




*Thirsk is a traditional
market town in the Vale of Mowbray*




Mowbray
View
THIRSK

*Superbly positioned between
the stunning North York Moors and
Yorkshire Dales national parks.*



An exclusive development of 2, 3 & 4 bedroom homes
in the picturesque North Yorkshire town of Thirsk.





Welcome to Mowbray View

Mowbray View brings Linden Homes' renowned style and luxury to the picturesque town of Thirsk.

Famous for being the home of James Herriot, it is easy to see why he drew such inspiration from his surroundings. Thirsk is perfectly placed between two of the country's most beautiful landscapes, the North York Moors and Yorkshire Dales National Parks. Both are easily accessible and provide a wealth of opportunities for country walks or bike rides. The 'World of James Herriot' visitor attraction is also found in the town for those wanting to discover more about his work.

Thirsk is a bustling, traditional market town with a stunning cobbled square holding twice weekly markets. This is complemented perfectly by a great selection of shops, cafes and restaurants – giving you all you could need close at hand. The town comes to life on race days at Thirsk Racecourse – it is a fantastic facility for those who like a flutter or just a great day out.

Despite the country backdrop, being so close to the A19 and A1(M) means travelling around the region is easy. You can drive to Harrogate, York, Leeds and Middlesbrough in under an hour, making them all a simple commute.

Linden Homes are proud to offer a stunning collection of 2, 3 and 4 bedroom homes in Thirsk. There is a choice of styles available, so you are sure to find your perfect new home at Mowbray View.







Mowbray View

THIRSK



Beautiful homes in a stunning location.





Mowbray View

THIRSK

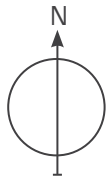
Site layout

The collection of new homes at Mowbray View are as spacious as they are exclusive.

With a choice of property styles available, all of which have been designed to blend perfectly with the local area, you are sure to find the perfect home for you and your family.

-  **The Willow**
2 bedroom bungalow
Plots 22-24
-  **The Warwick**
2 bedroom home
Plots 61, 62, 90, 91
-  **The Hampton**
3 bedroom home
Plots 35, 36, 41, 42, 55-58, 81, 82
-  **The Sandgate**
3 bedroom home
Plots 31, 32, 84, 85
-  **The Berwick**
3 bedroom home
Plots 26, 33, 34, 77, 95, 96
-  **The Helmsley**
3 bedroom home
Plots 1, 25
-  **The Everingham**
3 bedroom home
Plots 6, 76, 94
-  **The Oxford**
4 bedroom home
Plots 29, 30, 38, 98
-  **The Berkeley**
4 bedroom home
Plots 3, 4, 79, 80
-  **The Chester**
4 bedroom home
Plots 2, 5, 87, 88
-  **The Skipton**
4 bedroom home
Plots 13, 14, 51, 75, 78, 83, 86, 89, 97
-  **The Burnby**
4 bedroom home
Plots 7, 28, 37, 92
-  **The Hunsley**
4 bedroom home
Plots 27, 93
-  **Affordable homes**





This site plan is for illustrative purposes only, it is not an accurate description of setting or surroundings at Mowbray View and is intended for guidance only. Due to continuous product development, Linden Homes reserve the right to amend designs and specifications without notice. Please check with your Sales Executive for any alterations. This graphic does not form any part of a contract, nor does it constitute an offer. Linden Homes reserve the right to re-plan developments and housetypes at any stage.





*A new development of
2, 3 & 4 bedroom homes*



Mowbray View

THIRSK

● The Willow
2 bedroom bungalow
Plots 22-24

● The Warwick
2 bedroom home
Plots 61, 62, 90, 91

● The Hampton
3 bedroom home
Plots 35, 36, 41, 42,
55-58, 81, 82

● The Sandgate
3 bedroom home
Plots 31, 32, 84, 85

● The Berwick
3 bedroom home
Plots 26, 33, 34,
77, 95, 96

● The Helmsley
3 bedroom home
Plots 1, 25



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The Everingham
3 bedroom home
Plots 6, 76, 94

The Berkeley
4 bedroom home
Plots 3, 4, 79, 80

The Skipton
4 bedroom home
Plots 13, 14, 51, 75,
78, 83, 86, 89, 97

The Hunsley
4 bedroom home
Plots 27, 93

The Oxford
4 bedroom home
Plots 29, 30, 38, 98

The Chester
4 bedroom home
Plots 2, 5, 87, 88

The Burnby
4 bedroom home
Plots 7, 28, 37, 92

Affordable homes



The Willow

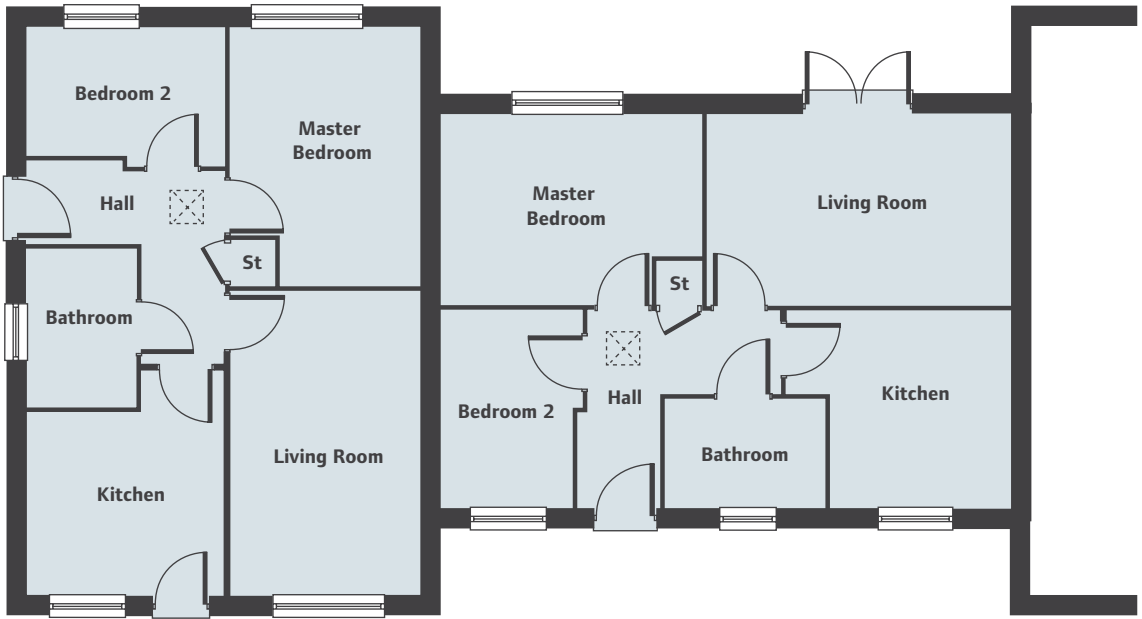
2 BEDROOM BUNGALOW



*The spacious two
bedroom Willow will be perfect
for modern life.*

Beautiful





GROUND FLOOR

Living Room	4810 x 3015	15'9" x 9'10"
Kitchen	3119 x 2862	10'2" x 9'4"
Master Bedroom	4080 x 3015	13'4" x 9'10"
Bedroom 2	3110 x 2027	10'2" x 6'7"

* max # min



The elevational drawing, floorplans and other illustrations depict a typical treatment of this house design found on Linden Homes developments. For the exact specification, details of external and internal finishes, dimensions and floorplan differences, please consult your Sales Executive.

The Warwick

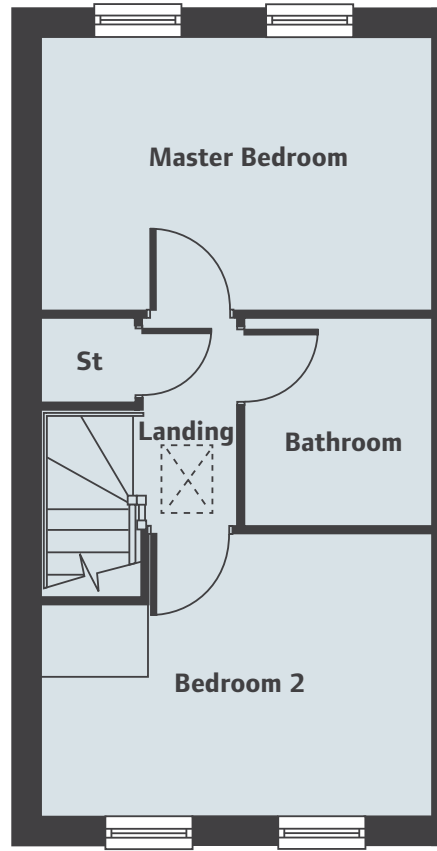
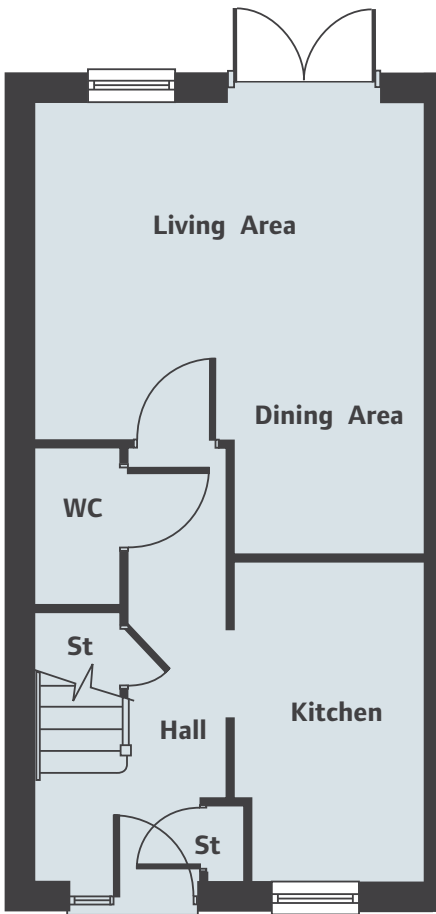
2 BEDROOM HOME



*The modern two bedroom
Warwick is ideal for young families
and first time buyer alike.*

Superle





GROUND FLOOR

Living/Dining Area	4680 x 4040	15'4" x 13'3"
Kitchen	3290 x 1960	10'10" x 6'5"

FIRST FLOOR

Master Bedroom	4040 x 2830	13'3" x 9'3"
Bedroom 2	4040 x 2890	13'3" x 9'6"

* max # min

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The Hampton

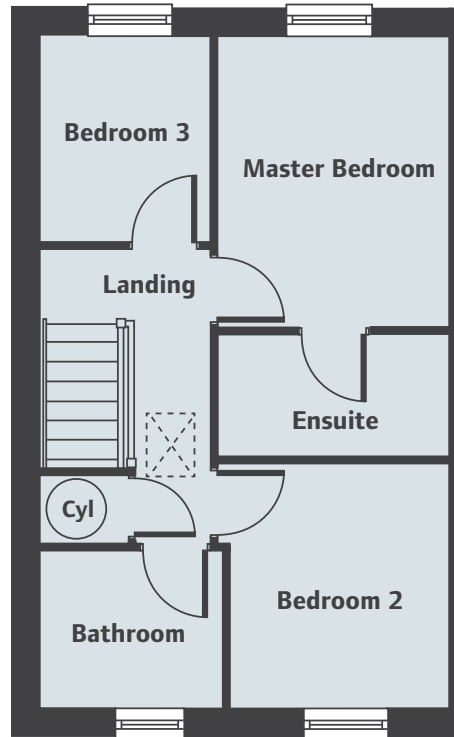
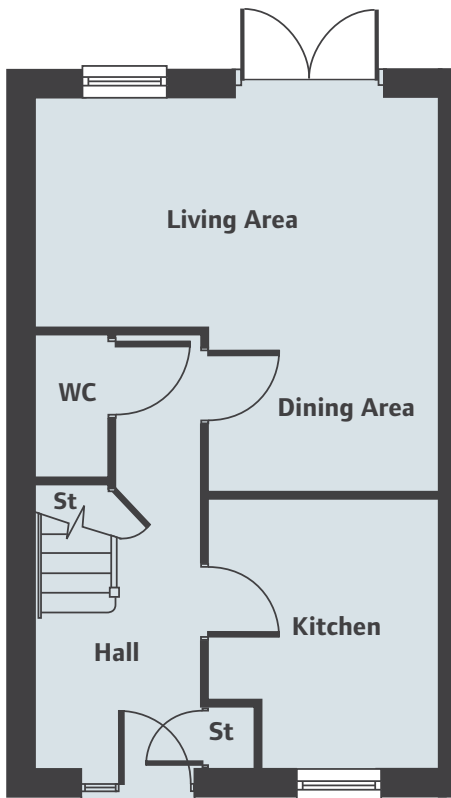
3 BEDROOM HOME



*The spacious three bedroom
Hampton will be perfect for young
families and professional couples alike.*

Spacious





GROUND FLOOR

Living/Dining Area	4830 x 4490	15'10" x 14'9"
Kitchen	3480 x 2760	11'5" x 9'1"

FIRST FLOOR

Master Bedroom	3460 x 2730	11'4" x 8'11"
Bedroom 2	2980 x 2580	9'9" x 8'6"
Bedroom 3	2450 x 2000	8'0" x 6'7"

* max # min



The Sandgate

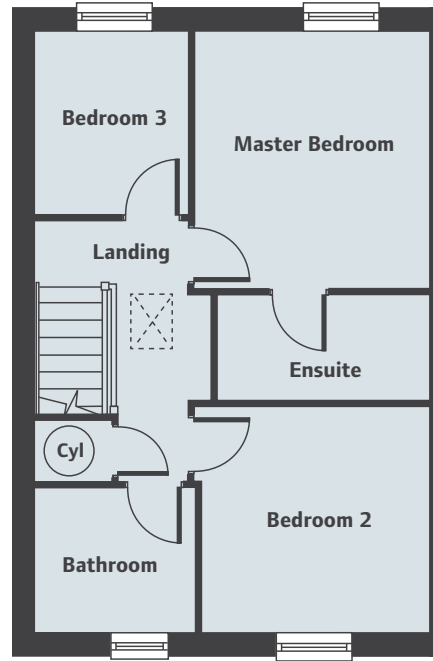
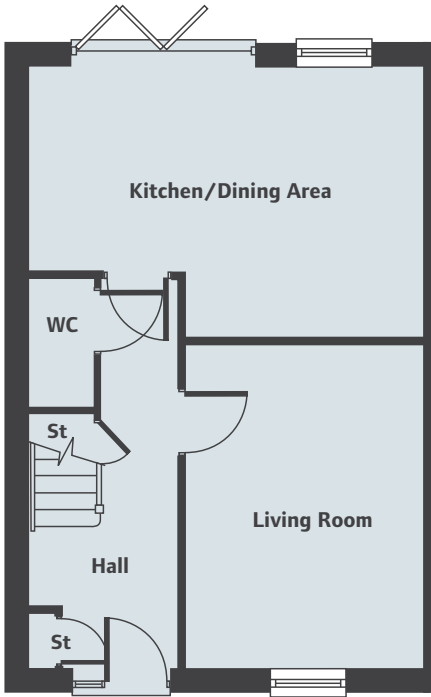
3 BEDROOM HOME



The generous three bedroom Sandgate will be perfect for growing families.

Stylish





GROUND FLOOR

Living Room	4330 x 3180	14'2" x 10'5"
Kitchen/Dining Area	5280 x 3590	17'4" x 11'9"

FIRST FLOOR

Master Bedroom	3440 x 3130	11'3" x 10'3"
Bedroom 2	3030 x 3000	9'11" x 9'10"
Bedroom 3	2450 x 2050	8'0" x 6'9"

* max # min



The Berwick

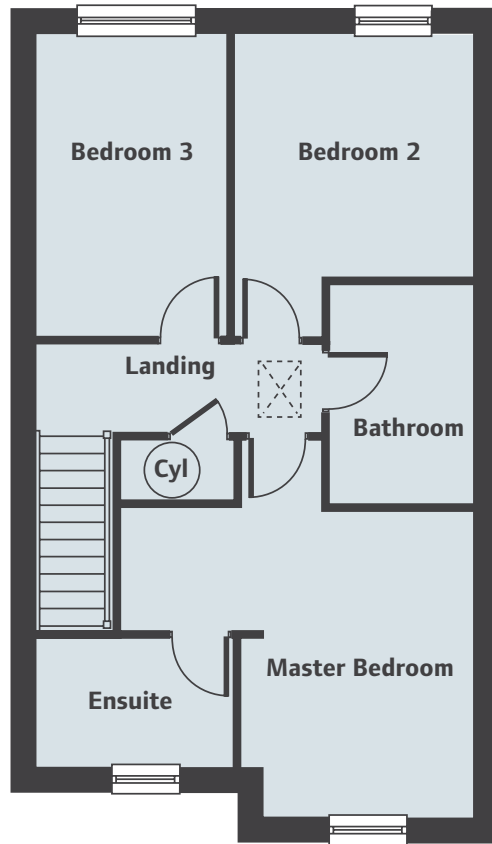
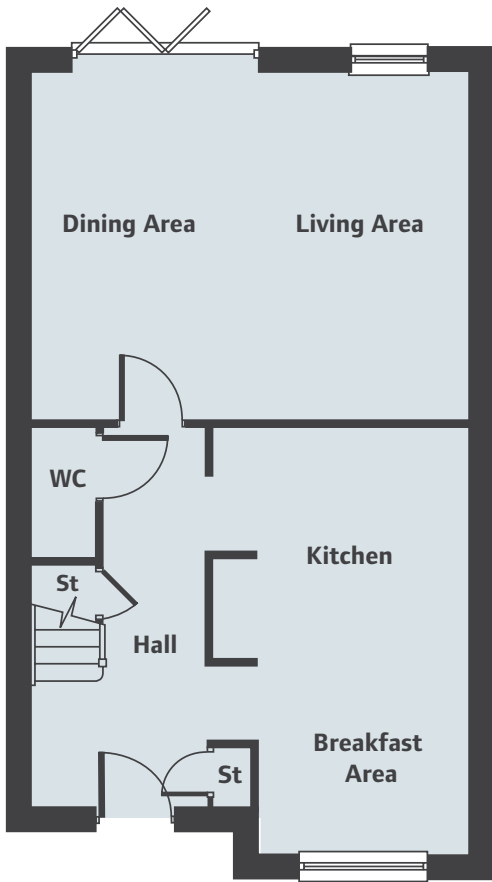
3 BEDROOM HOME



*The spacious three bedroom
Berwick will provide ample living
space for all the family.*

Contemporary





GROUND FLOOR

Living/Dining Area	5820 x 4630	19'1" x 15'2"
Kitchen/ Breakfast Area	5650 x 3410	18'6" x 11'2"

FIRST FLOOR

Master Bedroom	4700 x 4070	15'5" x 13'4"
Bedroom 2	3240 x 3180	10'8" x 10'5"
Bedroom 3	4040 x 2540	13'3" x 8'4"

* max # min

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The Helmsley

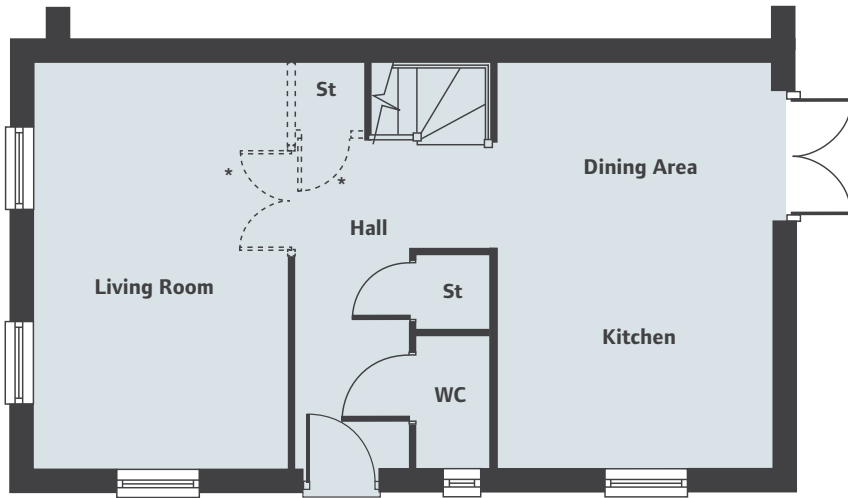
3 BEDROOM HOME



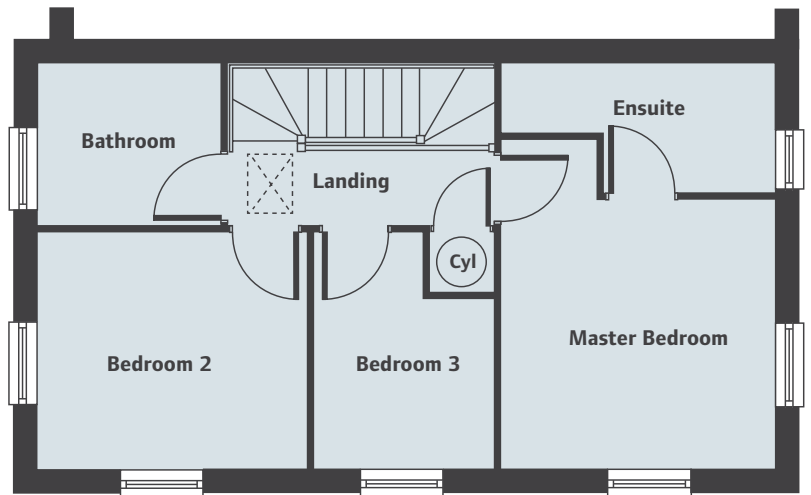
The beautifully designed three bedroom Helmsley will be ideal for couples and growing families alike.

Beautiful





* Optional double doors and partition walls



GROUND FLOOR

Living Room	4920 x 3070	16'2" x 10'1"
Kitchen/Dining Area	4920 x 3300	16'2" x 10'10"

FIRST FLOOR

Master Bedroom	3310 x 3290	10'10" x 10'10"
Bedroom 2	3270 x 2890	10'9" x 9'6"
Bedroom 3	2890 x 2190	9'6" x 7'2"

* max # min



The Everingham

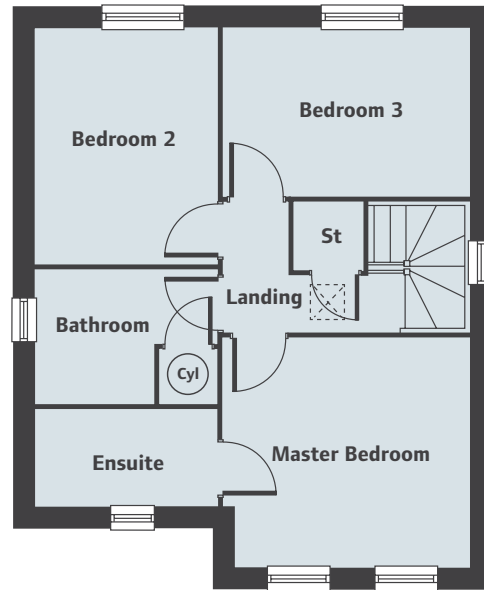
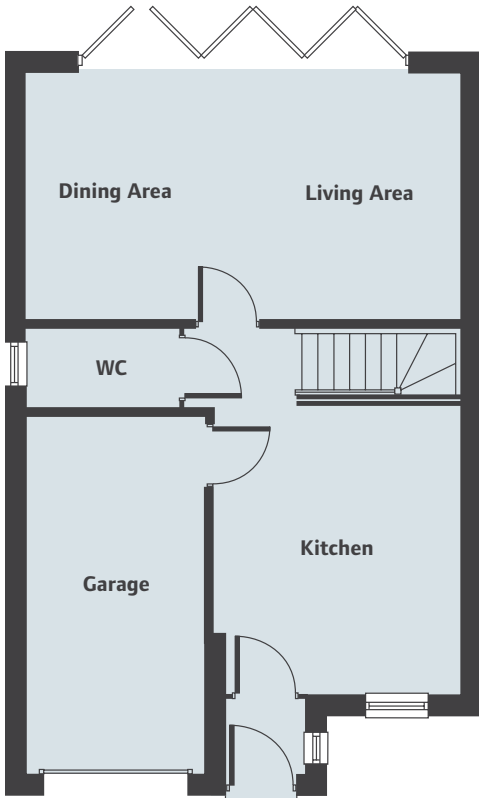
3 BEDROOM HOME



*The contemporary three bedroom
Everingham will be suitable for couples
as well as growing families.*

Stunning





GROUND FLOOR

Living/Dining Area	6315 x 3550	20'7" x 11'7"
Kitchen	4288 x 3540	14'0" x 11'7"

FIRST FLOOR

Master Bedroom	3580 x 3320	11'8" x 10'10"
Bedroom 2	3428 x 2640	11'2" x 8'7"
Bedroom 3	3580 x 2437	11'8" x 8'0"

* max # min

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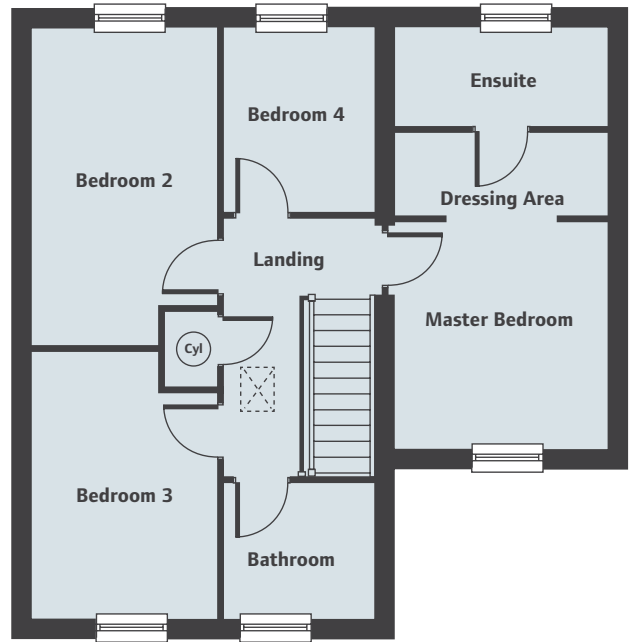
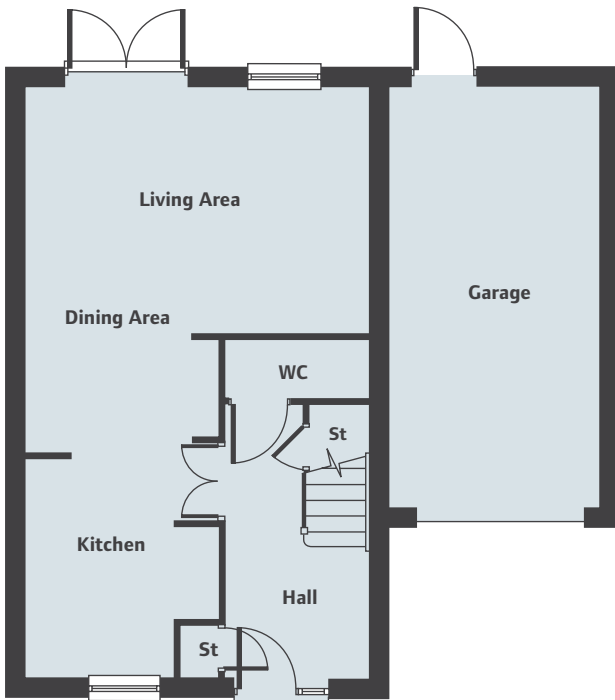
The Oxford
4 BEDROOM HOME



*The generous four bedroom
Oxford will provide plenty of
space for all the family.*

Luxurious





GROUND FLOOR

Living/Dining Area	4920 x 4560	16'2" x 15'0"
Kitchen	3130 x 2780	10'3" x 9'1"

FIRST FLOOR

Master Bedroom	3250 x 3000	10'8" x 9'10"
Dressing Area	3000 x 1200	9'10" x 3'11"
Bedroom 2	4580 x 2660	15'0" x 8'9"
Bedroom 3	3840 x 2660	12'7" x 8'9"
Bedroom 4	2640 x 2150	8'8" x 7'11"

* max # min

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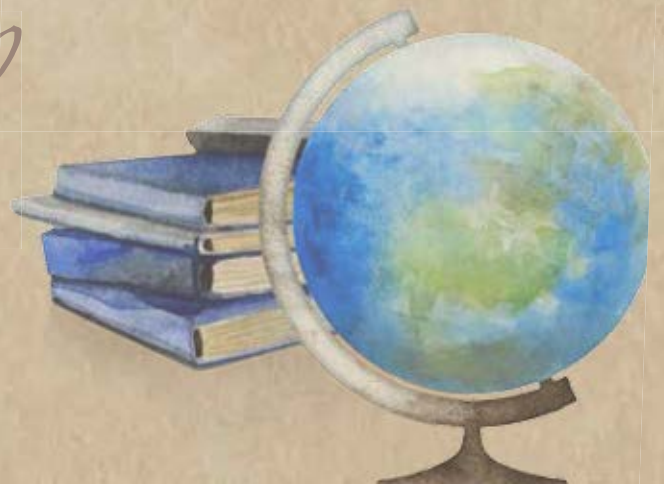
The Berkeley

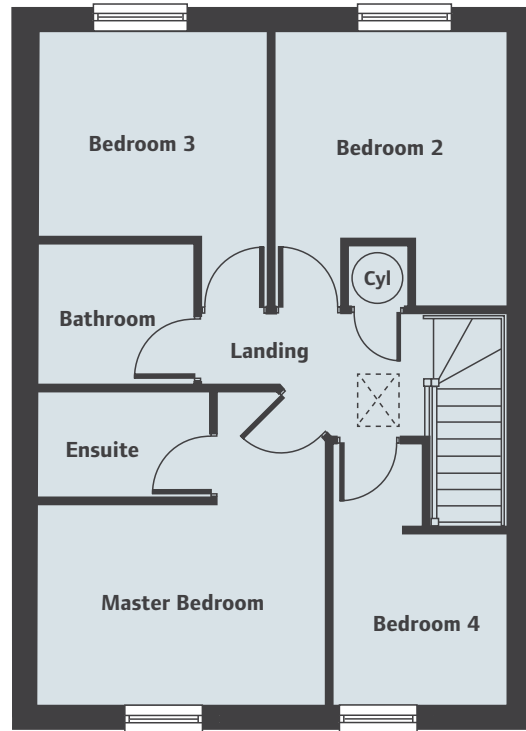
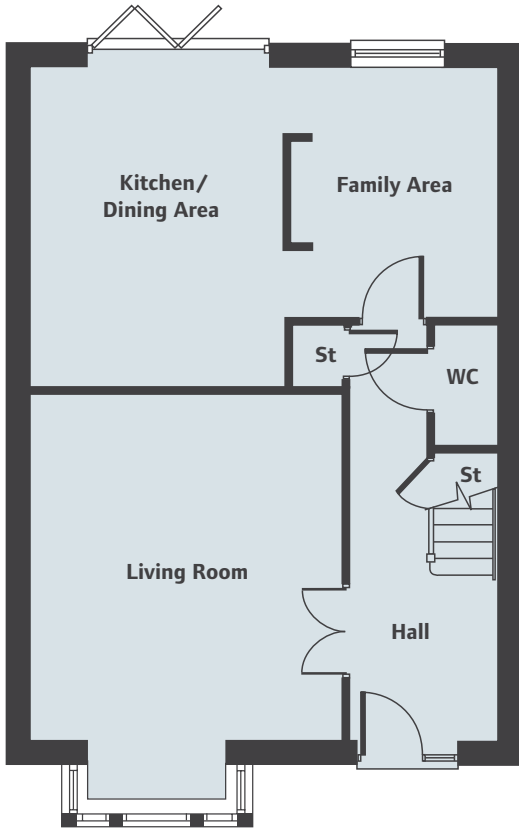
4 BEDROOM HOME



*The spacious four bedroom
Berkeley will be perfect for modern
family life.*

Beautiful





GROUND FLOOR

Living Room	4720 x 4230	15'6" x 13'11"
Family Area	3370 x 2820	11'1" x 9'3"
Kitchen/Dining Area	4320 x 3470	14'2" x 11'5"

FIRST FLOOR

Master Bedroom	4280 x 3920	14'1" x 12'10"
Bedroom 2	3750 x 3130	12'4" x 10'3"
Bedroom 3	3750 x 3150	12'4" x 10'4"
Bedroom 4	3560 x 2350	11'8" x 7'9"

* max # min

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The Chester

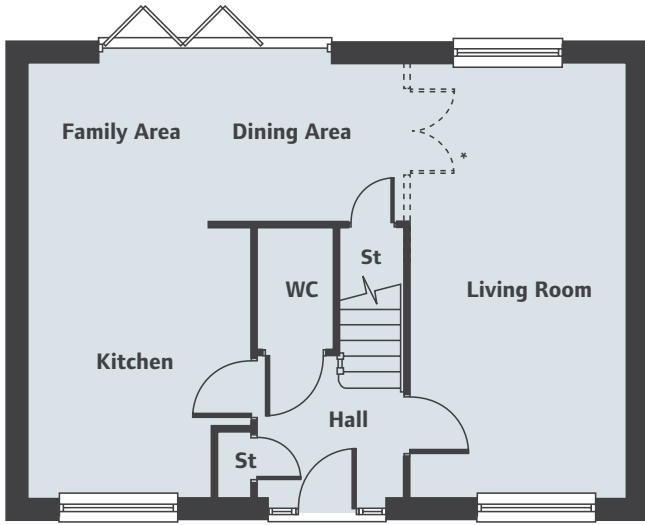
4 BEDROOM HOME



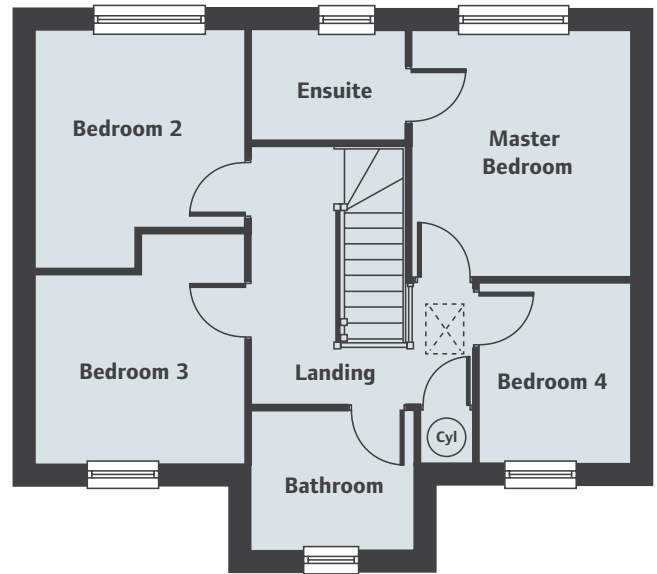
*The modern four bedroom
Chester will be ideal for contemporary
family living.*

Superb





* Optional double doors and partition walls



GROUND FLOOR

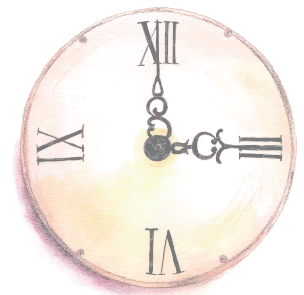
Living Room	6270 x 3090	20'7" x 10'2"
Family/Dining Area	5390 x 2250	17'8" x 7'5"
Kitchen	3970 x 3200	13'0" x 10'6"

FIRST FLOOR

Master Bedroom	3570 x 3140	11'9" x 10'4"
Bedroom 2	3450 x 3050	11'4" x 10'0"
Bedroom 3	3050 x 2270	10'0" x 7'5"
Bedroom 4	2600 x 2160	8'6" x 7'1"

* max # min

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The Skipton

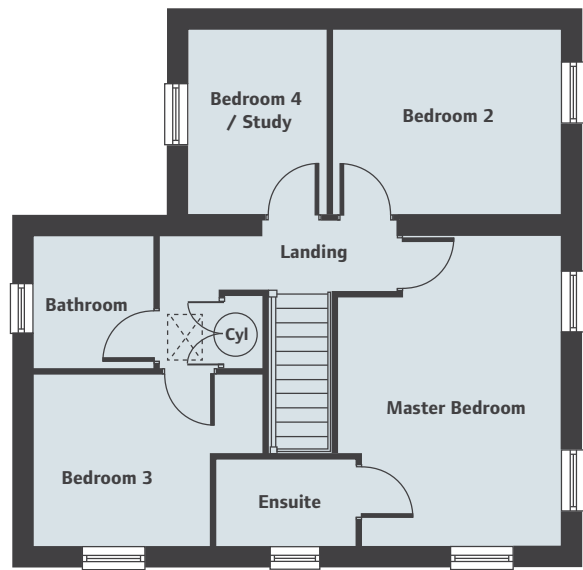
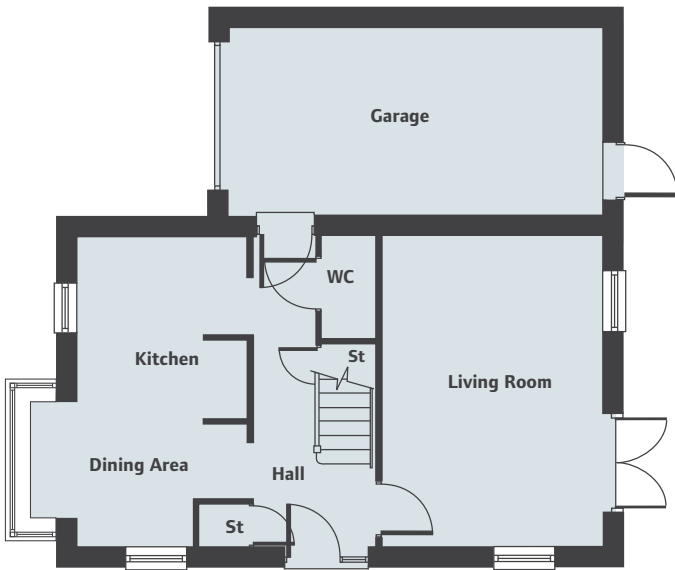
4 BEDROOM HOME



*The spacious four bedroom
Skipton will provide all the space
you need for family life.*

Spacious





GROUND FLOOR

Living Room	5030 x 3550	16'6" x 11'8"
Kitchen/Dining Area	5030 x 2730	16'6" x 8'11"

FIRST FLOOR

Master Bedroom	5030 x 3220	16'6" x 10'7"
Bedroom 2	3680 x 3000	12'1" x 9'10"
Bedroom 3	2830 x 2780	9'3" x 9'1"
Bedroom 4/Study	3000 x 2260	9'10" x 7'5"

* max # min

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The Burnby

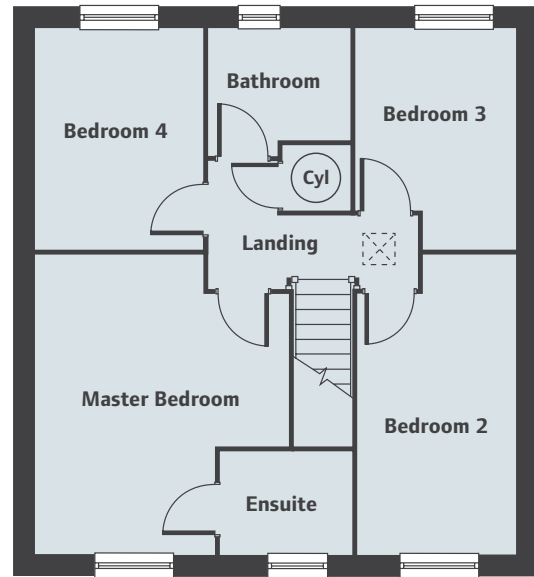
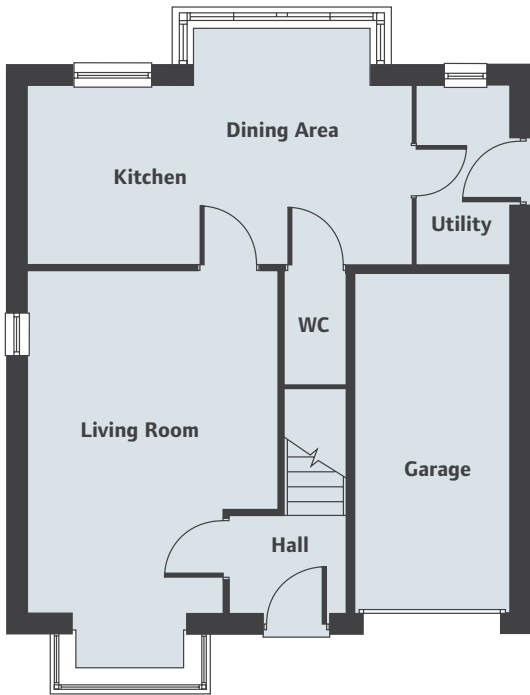
4 BEDROOM HOME



*The generous four bedroom
Burnby will be perfect for
families to enjoy.*

Stylish





GROUND FLOOR

Living Room	6080 x 3810	20'0" x 12'6"
Kitchen/Dining Area	5864 x 2697	19'2" x 8'10"
Utility Room	2695 x 1390	8'10" x 4'6"

FIRST FLOOR

Master Bedroom	4577 x 3860	15'0" x 12'8"
Bedroom 2	4577 x 2409	15'0" x 7'10"
Bedroom 3	3380 x 2440	15'0" x 7'10"
Bedroom 4	3380 x 2553	11'1" x 8'4"

* max # min



The Hunsley

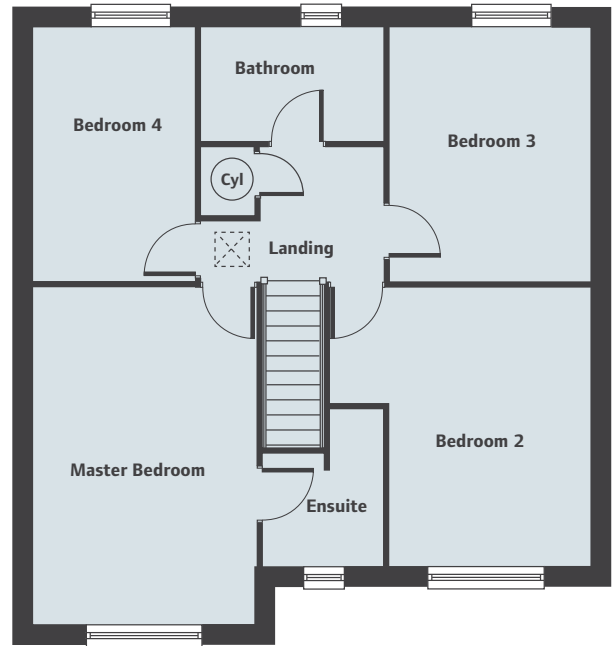
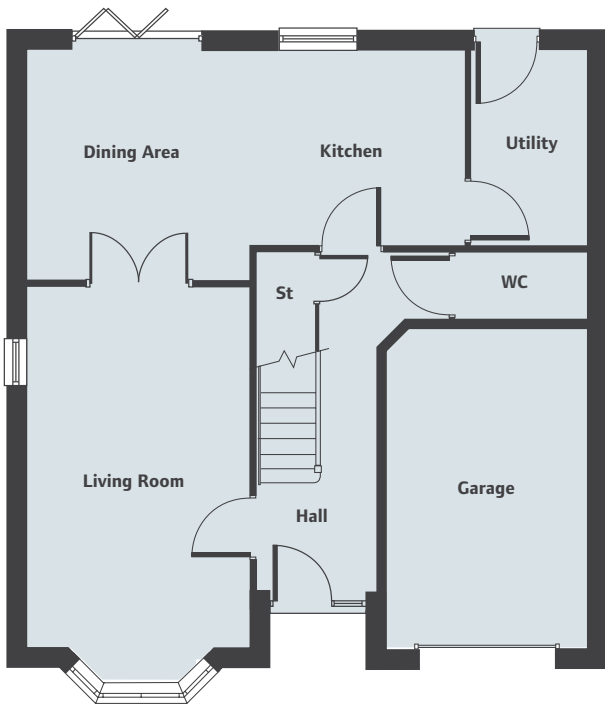
4 BEDROOM HOME



*The generous four bedroom
Hunsley will provide ample living
space for all the family.*

Contemporary





GROUND FLOOR

Living Room	5500 x 3350	18'0" x 11'0"
Kitchen	3400 x 2920	10'10" x 9'2"
Dining Area	3450 x 3350	11'1" x 10'11"
Utility Room	2924 x 1735	9'7" x 5'8"

FIRST FLOOR

Master Bedroom	5152 x 3397	16'11" x 11'1"
Bedroom 2	4252 x 3982	13'11" x 13'0"
Bedroom 3	3855 x 3052	12'7" x 10'0"
Bedroom 4	3855 x 2467	12'7" x 8'1"

* max # min



Specification

*Be the envy of your friends
with this outstanding
specification included
as standard*



Remarkable

Kitchen

Choice of kitchen units with work top and upstand*

2 & 3 bedroom homes with stainless steel fitted electric single oven/
stainless steel gas hob/stainless steel chimney style extractor hood

4 bedroom homes with tall built-in double oven/stainless steel gas hob/
stainless steel chimney style extractor hood

Selected 3 & 4 bedroom homes with fully integrated appliances –
please check with your Sales Executive*

Stainless steel sink & drainer with chrome monoblock mixer tap

Recessed chrome downlighters to kitchen, kitchen/diners and utilities

Multi-grid fused switchboard for appliances

Main Bathroom

White sanitaryware with chrome finish taps

Half height tiling on all sanitaryware walls

Thermostatically controlled shower over bath with full height ceramic
tiling to bath area

Electric extractor fan

Chrome towel rail

En-Suite (Master)

White sanitaryware with chrome finish taps and fully tiled shower enclosure

Chrome towel rail

Internal Features

Lockable double glazed windows except for escape windows

Almond white emulsion to all internal walls and ceilings

All woodwork to be white gloss

Mains smoke detectors with battery backup

Photographs show typical Linden homes, which may include optional upgrades or extras available at additional cost. Please ask your Sales Executive for details. Each home is independently surveyed during the construction process by the National House Building Council who will issue their 10 year warranty certificate on completion of the home. Linden Homes subscribes to the Consumer Code of Conduct. Please refer to www.consumercodeforhousebuilders.com or ask your Sales Executive for further information.

*Choice, where stage of construction permits.



External Features

High performance pre finished composite front door with security locks

White rear PVCu rear door

White PVCu French/Bi Fold doors with safety glazing – Please check housetype specifics with your Sales Executive

White PVCu double glazed windows

Riven paved footpaths and paved patio area to gardens as design

Up and over garage doors – Please consult Master Plan for details

Power and lighting to garages (only where situated within the cartilage of the property)

Outside tap

Turf to front garden/approved landscaping scheme to front garden as design, where provided – Please check with your Sales Executive

Rear garden topsoiled/graded

External light fitting to front with 'dusk to dawn' operation

Fencing – Please consult Master Plan for details

Heating

Energy efficient gas central heating

Selected homes with combi boiler – Please check with your Sales Executive

Roof insulation/thermal wall insulation

10 Year NHBC Warranty

In-home Technology

Each property is fitted with a digital aerial system allowing customers 'plug and play' viewing as they move in

TV can be viewed as indicated on specific plot drawings, please check with your Sales Executive

Satellite stations can be viewed once customers own satellite receiver and dish are fitted





National Strength, Locally Delivered

THE BIGGER PICTURE

Community feedback is important to us, and we often work with local residents. By seeking out local knowledge we are able to provide homes that complement and enhance the local surroundings, and make a positive contribution to the community.

Success doesn't have to sacrifice sustainability. We encourage the use of environmentally friendly materials and features within the specification of all our homes including modern building methods and renewable energy products. We have a formal environmental policy and are dedicated to recycling on-site material wherever possible, as well as producing highly efficient homes that reduce running costs to be kinder on your pocket and for future generations too.

As a responsible housebuilder these commitments ensure we are accountable to you, your community and the environment.

CUSTOMER EXPERIENCE

Right from the moment you register your interest in a new Linden home we'll keep you informed about forthcoming events and offers that are right for you. Our website features up-to-date information with downloadable brochures, availability, virtual tours and local area information for you to browse through at your convenience.

Our customer charter describes our commitment to providing you with a first class service at each stage of your purchase. It also outlines the warranties and guarantees we provide with every home we build. Our team will be at hand from the moment you reserve your new home and long after you've settled in, making sure everything runs smoothly and that your new home is perfect for you.



We strive to create sustainable new developments that inspire modern living and set new benchmarks in design.

Renowned for our award winning homes and a reputation for quality we are industry experts in regenerating brownfield land, delivering distinctive & diverse homes in prime locations throughout the UK.



FOUNDATIONS FOR SUCCESS

Galliford Try is the name behind Linden Homes, and is one of the UK's leading construction and housebuilding companies, responsible for high profile projects such as the All England Lawn Tennis Club roof at Wimbledon, the 2012 Olympic village and the new Forth Road Bridge in Scotland.

NEW HOMES MORTGAGE HELPLINE

As part of our commitment to making the purchase of a new Linden home as easy as possible, we work with the New Homes Mortgage Helpline. They are the leading new homes mortgage specialist in the UK and can provide advice and help on all the financial aspects of buying a new home.

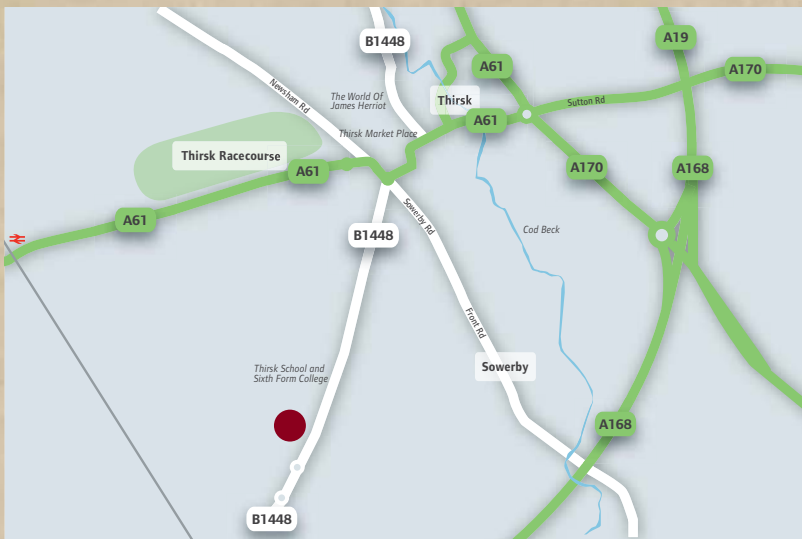
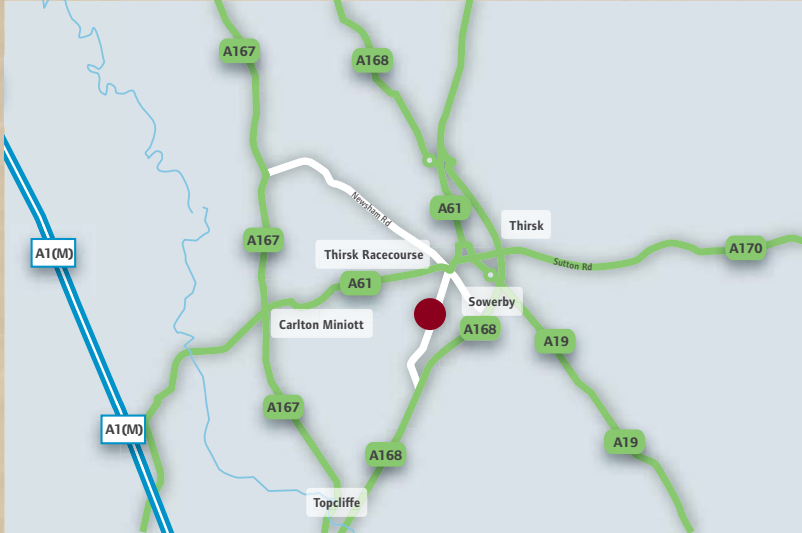
For more information visit nhmh.co.uk or call 01206 715 415



**Linden**
HOMES

Mowbray View

Topcliffe Road, Sowerby, Thirsk, YO7 3HB.



Please note that finishes, materials and measurements may alter slightly and are subject to change. Please ask your Sales Executive for specific details.

01845 408554
lindenhomes.co.uk

Linden Homes West Yorkshire
Deem House, Audby Lane,
Wetherby, LS22 7FD

Linden
HOMES