



TAILORS GREEN



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
- Pharmacy, Library, Vets Practice, Co-op Foodstore

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.

Our range of homes at Tailors Green offer excellent facilities for growing families or those wishing to downsize to a home in a relaxing rural environment.

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



SITE PLAN



THIS SITE HAS PRESENTED CAMSTEAD HOMES WITH A RARE OPPORTUNITY TO DEVELOP A LANDMARK SCHEME BORDERED BY AN ESTABLISHED WOODLAND SETTING WITHIN A HIGHLY SOUGHT AFTER AREA.

TO TAKE MAXIMUM ADVANTAGE OF THE NATURAL LANDSCAPE, ALL PROPERTIES ON THE SCHEME BOAST A SAFE, FULLY-ENCLOSED, REAR GARDEN, THE PERFECT PLACE FOR GROWING FAMILIES TO PLAY WHILST ENJOYING THE GREEN AND HEALTHY ENVIRONMENT ALREADY CHERISHED BY THE RESIDENTS OF SHEPLEY.

Please note: This plan is an illustration and not to be used for conveyancing. Some aspects of this Site Plan may change during the course of the development - please refer to your sales advisor for exact details.

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 kitchens¹
- 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, Fridge-freezer, and Microwave Oven
- 4 or 5 Gas Burner Hob (subject to house type) with matching Stainless-Steel Cooker Hood
- Integrated dishwasher
- Plumbing and space for a Washing Machine in the Kitchen or Utility (Depending on House type) with an option for additional space for a Dryer in the utility room (subject to build stage)
- Integrated washing machine or washer dryer available as an upgrade.
- A choice of luxury floor tiles to kitchen/dining area²
- Integrated waste bins and plinth lighting

INTERIOR FINISHES

- White Chiffon painted walls and ceilings throughout
- Eggshell white paintwork throughout
- Solid Oak Handrail to all house types with Oak Newel Post Caps on selected styles
- Moulded skirtings & architraves



BATHROOMS

- Contemporary sanitaryware
- Polished chrome taps & shower fittings including rainfall shower head and bodywash to master ensuite.
- Fitted mirror to master en-suite
- Soft close under sink vanity unit to master ensuite and main bathroom
- Half tile bathrooms and en-suites, with full tile to bath and shower area
- Choice of quality floor & wall tiles¹
- Over bath shower in main bathroom. Alternatively, separate shower cubicle in main bathroom (Buckden style only)

WINDOWS & DOORS

- Contemporary style anthracite uPVC windows
- Solid white contemporary interior doors with designer chrome ironmongery
- Designer Black nickel plated door furniture to compliment electrical sockets and switches

SECURITY

- "Secured by Design" front door plus chrome security chain
- Front doorbell with portable ringer unit.
- Mains operated smoke detectors with battery back-up
- All our homes are sold with two years aftercare and a 10-year LABC Structural 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 garden
- Outside tap
- Solid Oak canopy over front door on selected styles and plots
- 1.8 meter close boarded fences and gates to rear garden
- Personal access door to garage

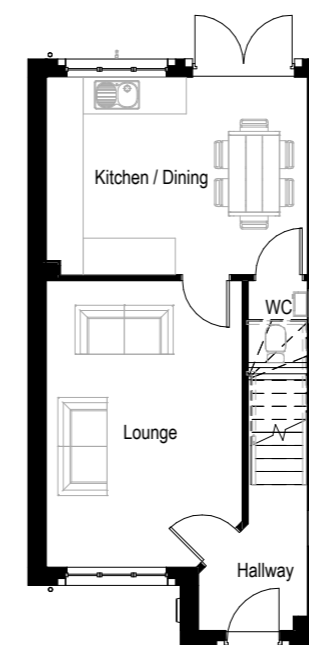
ELECTRICS & LIGHTING

- 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 with Dusk till Dawn light sensor.
- Power and lighting to garage²
- Pre-installed TV aerial cabling with antenna to loft
- Internet connection - Fibre to door
- Weatherproof double electrical socket to rear garden
- Electric Vehicle Charging Point (7.4Kw) to driveway/ parking space
- Electrically powered, remote controlled up and over door to garage²

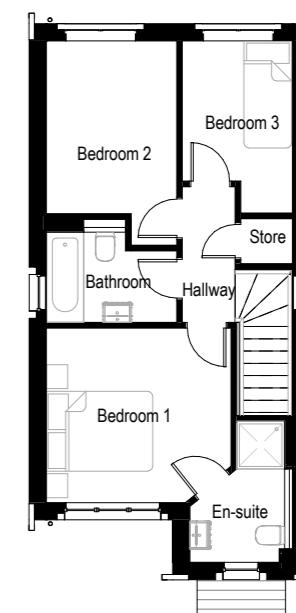
¹ Subject to stage of construction
² Selected homes only



GROUND FLOOR



FIRST FLOOR



<i>Ground Floor</i>	m	ft
Kitchen/Dining	4.6 x 3.48	15" 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"

<i>First Floor</i>	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"

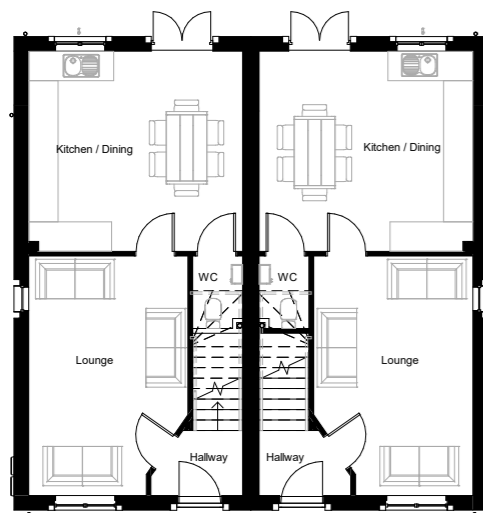
The **CHEVIN** 126.1m² / 1,357sq ft



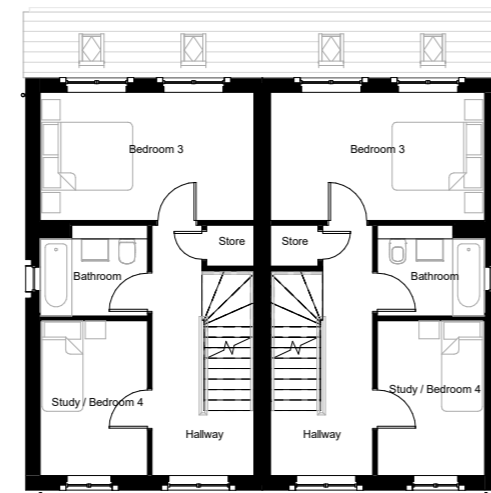
The **BUCKDEN** 132.1m² / 1,422sq ft*



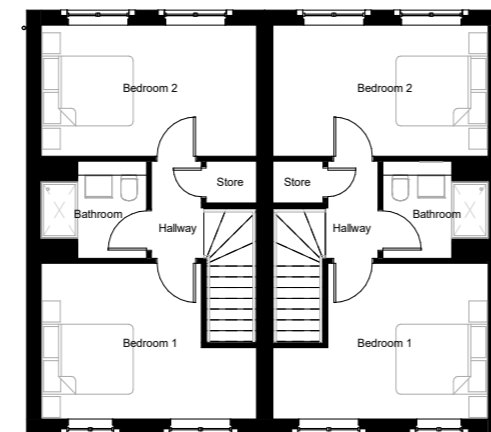
GROUND FLOOR



FIRST FLOOR

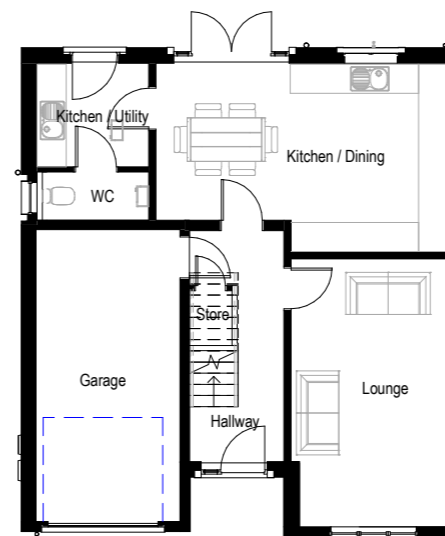


SECOND FLOOR

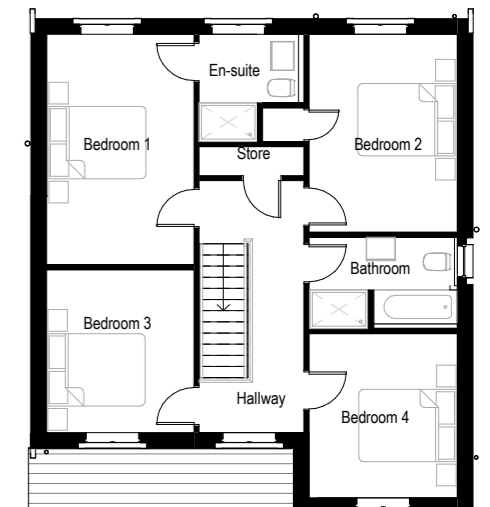


<i>Ground Floor</i>		m	ft
Kitchen/Dining	4.7 x 4.4	15'5" x 14'5"	
Lounge	3.5 x 5.28	11'6" x 17'3" (max)	
Lobby/Hall	2.0 x 1.42	6'7" x 4'8" (max)	
WC	1.1 x 1.6	3'7" x 5'3"	
<i>First Floor</i>			
Hallway	2.25 x 5.5	7'5" x 18'1" (max)	
Bedroom 3	4.7 x 2.81	15'5" x 9'3"	
Study/Bedroom 4	2.35 x 3.41	7'9" 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"	
<i>Second Floor</i>			
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"	

GROUND FLOOR



FIRST FLOOR



<i>Ground Floor</i>		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"	

<i>First Floor</i>		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"	

*Excluding integral garage

The SANDRINGHAM 125.4m² / 1,350 sq ft

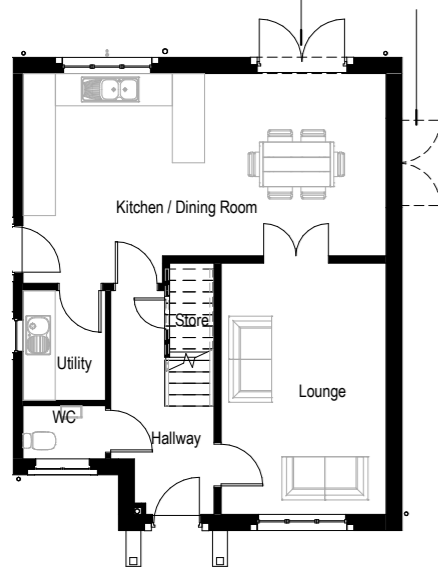


The WOODALE 128.5m² / 1,383 sq ft*



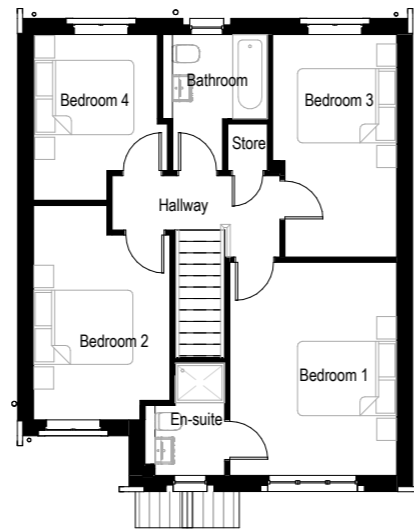
GROUND FLOOR

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



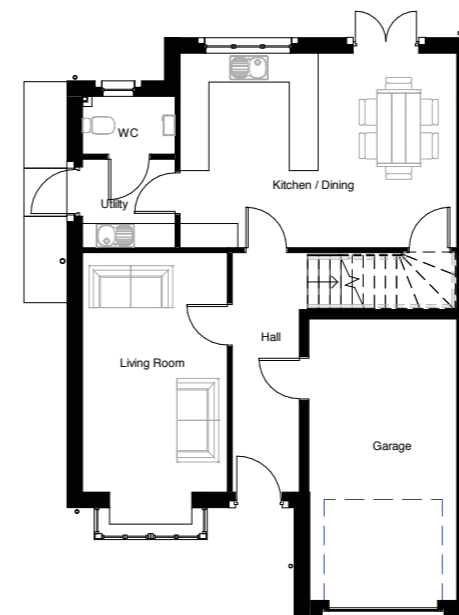
Ground Floor	m	ft
Kitchen / Dining	7.3 x 4.22	23'11" x 13'10" (max)
Lounge	3.32 x 5.06	10'11" x 16'7"
Hall/Lobby	12.07 x 4.51	6'9" x 14'10" (max)
WC	1.65 x 1.06	5'5" x 3'6"
Store	0.88 x 0.95	2'11" x 3'1"
Utility	1.65 x 2.2	5'5" x 7'3"

FIRST FLOOR



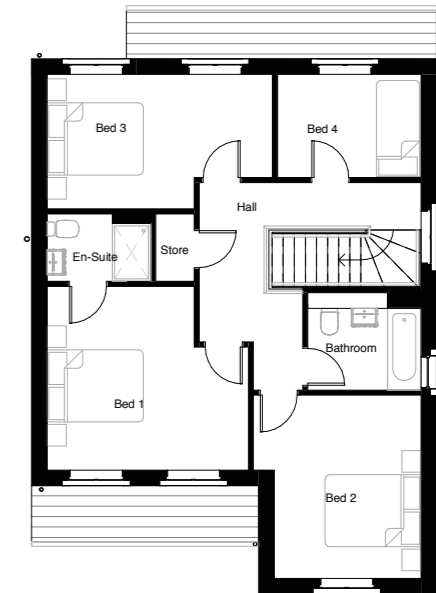
First Floor	m	ft
Hallway	3.37 x 1.63	11" x 5'4" (max)
Bedroom 1	3.36 x 4.29	11'0" x 14'1" (max)
En-suite	1.59 x 2.25	5'3" x 7'5" (max)
Bedroom 2	2.75 x 4.32	9'0" x 14'2" (max)
Bedroom 3	2.5 x 4.48	8'2" x 14'8" (max)
Bedroom 4	2.5 x 3.34	8'2" x 10'11" (max)
Bathroom	2.21 x 2.73	6'11" x 8'11" (max)
Store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

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



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 Leeds based company that has created a reputation as a high quality house builder across England.

Camstead 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.



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.

CONSUMER CODE FOR HOME BUILDERS

www.consumercode.co.uk

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 2023

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SHEPLEY HUDDERSFIELD HD8 9FT



**RYDER &
DUTTON**
HELPING PEOPLE MOVE

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