



# THE LAURELS

Church Fenton, North Yorkshire



**LondonEbor**  
DEVELOPMENTS PLC

Imagine. Create. Inspire.



## Location

Church Fenton is a historic North Yorkshire farming village steeped in tradition. Originally recorded in the Domesday Book as “Fentun” along with nearby Little Fenton, the earliest documented evidence of Fenton dates back to 963AD.

Aside from its agricultural past, the village is well known for its WW2 air base, RAF Church Fenton, now used for pilot training. Built in 1937, its original role was to serve as part of the defensive network of fighter airfields that protected the industrial cities of northern England from attack by German bombers. It was home to many squadrons and aircraft types throughout the war, such as Spitfires, Hurricanes, Mosquitoes and most famously in the post war years, the Gloster Meteors.

Situated in a rural setting near to the market towns of Tadcaster and Selby, Church Fenton offers the tranquility of a countryside location, whilst also being within easy travelling distance, by road or rail, of the vibrant cities of Leeds and York.

The village itself has a thriving community with plenty to offer, such as football, cricket and bowls clubs, along with rainbows, brownies and scouts for the children. Church Fenton benefits from excellent amenities, including a primary school, nursery, church and methodist chapel, along with a post office, two public houses and a well connected railway station.





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## The Laurels

The Laurels is a stunning new development of 3, 4 and 5 bedroom homes in the heart of the village of Church Fenton. Within the catchment area of Tadcaster Grammar School, this highly desirable site is ideally positioned adjacent to the local primary school, toddler's playgroup and in close proximity to the village hall. The railway station is just a short walk away from the development, offering commuter convenience.

Our attention is focused on creating well equipped modern family homes of various sizes, with high quality interiors and private garden areas, set within a tranquil rural community.





Site Configuration:

3 bedroom, Semi Detached

- 1
- 3
- 4
- 6
- 7
- 15
- 16

4 bedroom, Detached

- 5
- 8
- 9
- 10
- 11
- 13
- 14

5 bedroom, Detached

- 12

# 3 Bedroom Homes

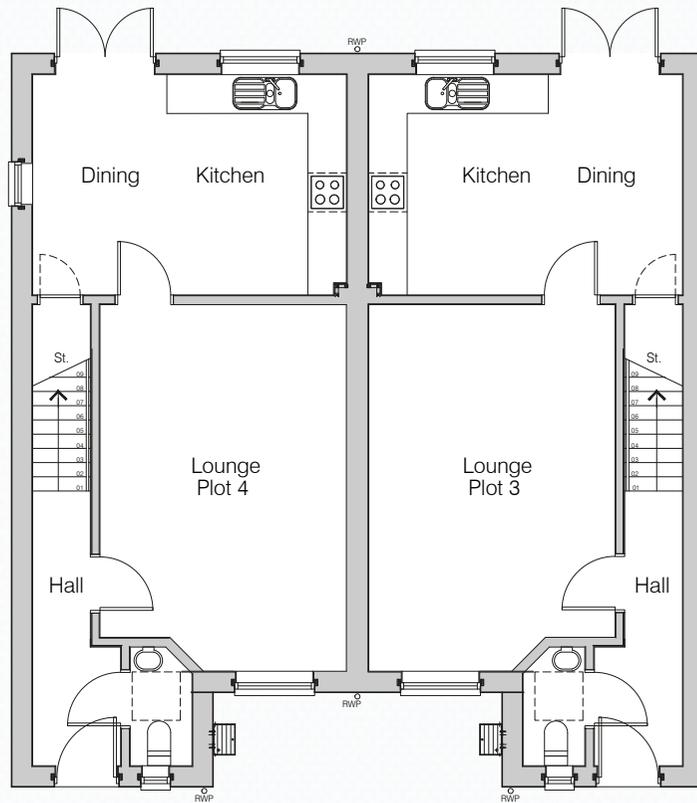




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Plots 3 & 4

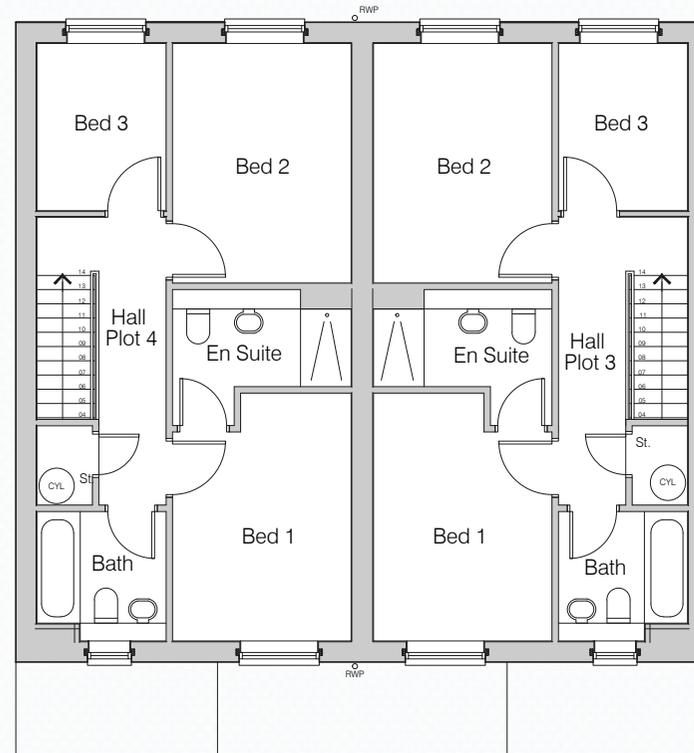
# Plots 3 & 4 3 Bed Semi Detached Home Approx 91m<sup>2</sup>



## GROUND FLOOR

Lounge – 3.842m x 5.675m (12'7x18'7)

Kitchen/Diner – 3.410m x 4.893m (11'2x16'0)



## FIRST FLOOR

Bed 1 – 3.830m x 2.780m (12'6x9'1)

Bed 2 – 3.705m x 2.780m (10'1x9'1)

Bed 3 – 2.585m x 2m (8'5x6'6)

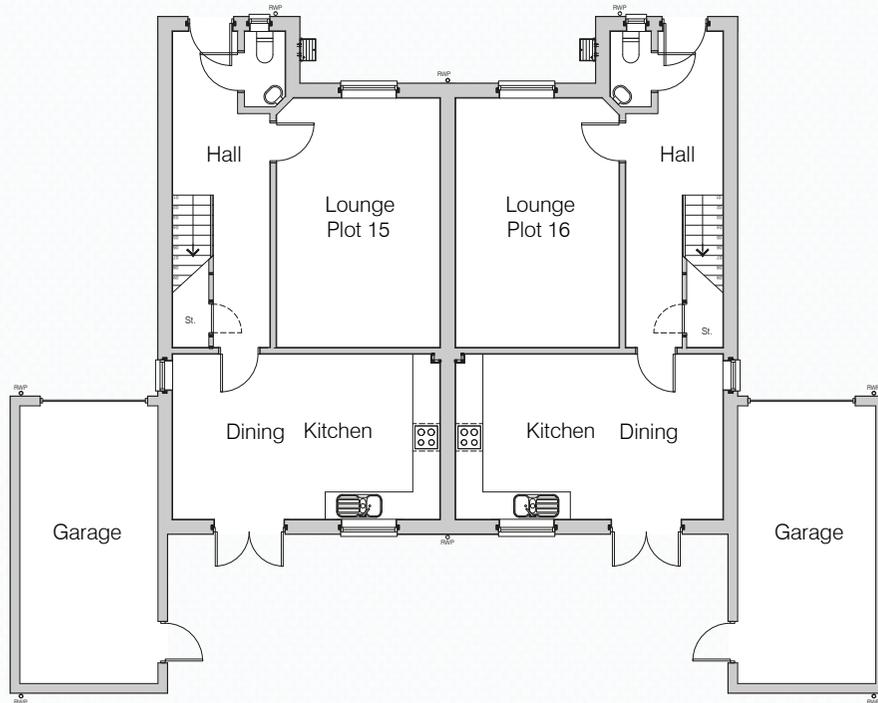




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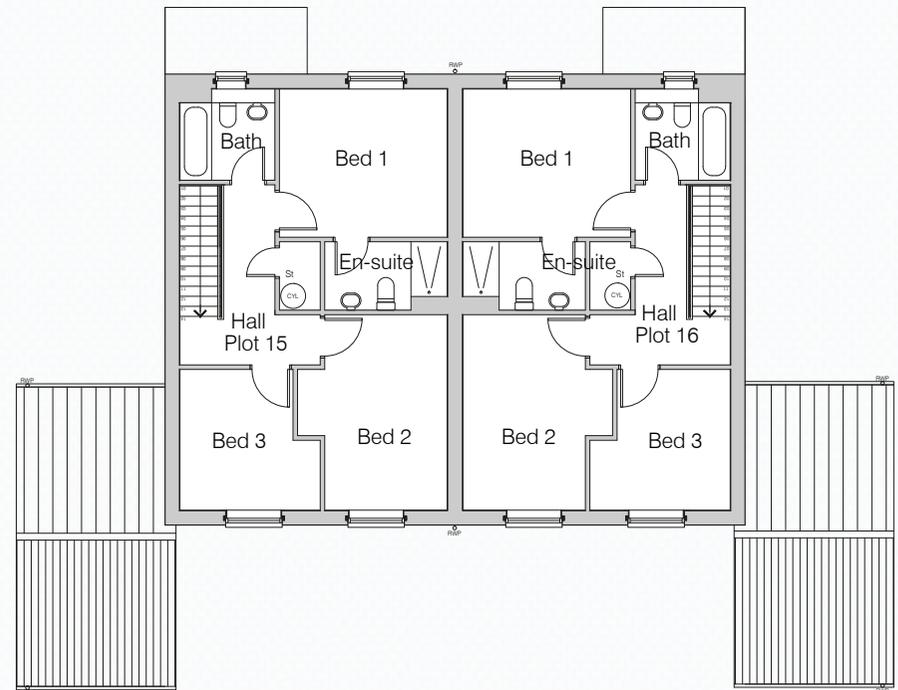
Plots 15 & 16

# Plots 15 & 16 3 Bed Semi Detached Home Approx 109.4m<sup>2</sup>



## GROUND FLOOR

Lounge – 3.608m x 5.465m (11'10x17'11)  
 Kitchen/Diner – 3.620m x 5.905m (11'10x19'4)  
 Garages – 6.090m x 3.052m (19'11x10'0)



## FIRST FLOOR

Bed 1 – 3.705m x 3.250m (12'1x10'7)  
 Bed 2 – 4.285m x 3.305m (14'0x10'10)  
 Bed 3 – 3.1m x 3.085m (10'2x10'1)

Plans for identification purposes only and NOT to scale.



# 4 Bedroom Homes



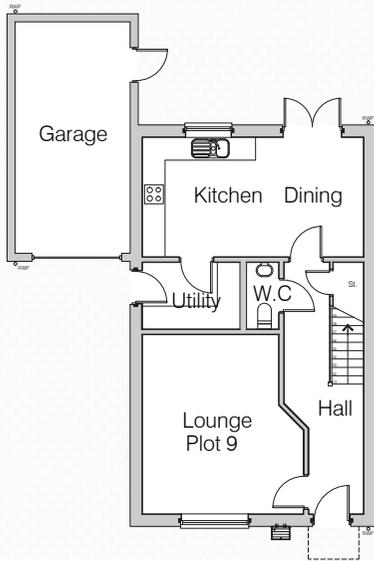


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Plots 8 & 9

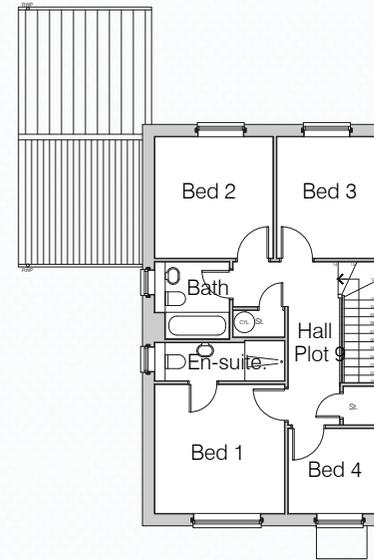
# Plots 8 & 9

4 Bed Detached Home Approx 116.8m<sup>2</sup>



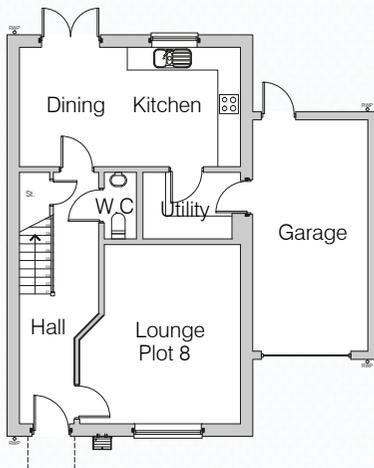
## PLOT 9 GROUND FLOOR

Lounge – 4.262m x 4.718m (13'11x15'5)  
 Kitchen/Diner – 3.143m x 5.860m (10'3x19'2)  
 Utility – 2.585m x 1.750m (8'5x5'8)  
 Garage – 6.090m x 3.052m (19'11x10'0)



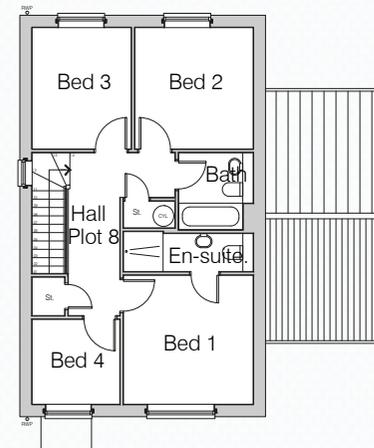
## PLOT 9 FIRST FLOOR

Bed 1 – 3.437m x 3.393m (11'3x11'1)  
 Bed 2 – 3.135 x 3.193m (10'3x10'5)  
 Bed 3 – 2.625 x 3.193m (8'7x10'5)  
 Bed 4 – 2.323 x 2.233m (7'7x7'3)



## PLOT 8 GROUND FLOOR

Lounge – 4.262m x 4.718m (13'11x15'5)  
 Kitchen/Diner – 3.143m x 5.860m (10'3x19'2)  
 Utility – 2.585m x 1.750m (8'5x5'8)  
 Garage – 6.090m x 3.052m (19'11x10'0)



## PLOT 8 FIRST FLOOR

Bed 1 – 3.437m x 3.393m (11'3x11'1)  
 Bed 2 – 3.135 x 3.193m (10'3x10'5)  
 Bed 3 – 2.625 x 3.193m (8'7x10'5)  
 Bed 4 – 2.323 x 2.233m (7'7x7'3)

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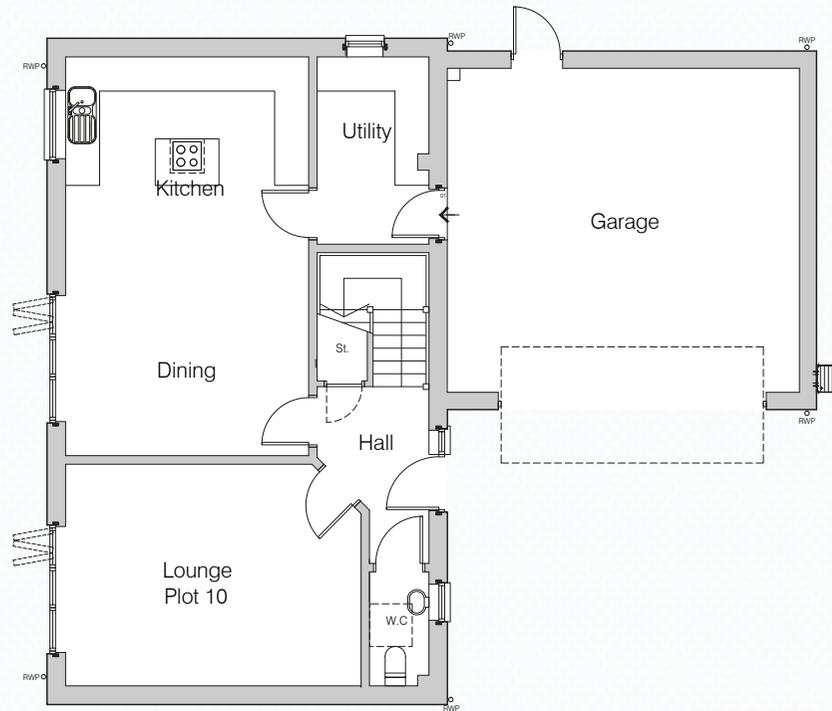




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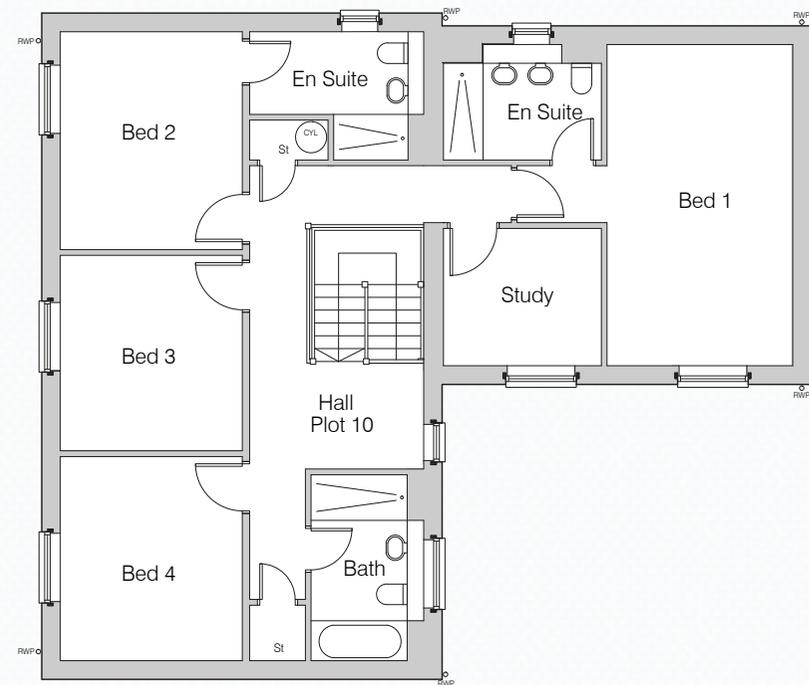
Plots 10, 11 & 13

# Plot 10 4 Bed Detached Home Approx 175m<sup>2</sup>



## GROUND FLOOR

- Lounge – 5.223m x 3.889m (17'1x12'9)
- Kitchen/Diner – 4.296m x 6.996m (14'1x22'11)
- Utility – 3.284m x 1.977m (10'9x6'5)
- Garage – 6.225m x 5.685m (20'5x18'7)

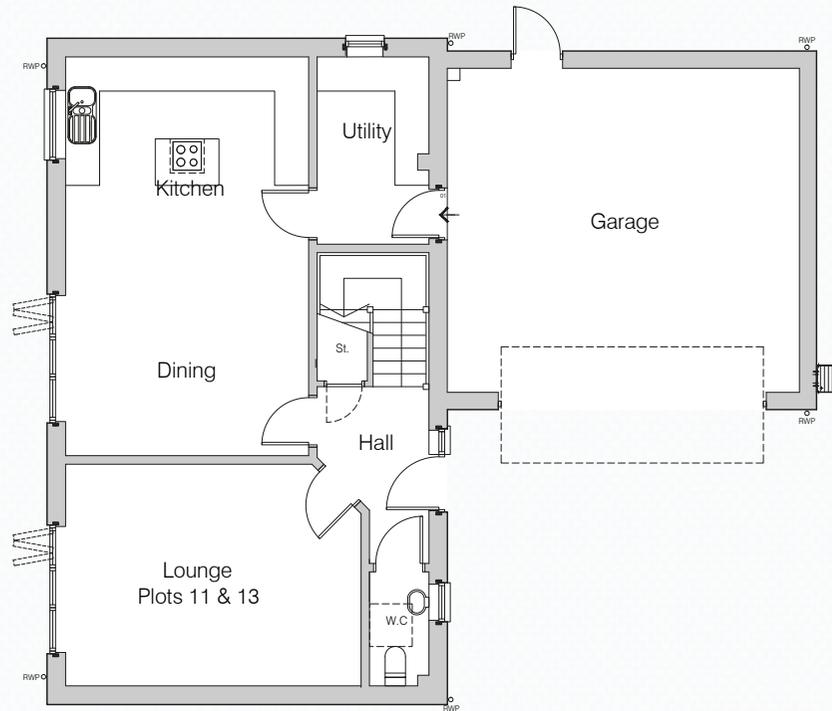


## FIRST FLOOR

- Bed 1 – 5.635m x 3.283m (18'11x10'9)
- Bed 2 – 3.217 x 3.823m (10'6x12'6)
- Bed 3 – 3.217 x 3.430m (10'6x11'3)
- Bed 4 – 3.217 x 3.583m (10'6x11'9)
- Study – 2.410 x 2.792m (7'10x9'1)

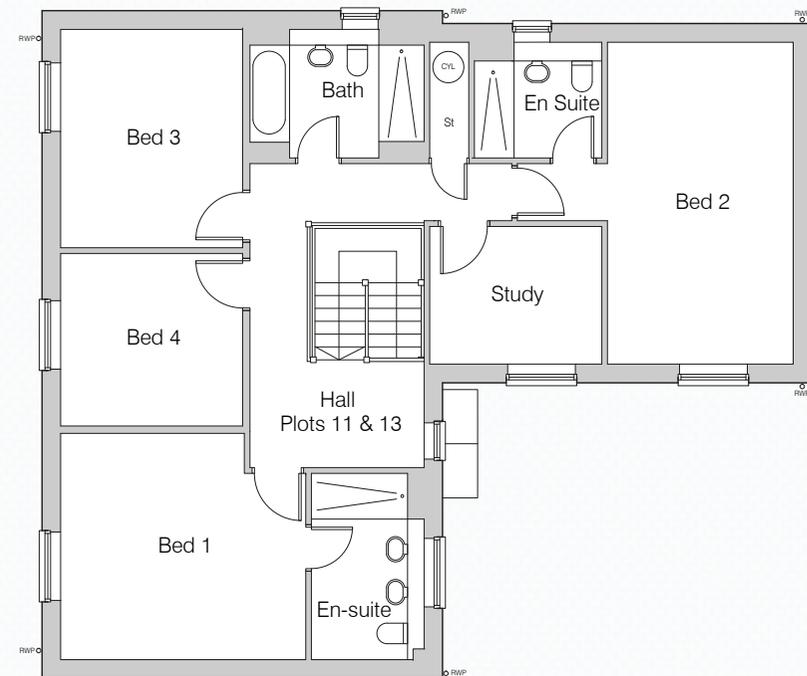


# Plots 11 & 13 4 Bed Detached Home Approx 175m<sup>2</sup>



## GROUND FLOOR

- Lounge – 5.223m x 3.889m (17'1x12'9)
- Kitchen/Diner – 4.296m x 6.996m (14'1x22'11)
- Utility – 3.284m x 1.977m (10'9x6'5)
- Garage – 6.225m x 5.685m (20'5x18'7)



## FIRST FLOOR

- Bed 1 – 4.332m x 3.963m (14'2x13'0)
- Bed 2 – 5.635m x 3.283m (18'5x10'7)
- Bed 3 – 3.822m x 3.217m (12'5x10'6)
- Bed 4 – 3.217m x 3.020m (10'6x9'9)
- Study – 3.042m x 2.410m (9'10x7'9)

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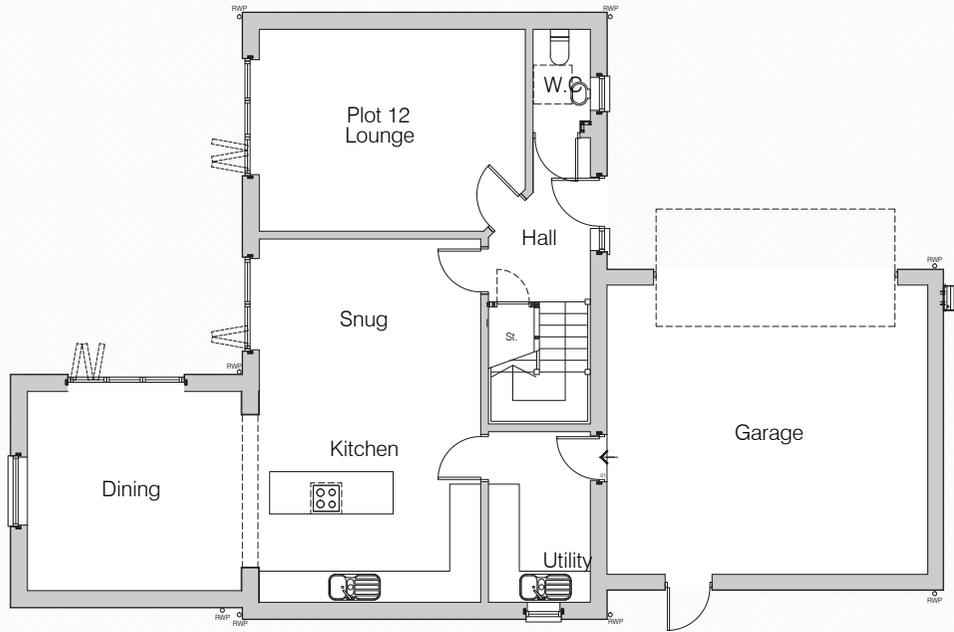
# 5 Bedroom Homes





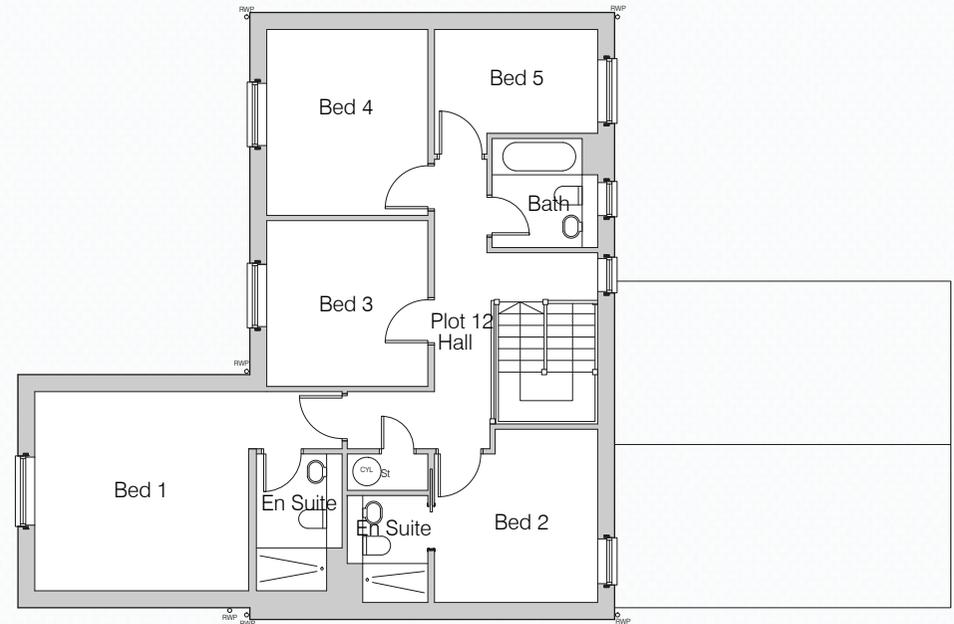
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# Plot 12 5 Bed Detached Home Approx 174m<sup>2</sup>



## GROUND FLOOR

- Lounge – 5.163m x 3.889m (16'11x12'9)
- Kitchen/Snug – 4.296m x 6.996m (14'1x22'11)
- Dining – 4.148m x 3.835m (13'7x12'6)
- Utility – 3.286m x 1.977m (10'9x6'5)
- Garage – 6.225m x 5.572m (20'5x18'3)



## FIRST FLOOR

- Bed 1 – 4.150m x 3.835m (13'7x12'6)
- Bed 2 – 3.336 x 3.166m (10'11x10'4)
- Bed 3 – 3.192 x 3.119m (10'5x10'2)
- Bed 4 – 3.126 x 3.583m (10'3x11'9)
- Bed 5 – 3.165 x 2.0m (10'4x6'6)

Plans for identification purposes only and NOT to scale.





# Specification

## General

Built to a contemporary design, offering space and style, with traditional exteriors.

### **A choice of:**

Seven 3 bedroom, 2 storey semi-detached houses.

Seven 4 bedroom, 2 storey detached houses.

One 5 bedroom, 2 storey detached house.

### **Offering:**

Gas central heating, LED down lighters to kitchens, composite front security doors, uPVC double glazed windows, aluminum bi-folding doors/patio doors\*, garaging/parking\* for 2 cars, turfed front garden, timber garden fencing, external lighting, patio areas\*, plus intelligent system to control some of the lighting and heating.

## Kitchens and Utility

Straddling modern and traditional designs, a choice of over 7 different designs from the Moore's ranges of Affinity\* and Definitive\* in a choice of colours and worktops. Integrated appliances.

## Bathrooms

Designer sanitary ware by either Roca\* or Laufen\* with chrome fittings. Hydro massage Column Showers\* to en-suite.

### **Tiling:**

Ceramic tiling to bathrooms, utility rooms and cloakroom/w.c.'s

Solar PV panels to Plots 5, 10-14.

## Finishing Touches

We recognise that it is those finishing touches that you add – curtains, soft furnishings, for example – that make it your home.

We do include carpets and floor coverings from our range, all of which have been carefully chosen to complement and enhance the high-quality fixtures that are standard in all London Ebor homes.

## Notes

\*Plot dependent and upgradable, depending on build stage, if not included.

**Please note:** All specifications subject to change and build stage. Further details can be obtained from our Selling Agent and must be checked prior to an agreement to purchase.





# Imagine. Create. Inspire.

London Ebor Developments have been creating homes for over 25 years in a distinctive style, realising peoples aspirations with the ultimate aim of creating beautiful homes in the most desirable settings. Restoring character properties in towns and villages, converting barns in semi-rural locations, building exciting new city centre developments, renovating and re-designing flats in South West London and creating distinctive contemporary houses in areas such as London's prestigious Twickenham.

Our portfolio is varied, and our attention to detail is the same, whether it is a modest starter home or an extensive family house. All our homes aim to offer, individually designed properties with attention to detail to create that modern lifestyle our customers expect.

Whether you are looking for a modest starter home or an extensive family house, we offer the same attention to detail, build quality and service you should expect from an established and successful development company.



Raising Standards. Protecting Homeowners





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