The CONTENTS

- 03/06 - INTRODUCTION
- 07/14 - LOCATION
- 15/20 - SPECIFICATION
- 21/24 - HOUSE TYPES
- 25/40 - FLOOR PLANS
- 41/46 - THE GALLERY
- 47/48 - WHAT MAKES US DIFFERENT

ASCOT PLACE
EXCEPTIONAL LIVING...
Ascot Place is a stunning collection of 3, 4 and 5 bedroom homes, beautifully finished to the highest of standards. As with any Berkeley DeVeer development, the design and aesthetics of Ascot Place are inspired by the way people live their lives.

We build homes that function as beautifully as they look, and create the perfect backdrop for a lifetime of treasured memories with loved ones. There’s something special about Ascot Place, and you can feel it the second you walk through the door.

Every finish, every appliance and every well-crafted detail has been chosen to give you a home you can be proud of, whether you’re hosting a family event, entertaining friends or just enjoying family time in your spacious new home.
INSPIRED BY YOU
BUILT BY US

Start a new life in a place that feels like home from the day you move in. We’re committed to creating distinctive living spaces of exceptional quality, design and specification. Careful consideration has gone into every detail, with special attention devoted to ensuring interiors maximise light and space.

You’ll love life at Ascot Place, and we’ve thought of everything to help you settle in. Throughout your new home you’ll find the exceptional build quality that’s synonymous with our reputation, plus a host of extras that come as standard with all our new homes.

Choose a new property from Berkeley DeVeer and find your forever home.

Well-planned interiors provide living spaces that are both practical and desirable. Whether it’s family living or entertaining, you will love the sense of space created by our open-plan kitchens and dining areas – and the natural light that bathes your home.
BREATHTAKING

NEW HOMES
Found on the edge of the Vale of York in the picturesque town of Boroughbridge, Ascot Place is a truly unique development of 3, 4 and 5 bedroom homes. Not only is it near to the thriving high street with its cafes, shops, bars and restaurants, it’s also surrounded by beautiful farmland and countryside making this a highly sought after location.

Carefully designed three, four and five-bedroom homes, Ascot Place has something for everybody, and its location means it will appeal to young and old alike, adding a new community to Langthorpe.
Boroughbridge boasts of a pretty town centre that hosts an array of cafes, bars and restaurants – catering for all tastes. For further culinary delights try the vast choice of dining experiences in nearby Harrogate that’s consistently evolving, with new restaurants such as The Ivy opening all the time.

Boroughbridge is complemented by a variety of excellent schools such as Queen Ethelburga’s College, Ripon Grammar School and St. Aidan’s Church of England High School – all within the catchment area of Ascot Place, so your children will have plenty of exciting opportunities ahead of them.

With historic architecture and pretty cobbled streets, Boroughbridge town centre is a joy to explore. Here you’ll find a wide choice of independent shops, whilst nearby Ripon and Harrogate offer even more variety as well as all your favourite high street names.

When it comes to planning a day out in Boroughbridge you’ll be spoilt for choice. From visiting Staveley Nature Reserve – perfect for spotting wildlife, to enjoying a picnic on the banks of the River Ure, there’s something to keep the whole family entertained.
EDUCATION

Primary Schools:
- Boroughbridge Primary School
  York Road, Boroughbridge, York
  YO51 9EB
  01423 222088
- Kirby Hill Primary School
  3 Glebe Close, Kirby Hill, Boroughbridge
  YO51 9BQ
  01423 227713

Secondary Schools:
- Boroughbridge High School
  Wetherby Rd, Boroughbridge, York
  YO51 9RX
  01423 227092
- Ripon Grammar School
  16 Clotherholme Rd, Ripon
  HG4 2DG
  01765 602647

POLICE

North Yorkshire Police
Boroughbridge Police Station
New Row, Boroughbridge, York
YO51 9AX

POST OFFICE

Post Office
Boroughbridge Post Office
Horsefair, Boroughbridge, York
YO51 9AX

DOCTORS

Dr H M Rees
Church Lane Surgery, Church Lane,
Boroughbridge, York
YO51 9BZ
01423 222091

DENTISTS

Boroughbridge Dental Centre
Wetherby Rd, Boroughbridge
YO51 9HS
01423 222079

TRAIN STATION

Knarborough HG5 9AA

SUPERMARKETS

Morrisons
1 Wetherby Rd, York
YO51 9HS

RECREATION

Ripon Spa Baths
Park St, Ripon HG4 2BD

Ripon City Golf Club
Palace Road, Ripon HG4 3HL

Ripon Tennis Centre
Park Lane, Ripon HG4

Curzon Ripon Cinema
75 North Street, Ripon HG4

LOCAL ATTRACTIONS

- THE DEVILS ARROW
  03 MINS
- STAVELEY NATURE RESERVE
  09 MINS
- MOTHER SHIPTON'S CAVE
  15 MINS
- CHORP TERRACE
  27 MINS

BY TRAIN FROM KNAREBOROUGH

- YORK
  25 MINS
- LEEDS
  46 MINS
- NEWCASTLE
  90 MINS
- MANCHESTER
  110 MINS
- LONDON
  180 MINS

NEAREST AIRPORTS

- YORK
  39 MINS
- LEEDS
  39 MINS
- NEWCASTLE
  76 MINS
- MANCHESTER
  89 MINS
- LIVERPOOL
  110 MINS

BY CAR

- KNAREBOROUGH
  17 MINS
- LEEDS
  39 MINS
- NEWCASTLE
  76 MINS
- MANCHESTER
  89 MINS
- LIVERPOOL
  110 MINS

LOCAL AUTHORITY

Harrogate Borough Council
Civic Centre, St Lukes Avenue,
Harrogate HG1 2AE

- LOCATION -

EVERYTHING ON YOUR DOORSTEP

Equidistant between London and Edinburgh, and right in the heart of
North Yorkshire, Boroughbridge is in a fantastic rural location. And with
motorway links and local cities within easy reach, Ascot Place couldn’t be
more convenient.

- 13 -
ATTENTION TO DETAIL

With a Berkeley Deveer home you’ll find a standard level of specification that is anything but standard. We have used our strong partnerships with leading brands to source the best products possible, ensuring we give you a superior home you can be proud of.

Contemporary kitchens and bathrooms, high quality fittings, energy efficiency and the latest wiring for home entertainment and connectivity are just some of the things you can look forward to with your brand new Berkeley Deveer home.
**KITCHEN**

Fitted kitchen units, worktops & splashback with stainless steel hob

- Brushed steel electric oven / gas hob (electric ceramic hob where applicable) / extractor chimney hood
- Integrated 70/30 fridge/freezer
- Inset sink 1.5 bowl & chrome monobloc tap
- Integrated dishwasher
- Integrated washer/dryer (not applicable if separate utility)
- Chrome recessed downlighters
- Under wall unit lights

**GENERAL**

- White emulsion to walls & white emulsion to ceilings
- Painted woodwork
- Telephone point
- Television socket, aerial point to Lounge, Bedroom 1 & Family room (if applicable)
- Smoke detectors
- Carbon Monoxide detector

**BATHROOM**

Ideal Standard white sanitary ware & full/semi basin pedestal (where applicable)

- Chrome single lever basin mixer with pop-up waste
- Thermostatic bath filler with pop-up waste & overflow
- Porcelanosa ceramic wall tiling - half tile to wet walls
- Shaving socket
- Chrome recessed downlighters
- Chrome heated towel rail

**HEATING**

Gas central heating delivered by Vaillant boilers

- Digital room stats
- Smart Heating
**EXTERNAL**

- Paved area to rear garden
- Block paving to driveways
- Timber panelled divisional fencing to external boundaries

**SECURITY**

- High performance front door sets
- Sealed double glazed windows throughout
- Fitted wiring provided for external light fitting(s)
- Steel manually operated garage door (where applicable)

**FIXTURES**

- Ample power, TV and telephone points provided
- Downlighters to bathroom, kitchen and en-suite areas
- BT & TV points to lounge

**WARRANTY**

You can also relax, safe in the knowledge that your new home comes with a 10 year warranty and 2 years builders guarantee. Ensuring your home is designed & built to adhere to superior building standards. These standards relate to every aspect of the property, including structure, heat loss, ventilation, sound insulation, electrical and fire safety.
We approach every project on the merits of its location and home-buyer requirements. Although no two Berkeley DeVeer developments are the same, they all conform to the highest standards of specification and build excellence and the striking street scenes we create with a variety of properties at every development.
The BLAKE

THREE BEDROOM DETACHED
PLOTS 4 & 10

A front doorway opens into the hallway, leading to a spacious living room with a bay window to the side of the property and a contemporary kitchen-cum-dining space with bifold doors to the side.

The upstairs features three bedrooms, two of which are double - with the master boasting an en-suite - and a further single. The property is completed by the house bathroom.

Please note all dimensions are subject to slight modifications.
★ Denotes points between which measurements are given.
A central hallway opens up the downstairs of the property, with a large living room featuring a bay window to the front and modern kitchen-diner with separate family sitting area to the rear. The property also benefits from bi-fold doors and a large integral garage both offering easy access to the garden.

Upstairs boasts four well proportioned double bedrooms, one with ensuite and dressing area, a family bathroom and separate single bedroom.

<table>
<thead>
<tr>
<th>GROUND FLOOR</th>
<th>METRIC (MM)</th>
<th>IMPERIAL</th>
</tr>
</thead>
<tbody>
<tr>
<td>LOUNGE</td>
<td>4276 x 3105</td>
<td>14’0” x 11’6”</td>
</tr>
<tr>
<td>KITCHEN / FAMILY</td>
<td>5012 x 3001</td>
<td>16’5” x 9’10”</td>
</tr>
<tr>
<td>DINING</td>
<td>5361 x 3505</td>
<td>17’7” x 11’6”</td>
</tr>
<tr>
<td>UTILITY</td>
<td>2084 x 1236</td>
<td>6’10” x 4’1”</td>
</tr>
<tr>
<td>WC</td>
<td>1050 x 1500</td>
<td>3’5” x 4’11”</td>
</tr>
<tr>
<td>GARAGE</td>
<td>6884 x 3000</td>
<td>22’7” x 9’10”</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>FIRST FLOOR</th>
<th>METRIC (MM)</th>
<th>IMPERIAL</th>
</tr>
</thead>
<tbody>
<tr>
<td>BEDROOM 1</td>
<td>3082 x 4136</td>
<td>10’1” x 13’7”</td>
</tr>
<tr>
<td>ENSUITE</td>
<td>2350 x 1389</td>
<td>7’9” x 4’7”</td>
</tr>
<tr>
<td>BEDROOM 2</td>
<td>3505 x 4267</td>
<td>11’6” x 14’0”</td>
</tr>
<tr>
<td>BEDROOM 3</td>
<td>2615 x 3172</td>
<td>8’7” x 10’5”</td>
</tr>
<tr>
<td>BEDROOM 4</td>
<td>3082 x 2508</td>
<td>10’1” x 8’3”</td>
</tr>
<tr>
<td>BATHROOM</td>
<td>2350 x 1695</td>
<td>7’9” x 5’7”</td>
</tr>
<tr>
<td>OVERALL</td>
<td>119 SQ M</td>
<td>1280 SQ FT</td>
</tr>
</tbody>
</table>

Please note all dimensions are subject to slight modifications.

Denotes points between which measurements are given.
The downstairs of the property comprises a spacious living room to the front and a spacious kitchen, family and dining area to the rear. The room features a modern fitted kitchen, space for a family sitting area and bi-fold doors.

The first floor of the property boasts three double bedrooms and a house bathroom, whilst the top floor has the master bedroom with ensuite.

Please note all dimensions are subject to slight modifications.

Denotes points between which measurements are given.
- HOUSE TYPES -

The ELTON+

FOUR BEDROOM DETACHED
PLOTS 1, 23 & 34

This well appointed property features a large living room, and a study off the hallway. The spacious kitchen-diner boasts a further seating area, with a bay window flooding the room with light. The kitchen-diner also offers easy access to the garden through bi-fold doors.

Upstairs comprises four generously-sized double bedrooms, and a large family bathroom. The master bedroom features an en-suite and dressing area.

---

Please note all dimensions are subject to slight modifications.

Denotes points between which measurements are given.
The CHURCHILL
FOUR BEDROOM DETACHED
PLOTS 2, 3, 5, 18, 19 & 28

A four-bedroom detached home with real character. Open the front door and the first thing you’ll see is the sweeping staircase. To your left is a large lounge with bay window and towards the rear you’ll find your spacious modern kitchen-diner, which opens up into the garden through bi-fold patio doors. Climb the stairs to see four double bedrooms, one with ensuite and dressing room, as well as a spacious family bathroom.

GROUND FLOOR METRIC (MM) IMPERIAL
LOUNGE 4699 X 3948 15’5” X 12’11”
KITCHEN / FAMILY 5898 X 3457 19’4” X 11’4”
DINING 2357 X 3160 7’9” X 10’4”
UTILITY CPBD 1058 X 1520 3’6” X 5’0”
WC 1040 X 1225 3’4” X 4’0”
GARAGE 3000 X 7148 9’10” X 23’5”

FIRST FLOOR METRIC (MM) IMPERIAL
BEDROOM 1 3947 X 3187 12’11” X 10’5”
ENSUITE 2741 X 1283 9’0” X 4’2”
DRESSING AREA 2741 X 1207 9’0” X 4’0”
BEDROOM 2 3075 X 4087 10’1” X 13’5”
BEDROOM 3 3649 X 2917 12’0” X 9’7”
BEDROOM 4 2741 X 3505 9’0” X 11’6”
BATHROOM 2547 X 2497 8’4” X 8’2”
OVERALL 135 SQ M 1450 SQ FT

Please note all dimensions are subject to slight modifications.
* Denotes points between which measurements are given.
The **CHURCHILL**

FOUR BEDROOM DETACHED

PLOTS 2, 3, 5, 9, 22 & 28

A four-bedroom detached home with real character. Open the front door and the first thing you'll see is the sweeping staircase. To your left is a large lounge with bay window and towards the rear you'll find your spacious modern kitchen diner, which opens up into the garden through bi-fold patio doors. Climb the stairs to see four double bedrooms, one with en suite and dressing room, as well as a spacious family bathroom.

---

**GROUND FLOOR**

- **METRIC (MM)**
- **IMPERIAL**
  - LOUNGE: 4699 x 3948
    - 15'5" x 12'11"
  - KITCHEN / FAMILY: 5898 x 3457
    - 19'4" x 11'4"
  - DINING: 2357 x 3160
    - 7'9" x 10'4"
  - UTILITY CPBD: 1060 x 1225
    - 3'6" x 4'0"
  - WC: 1058 x 1520
    - 3'6" x 5'0"
  - GARAGE: 3000 x 7148
    - 9'10" x 23'5"

**FIRST FLOOR**

- **METRIC (MM)**
- **IMPERIAL**
  - BEDROOM 1: 3947 x 3187
    - 12'11" x 10'5"
  - ENSUITE: 2741 x 1283
    - 9'0" x 4'2"
  - DRESSING AREA: 2741 x 1207
    - 9'0" x 4'0"
  - BEDROOM 2: 3075 x 4087
    - 10'1" x 13'5"
  - BEDROOM 4: 2741 x 3505
    - 9'0" x 11'6"
  - BEDROOM 3: 3649 x 2917
    - 12'0" x 9'7"
  - BATHROOM: 2547 x 2497
    - 8'4" x 8'2"

**OVERALL**

- **METRIC (MM)**
- **IMPERIAL**
  - 135 SQ M
  - 1450 SQ FT

Please note all dimensions are subject to slight modifications.

* Denotes points between which measurements are given.
The central hallway leads onto a large lounge to the front of the property, with large modern kitchen and utility, dining area and spacious family area to the rear.

Upstairs features an impressive four double bedrooms, one with dressing area and en suite, with a large family bathroom completing the property.
This is an impressive four-bedroom detached home with real distinction. As well as a large integrated garage, downstairs you’ll also find a large bay-fronted lounge to the left and towards the rear is your spacious modern kitchen diner, which opens up into the garden though bi-fold doors. Climb the stairs to see a large family bathroom and four double bedrooms, one with en suite, another with en suite and dressing room, as well as a spacious family bathroom and storage.
As soon as you step through the front door of this impressive five bedroom detached house, it’s clear to see this a home to be proud of. A central hallway opens up the downstairs to a generous lounge with bay window and a spacious modern diner that opens up into the garden through two sets of bi-fold doors. You can also enjoy a beautiful study, practical utility, WC and storage spaces. Upstairs you’ll find five double bedrooms, one with en suite, another with en suite and dressing room, as well as a spacious family bathroom and storage.

GROUND FLOOR

<table>
<thead>
<tr>
<th>ROOM</th>
<th>METRIC (MM)</th>
<th>IMPERIAL</th>
</tr>
</thead>
<tbody>
<tr>
<td>LOUNGE</td>
<td>4809 x 3450</td>
<td>15'9&quot; x 11'4&quot;</td>
</tr>
<tr>
<td>KITCHEN / FAMILY</td>
<td>3120 x 3166</td>
<td>10'3&quot; x 10'5&quot;</td>
</tr>
<tr>
<td>DINING</td>
<td>2360 x 3170</td>
<td>7'9&quot; x 10'5&quot;</td>
</tr>
<tr>
<td>UTILITY</td>
<td>1800 x 2380</td>
<td>5'11&quot; x 7'10&quot;</td>
</tr>
<tr>
<td>WC</td>
<td>2107 x 865</td>
<td>6'11&quot; x 2'10&quot;</td>
</tr>
<tr>
<td>STUDY</td>
<td>2380 x 3509</td>
<td>7'10&quot; x 11'6&quot;</td>
</tr>
<tr>
<td>GARAGE</td>
<td>3500 x 5803</td>
<td>11'6&quot; x 19'0&quot;</td>
</tr>
</tbody>
</table>

FIRST FLOOR

<table>
<thead>
<tr>
<th>ROOM</th>
<th>METRIC (MM)</th>
<th>IMPERIAL</th>
</tr>
</thead>
<tbody>
<tr>
<td>BEDROOM 1</td>
<td>2753 x 4017</td>
<td>9'0&quot; x 13'2&quot;</td>
</tr>
<tr>
<td>ENSUITE</td>
<td>2192 x 1400</td>
<td>7'2&quot; x 4'7&quot;</td>
</tr>
<tr>
<td>DRESSING AREA</td>
<td>2192 x 2503</td>
<td>7'2&quot; x 8'3&quot;</td>
</tr>
<tr>
<td>BEDROOM 2</td>
<td>3455 x 3970</td>
<td>11'4&quot; x 13'0&quot;</td>
</tr>
<tr>
<td>ENSUITE 2</td>
<td>2518 x 1684</td>
<td>8'4&quot; x 5'6&quot;</td>
</tr>
<tr>
<td>BEDROOM 3</td>
<td>2442 x 4017</td>
<td>8'0&quot; x 13'2&quot;</td>
</tr>
<tr>
<td>BEDROOM 4</td>
<td>3150 x 2979</td>
<td>10'2&quot; x 9'9&quot;</td>
</tr>
<tr>
<td>BEDROOM 5</td>
<td>2628 x 2979</td>
<td>8'7&quot; x 9'9&quot;</td>
</tr>
<tr>
<td>BATHROOM</td>
<td>2725 x 1695</td>
<td>8'11&quot; x 5'7&quot;</td>
</tr>
<tr>
<td>OVERALL</td>
<td>162 SQ M</td>
<td>1746 SQ FT</td>
</tr>
</tbody>
</table>

Please note all dimensions are subject to slight modifications.
Denotes points between which measurements are given.
Your new Berkeley DeVeer home is like a blank canvas. When you move in, you’ll fill it with colour and life as you add your furnishings and your personality.

We design our homes for real people and, with years of experience, we’ve discovered everyone’s unique. So we build in as many different options as we practically can to let you choose the fixtures, fittings and extras that fit your lifestyle and taste.

The earlier in the build process you reserve your home, the more options you are likely to have. Your personal Sales Executive will be able to tell you exactly what’s available.

Remember though, that the extras you add might not raise the value that your mortgage lender places on your home, just as any furnishings or fittings you add independently, after you move in, will not raise the value of the actual property.
WELCOME TO THE GALLERY

To make your home your own, we invite you to The Gallery – our luxury new inspiration centre where you can sit down with your own personal interior designer over a glass of champagne, and make sure that each and every room is exactly the way you want it to be.

This exclusive and bespoke service is just one of the ways we make sure we understand the look and style you wish to create. They will then take you through all the different fixtures, fittings and finishes you can choose from, to give your home a truly personal touch.
WHAT MAKE US DIFFERENT

We've helped hundreds of buyers and we take pride in exceeding their expectations, whether they've been looking for their first home, a traditional family home, a home to downsize to or an investment property.

We're more than just house builders – we're building real communities where lasting friendships are born. You'll get to know your neighbours and start to discover your surroundings together. And we're there to help you every step of the way.

Our Sales Executives provide a first class, knowledgeable and professional service throughout your entire house-buying journey. And when you move into your beautiful new home, you'll be given a tour and handover to ensure you are completely happy with everything. A few days after this, your Site Manager will pay you a courtesy call to make sure that life in your new home is going perfectly. Following this, our Berkeley Deveer Customer Care team provide dedicated and responsive after-care for two years after you've bought from us, in addition to your 10-year Premier Guarantee New Home Warranty.
We don’t build houses – we create homes where families of all shapes and sizes can find their happily ever after. Our exquisite homes will become the backdrop for your future treasured memories… of first steps, of golden years and of every ordinary and extraordinary day in between.

We design homes around the way people live their lives – but they’re much more than just quality design and superior craftsmanship. Our homes are a supporting character in the story of your life. From the first day you excitedly cross the threshold, to the days when you can’t remember living anywhere else, you’ll always appreciate the exquisite finishes and attention to detail that are so important to us.
The information contained in this and any accompanying documents is provided for general guidelines only and does not form the whole or any part of any offer, contract or warranty. These particulars should not be relied upon as accurately describing any of the specific matters described by any order under the Consumer Protection from Unfair Trading Regulations 2008. Customers are strongly advised to contact a Berkeley DeVeer representative for further details and to satisfy themselves as to their accuracy. All areas and dimensions have been taken from architects plans prior to construction therefore whilst the information is believed to be correct its accuracy cannot be guaranteed and does not form part of any contract. They are not intended to be used for carpet sizes, appliance sizes or items of furniture. Purchasers must therefore rely on their own inspection to verify any information provided. All dimensions are within + or – 50mm. Your attention is drawn to the fact that it may not be possible to obtain the products as referred to in the specification. In such cases a similar alternative will be provided and Berkeley DeVeer reserve the right to make these changes as required. Images are representative only. Maps are not to scale and show approximate locations only. Computer Generated Images, floorplans and room layouts are indicative only. Based on information correct at time of going to print and may therefore be subject to review and optimisation. Timings are taken from AA Route Finder and Google Maps. Designed & Produced by www.societystudios.co.uk.