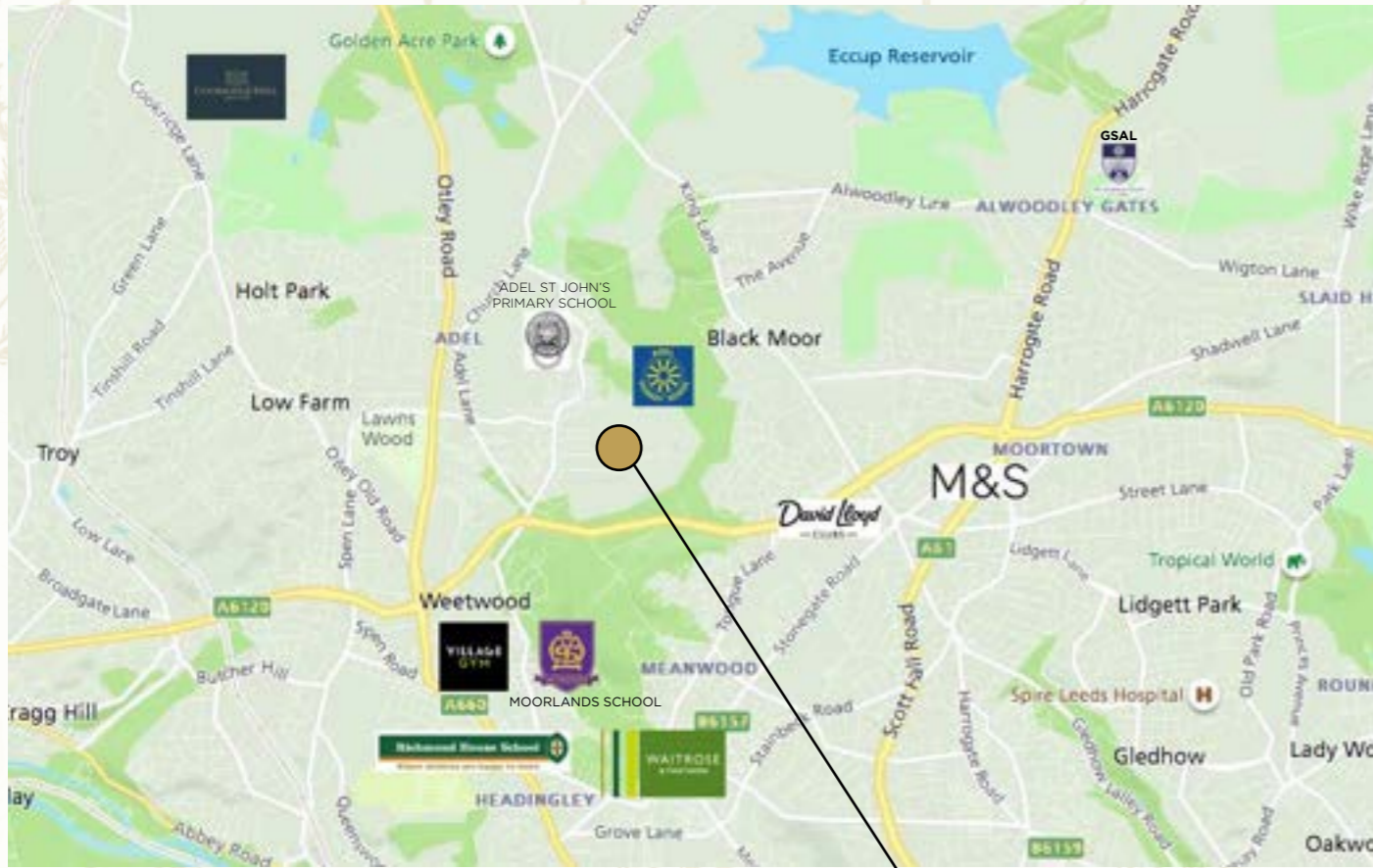
Camstead Homes is a part of the Scotfield Group, a Leeds based company that has created a reputation as a high quality house builder across England.

Scotfield has a passion for the city of Leeds and is known most recently for the hugely successful Parklands and Willow Park developments in Moortown, Weavers Beck and Green Lane Mills at Yeadon, Misty Meadows in Morley and St Peters Hall on The Calls in Leeds city centre.



CAMSTEAD
HOMES

This brochure and the show home are designed to give a general idea of the type of home on the development and how it could be decorated and furnished: they are not however, to be taken as part of the specification or contract. Dimensions are as accurate as practicable, but they may vary depending on internal finishes. The latest materials are always used, therefore, certain modifications are always inevitable. Each prospective purchaser should, therefore, check the plans and specification of the home in which they are interested with the sales staff. The marketing name may not always be retained. Images used in this brochure show previous developments and are for illustrative purposes only. Specification may differ from imagery, please ask sales staff for details. Some of the images in this brochure are computer generated. Feb 2023




THE HEATH
 DUNSTARN LANE, ADEL
 LS16 8EG



A CONNECTED CITY



BY CAR

The Heath is a short distance from the A660 leading directly to the city centre (approx 4 miles) or the A65 to Ilkley and Skipton. It is also located close to the outer ring road which brings the North Yorkshire Moors, Harrogate, Bradford, York and major motorways including the A1(M), M62 and M1 within easy reach.



BY TRAIN

Leeds Station is only 4.5 miles from The Heath. It joins with the East Coast line between London (fastest time 2 hrs 15 mins) and Edinburgh (fastest time 3 hrs).

There are also cross country routes to Manchester (fastest time 49 mins) and Sheffield (fastest time 40 mins).



BY AIR

Leeds Bradford Airport lies only 5 miles from the development and opens up unlimited opportunities to discover the UK and a host of cities across Europe.



BY BICYCLE

Despite being situated in an area with rolling hills, Leeds has embraced the bicycle. In fact the Tour De France made its way across Leeds during the 1st stage in England in the summer of 2014, attracting millions of visitors to the city and county.

For those looking for a more gentle cycle ride to work or for fun, there is a network of popular cycle routes.



BY BUS

The Heath is easily accessible by bus with the No 28 into the city centre every 1/2 hour leaving from Long Causeway, a two minute walk away.



BY SAT NAV

The Heath, Adel, Leeds, LS16 8EG



A VIBRANT CITY ON THE MOVE,
 LEEDS IS WELL CONNECTED IN ALL SENSES AND IS AT THE HUB OF YORKSHIRE'S TRANSPORT INFRASTRUCTURE.

ManningStainton

helping people move

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HOMES

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