



SHEPLEY HUDDERSFIELD HD8 8FT

*Bringing Quality to Life*

Inspiring New Homes  
in a Heritage Setting



CAMSTEAD  
HOMES





## MOVE TO A TRUE YORKSHIRE HOME

Camstead Homes are proud to present Tailors Green, an outstanding collection of twenty seven prestigious new homes set in natural woodlands located in the thriving village of Shepley in the heart of the Yorkshire Pennines.

Due to the demand for new homes in this area there's never been a better time to take advantage of this rare opportunity. The craftsmen built 3 and 4 bedroom homes have been designed with the modern family in mind and feature Camstead's exceptionally high specification.







## THE LOCATION

### Enjoy the great outdoors and relaxing nights in.....

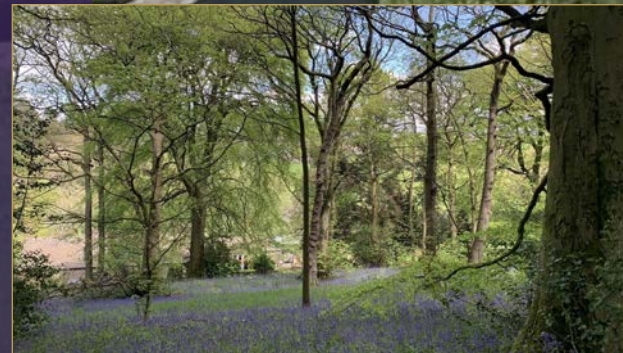
Between the vibrant cities of Leeds and Manchester lies the unspoilt beauty of the South Pennines Regional Park, rich in the heritage of the industrial revolution. Heather shrouded moors, craggy outcrops and shimmering reservoirs inhabit the uplands while canals and gritstone villages wind with the rivers through the narrow valleys below.

Shepley is one such village lying 8 miles south of Huddersfield in the parish of Kirkburton.

This region boasts walking, cycling, mountain biking and horse riding routes for all ages and abilities; at every turn you'll be amazed and delighted with the sheer beauty and variety of this stunning landscape.

Residents of Tailors Green will become part of a proud and happy local community as Shepley offers the very best of amenities and excellent schools, as well as a host of leisure activities afforded by the spectacular surroundings making it a truly enviable place to live.

*Spectacular location*



### Escape the city and embrace a better quality of life....

The local area abounds with first class facilities, leisure and sports clubs, excellent schools, as well as some of the finest eateries in the area.

- Shelley College - Years 9 to 13
- Kirkburton Middle School - Years 5 to 9
- Shepley First School & Shepley Pre-school
- Cricket, Football, Bowling, Tennis & Golf clubs
- Modern, large Health Centre & Dental Practice
- Train station and excellent bus services
- Central location to major cities



# Heritage setting

Tailors Green benefits from a mature woodland setting and the new homes will take maximum advantage of its natural, green environment for the enjoyment of all.

In addition, the northern part of the site will see the creation of a peaceful woodland and park area flanking the existing stream which will provide a unique refuge for a wealth of plants and wildlife.

Tailors Green has been designed to blend in with its surroundings and its design and landscaping have been inspired by the rural location and local architectural style.

With woodland walks on your doorstep these elegant homes bring together country living with a contemporary lifestyle.

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





# SITE PLAN



## HOUSE TYPES



### THE LILAC

84.6 sq m  
911 sq ft

Stone built, 3 bedroom, detached, semi detached, and terraced.

### THE CHEVIN

126.1 sq m  
1,357 sq ft

3 storey, stone built, 4 bedroom, semi detached



### THE BUCKDEN

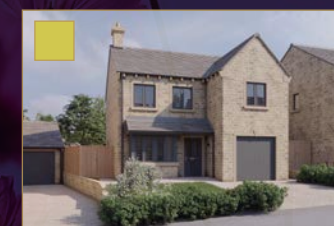
132.1 sq m  
1,422 sq ft

Stone built, 4 bedroom detached with integral garage

### THE SANDRINGHAM

125.4 sq m  
1,350 sq ft

Stone built, 4 bedroom detached with external garage



### THE WOODALE

128.5 sq m  
1,383 sq ft

Stone built, 4 bedroom detached with integral garage





# QUALITY SPECIFICATION



The homes at Tailors Green are designed to be light, airy and eco-efficient constructed using high quality materials and to a luxury specification fitted by our in house craftsmen.



## KITCHENS

- A select choice of contemporary high quality kitchens\*
- Complimentary choice of laminate worktops, upstand & splash-back to kitchen with laminate to utility room
- Optional upgrade to Silestone worktops
- A bank of integrated appliances consisting of a single oven and a microwave oven
- 4 or 5 gas burner hob and stainless steel cooker hood (subject to house type)
- Integrated fridge and freezer
- Integrated dishwasher
- Plumbing & space for washing machine to kitchen with further dryer space to utility room
- A choice of luxury floor tiles\*

## INTERIOR FINISHES

- White Chiffon painted walls and ceilings throughout
- Eggshell white paintwork throughout
- Solid Oak handrail above balustrade and newel caps
- Moulded skirtings & architraves



## ELECTRICS & LIGHTING

- Recessed low voltage down lighters to kitchen, bathroom and en-suites
- Black nickel sockets and switches with chrome shaver points to bathrooms and en-suites
- Pre-installed internal HDMI cabling for wall mounted TV
- External light to front and back door
- Power and lighting to garage (if applicable)
- Pre-installed TV aerial cabling with antenna to loft
- Provision for electric car charger to driveway

## BATHROOMS

- Contemporary sanitaryware
- Polished chrome taps & shower fittings
- Fitted mirror to master en-suite
- Vanity unit to Master en-suite
- Half tile bathrooms and en-suites, with full tile to bath and shower area
- Choice of quality floor & wall tiles\*

## WINDOWS & DOORS

- Contemporary style anthracite uPVC windows
- Solid white contemporary interior doors with designer chrome ironmongery

## SECURITY

- Secured by Design front door plus chrome security chain
- Mains operated smoke detectors with battery back-up
- 10 year LABC warranty



## HEATING & HOT WATER

- Gas fired central heating with digital programmer & thermostatic radiator valves
- Polished chrome towel radiator to bathroom and en-suites

## EXTERNAL

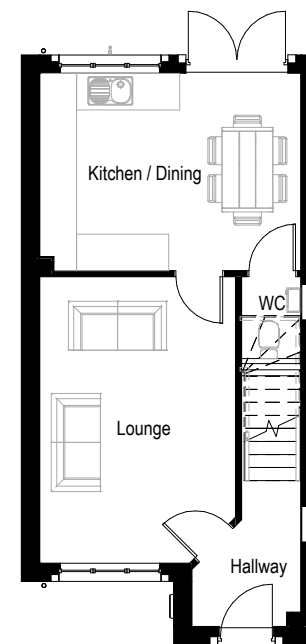
- Gardens turfed front & rear
- Block paved drive
- Patio to rear
- Outside tap

*\*Subject to stage of construction*



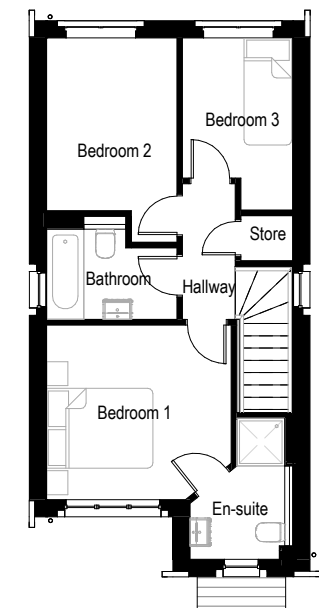


GROUND FLOOR



Ground Floor	m	ft
Kitchen/Dining	4.6 x 3.48	15'0" x 11'5"
WC	1.05 x 1.65	3'5" x 5'5"
Lounge	3.46 x 5.06 max	11'4" x 16'7"
Hallway	1.91 x 2.57 max	6'3" x 8'5"

FIRST FLOOR



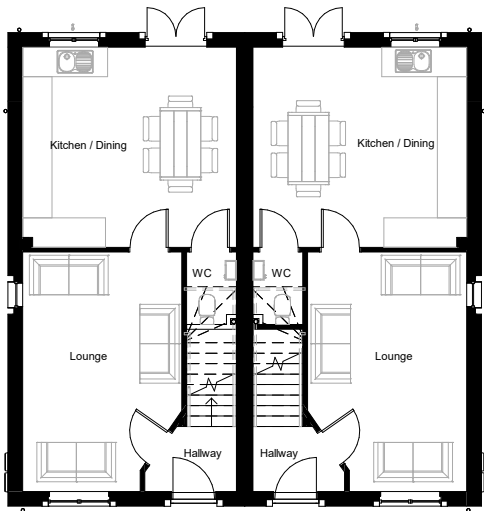
First Floor	m	ft
Hallway	0.99 x 2.54	3'3" x 8'4"
Bedroom 1	3.46 x 3.27	11'4" x 10'9" (max)
En-suite	1.91 x 2.63	6'3" x 8'8" (max)
Bedroom 2	2.44 x 3.82	8'0" x 12'6" (max)
Bedroom 3	2.06 x 3.27	6'9" x 10'9" (max)
Bathroom	2.44 x 1.92	8'0" x 6'4" (max)
Store	0.96 x 0.78	3'2" x 2'7"



*The* **CHEVIN** 126.1m<sup>2</sup> / 1,357sq ft



GROUND FLOOR

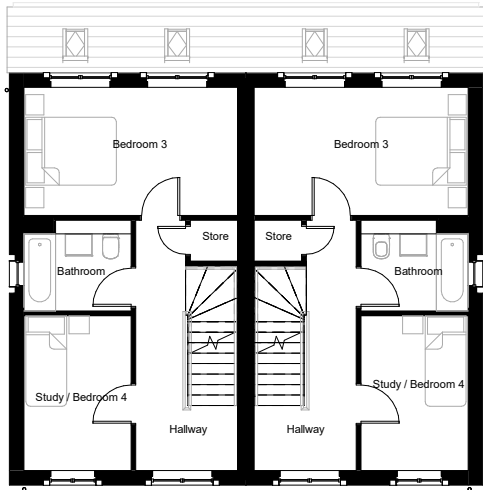


Ground Floor	m	ft
Kitchen/Dining	4.7 x 4.4	15'5" x 14'5"
Lounge	3.5 x 5.28	11'6" x 17'3" (max)
Lobby/Hall	2.0 x 1.42	6'7" x 4'8" (max)
WC	1.1 x 1.6	3'7" x 5'3"

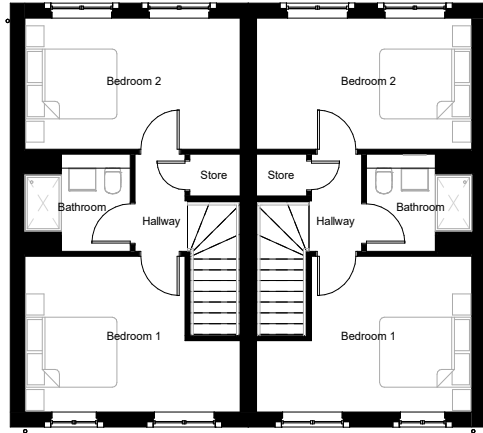
First Floor	m	ft
Hallway	2.25 x 5.5	7'5" x 18'1" (max)
Bedroom 3	4.7 x 2.81	15'5" x 9'3"
Study/Bedroom 4	2.35 x 3.41	7'9" x 11'2"
Bathroom	2.35 x 1.98	7'8" x 6'6" (max)
Store	1.04 x 0.88	3'5" x 2'11"

Second Floor	m	ft
Hallway	1.1 x 2.07	3'7" x 6'9"
Bedroom 1	4.7 x 3.33	15'5" x 10'11" (max)
Bedroom 2	4.7 x 2.8	15'5" x 9'2"
Bathroom	2.29 x 2.07	7'6" x 6'9"
Store	1.1 x 0.88	3'7" x 2'11"

FIRST FLOOR



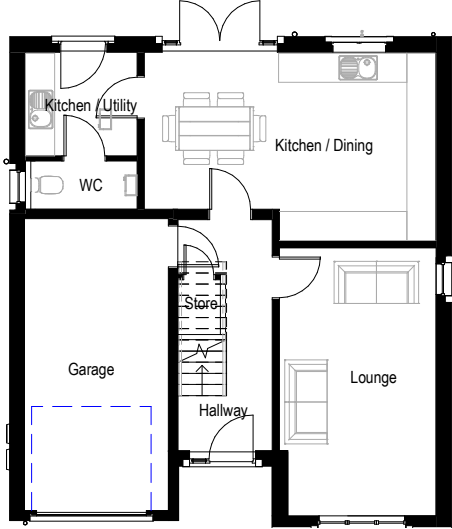
SECOND FLOOR



*The* **BUCKDEN** 132.1m<sup>2</sup> / 1,422sq ft\*



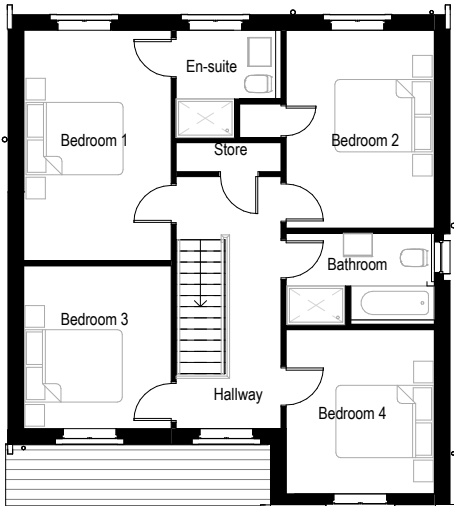
GROUND FLOOR



Ground Floor	m	ft
Kitchen/Dining	6.0 x 3.9	19'8" x 12'10" (max)
Lounge	3.2 x 5.55	10'6" x 18'3" (max)
Hall/Lobby	1.92 x 4.76	6'4" x 15'7" (max)
WC	2.3 x 1.0	7'7" x 3'3"
Utility	2.28 x 2.13	7'6" x 7'0"
Store	0.85 x 0.5	2'9" x 1'8"
Garage	2.95 x 6.02	9'8" x 19'9"

\*Excluding integral garage

FIRST FLOOR



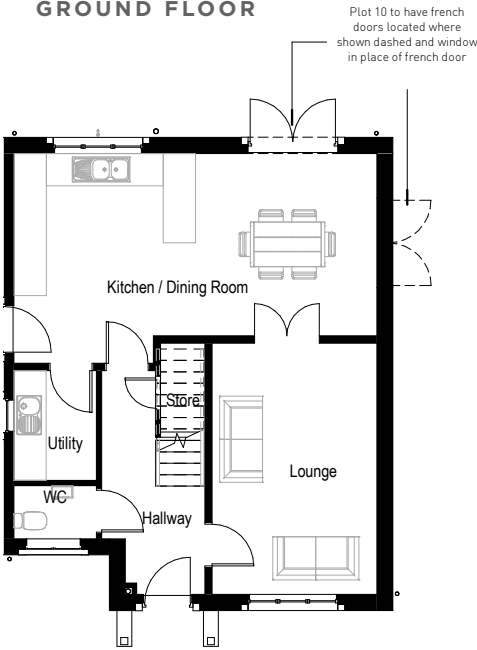
First Floor	m	ft
Hallway	2.15 x 5.2	7'1" x 17'1" (max)
Bedroom 1	3.0 x 4.75	9'10" x 15'7"
En-suite	2.15 x 2.21	7'1" x 7'3" (max)
Bedroom 2	3.05 x 4.05	10'0" x 13'3"
Bedroom 2 Store	0.85 x 0.68	2'9" x 2'3"
Bedroom 3	3.02 x 3.35	9'11" x 11'0"
Bedroom 4	3.05 x 3.38	10'0" x 11'1"
Bathroom	3.03 x 1.88	10'0" x 6'2"
Store	2.15 x 0.60	7'1" x 2'0"



*The* **SANDRINGHAM** 125.4m² / 1,350 sq ft

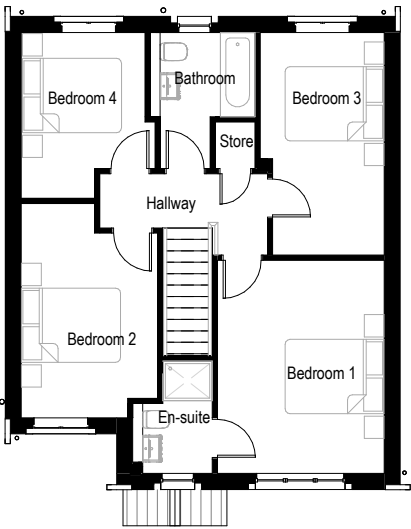


GROUND FLOOR



Plot 10 to have french doors located where shown dashed and window in place of french door

FIRST FLOOR



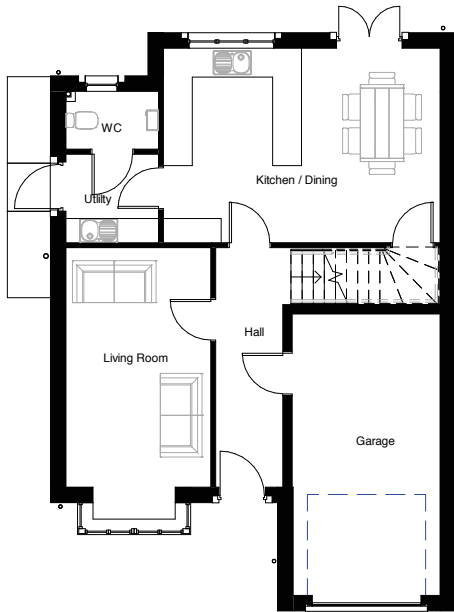
Ground Floor	m	ft
Kitchen / Dining	7.3 x 4.22	23'11" x 13'10" (max)
Lounge	3.32 x 5.06	10'11" x 16'7"
Hall/Lobby	12.07 x 4.51	6'9" x 14'10" (max)
WC	1.65 x 1.06	5'5" x 3'6"
Store	0.88 x 0.95	2'11" x 3'1"
Utility	1.65 x 2.2	5'5" x 7'3"

First Floor	m	ft
Hallway	3.37 x 1.63	11" x 5'4" (max)
Bedroom 1	3.36 x 4.29	11'0" x 14'1" (max)
En-suite	1.59 x 2.25	5'3" x 7'5" (max)
Bedroom 2	2.75 x 4.32	9'0" x 14'2" (max)
Bedroom 3	2.5 x 4.48	8'2" x 14'8" (max)
Bedroom 4	2.5 x 3.34	8'2" x 10'11" (max)
Bathroom	2.21 x 2.73	6'11" x 8'11" (max)
Store	0.8 x 0.92	2'7" x 3'0"

*The* **WOODALE** 128.5m² / 1,383 sq ft\*

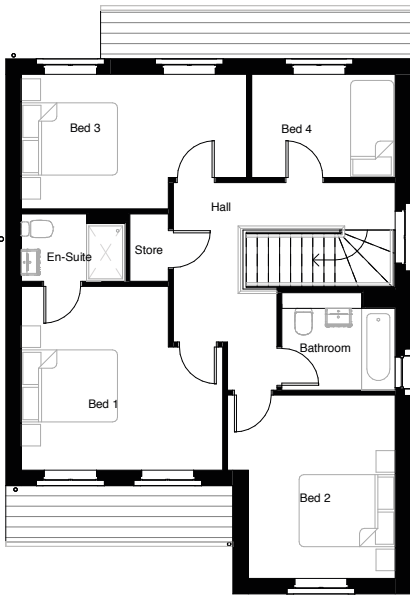


GROUND FLOOR



Ground Floor	m	ft
Kitchen / Dining	5.75 x 4.04	18'10" x 13'3"
Lounge	3.0 x 5.64	9'10" x 18'6"
Hall/Lobby	1.38 x 4.97	4'6" x 16'4"
WC	1.9 x 1.19	6'3" x 3'11"
Store	1.18 x 1.35	3'10" x 4'5"
Utility	1.82 x 1.91	6'3" x 6'0"
Garage	3.07 x 5.85	10'1" x 19'2"

FIRST FLOOR



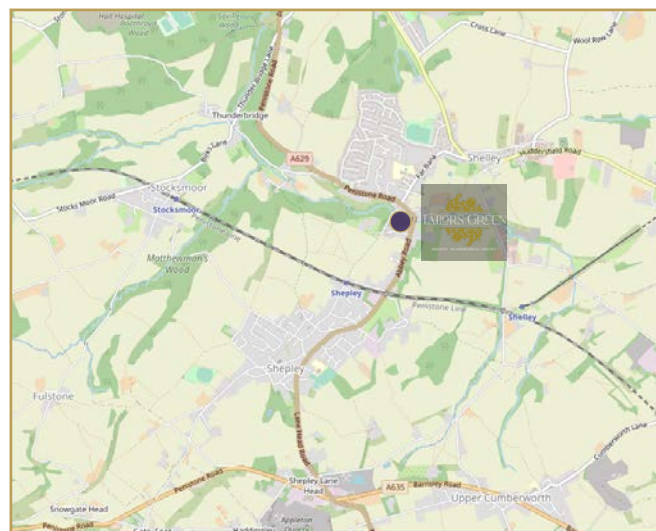
First Floor	m	ft
Hallway	4.6 x 1.35	15'1" x 4'5"
Bedroom 1	4.19 x 3.8	13'9" x 12'6"
En-suite 1	2.14 x 1.37	7'0" x 4'6"
Bedroom 2	3.48 x 3.8	11'5" x 12'6"
Bedroom 3	4.68 x 2.79	15'4" x 9'2"
Bedroom 4	2.98 x 2.13	9'9" x 7'0"
Bathroom	2.34 x 2.0	7'8" x 6'7"
Store	0.8 x 1.4	2'7" x 4'7"

\*Excluding integral garage



# LOCATION

TAILORS GREEN | SHEPLEY | HUDDERSFIELD | HD8 8FT



## TRAIN

6 minutes away is Shepley Station which runs on the Penistone line with trains every hour to Huddersfield (19 mins), Sheffield (55 mins), and London (3hrs 11mins via Sheffield)

Manchester (55 mins), Manchester Airport (1 hr 42 mins)



## ROAD

Shepley is connected by the A629 (Rotherham - Skipton road) to Huddersfield through to Barnsley and Sheffield and by the A635/A636 to Wakefield through to Holmfirth.

Leeds and Sheffield are just 35 minutes away both via the M1,

Doncaster Sheffield Airport (55 mins)

Manchester and Manchester Airport (55 mins)



## BUS

The village is served by a number of bus routes. Regular bus services run to Huddersfield, Wakefield and Holmfirth.



## BICYCLE

Cyclists are also spoiled for choice; two national cycle routes are on your doorstep, winding along quiet country lanes and by-ways, whilst there is ample opportunity for off-road adventure across the South Pennine moorlands.



## WALKING

The countryside surrounding Shepley offers something for all who enjoy spending their leisure time walking; whether it's a stroll along one of the canal-side paths or an ambitious day hike across the heather moors, maybe joining the Pennine Way or Calderdale Way.



# DESIGNER LIVING

## Camstead Style

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

At Tailors Green, 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.

Tailors Green 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 Yorkshire region and is known most recently for the hugely successful Parklands, Willow Park, and The Heath developments in Leeds, Weavers Beck and Green Lane Mills at Yeadon, Misty Meadows in Morley and St Peters Hall on The Calls in Leeds city centre.



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. June 2022





**RYDER &  
DUTTON**  
HELPING PEOPLE MOVE

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