

ROBINSON'S FOLD

SLEIGHTS LANE, RAINTON, YO7 3SZ

WELCOME

Welcome to Robinson's Fold the latest development by the Oakapple Group.

Recent events have made us all reflect on what is important in our lives.

A sense of community, work life balance and the need for open space away from the crowd are at the forefront of our minds.

All feature highly in North Yorkshire which is blessed with stunning scenery, great places to relax and strong schools some of which are of national renown.

Oakapple are truly excited by the opportunity offered by this wonderful location and we are delighted to offer Robinson's Fold to the market.

We hope that having discovered the area you share our enthusiasm and we look forward to welcoming you to site to view this wonderful development.



Philip Taylor

Group Chairman

 **Oakapple Homes**

Part of The Oakapple Group

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INTRODUCTION

Rainton is the quintessential English Village complete with cricket club, village green and pub.

Its position on the edge of Herriot Country between the market towns of Ripon and Thirsk make the village ideally placed to provide all the advantages of rural living whilst having a wide range of services and leisure opportunities on its doorstep.

Robinson's Fold offers a mix of 3, 4 and 5 bedroomed homes each individually designed to provide a variety of internal layouts and choice of brick and artstone finishes.

A number of homes adjoin open countryside and enjoy unspoilt views. Others include a spacious home office offering the ability to work from home without compromising the work environment or imposing on everyday family life.



Typical old village hall, North Yorkshire

CONNECTIONS

Rainton is located close to the junction of the A1 and A168 providing the commuter with options when travelling by car. Central Harrogate and York are 16 and 25 miles to the South respectively whilst Leeds is 38 miles. For those wishing to travel north, Middlesbrough is 35 miles and Durham 51 miles.

The nearest train station is Thirsk (7 miles) from which local and national services operate including direct trains to Leeds, London, Manchester Airport, Sunderland and York.

Additional direct services to Edinburgh and Newcastle are available from Northallerton Station (17 miles)

The popular 36 Bus operates from Ripon running to and from Leeds via Harrogate at 15 minute intervals. A night service operates over the weekends linking the area to the variety of restaurants available in Harrogate and for the more adventurous, all the nightlife to be experienced in Leeds.

Manchester Airport can be accessed by direct train from Thirsk whilst Leeds Bradford Airport is approximately one hours drive.





The White Horse near Killburn, North Yorkshire

MEET THE NEIGHBOURS

Virtually equidistant from Ripon and Thirsk, Rainton has not one but two of North Yorkshire's finest market towns on its doorstep.

Five miles to the south and sat on the banks of the River Ure is the city of Ripon. Centered around its historical marketplace, Ripon offers a variety of retail and leisure choices. Those looking for culture and history can spend time in the Cathedral, Courthouse and Workhouse Museums or experience the spectacle of the Hornblower's evening ceremony. If looking to simply unwind then try the recently developed Curzon Cinema which shows an eclectic mix of mainstream and independent films.



To the north is Thirsk made famous the world over by the books, films and television series based on the life and work of vet James Herriot. Perhaps less well known is its status as birthplace of Thomas



Lord founder of Lords, the home of cricket. Hosting twice weekly markets, the market square remains the focus of the town. Here you will find a broad mix of national and local retailers catering for every need.

Across Ripon and Thirsk there is a full offering of sports clubs including cricket, golf, hockey, football, rugby, and tennis. Each also has a "garden" racecourse with full calendars catering for both the serious enthusiast and family group.

Slightly further afield is the Spa Town Harrogate. Renowned for its Victorian architecture and open spaces, Harrogate has grown into one of Yorkshires strongest retail and leisure centres. All the major high street brands can be found in the main shopping area whilst

a stroll through the Montpellier Quarter will reveal a collection of specialist and boutique stores. Harrogate hosts multiple national events including the Autumn and Spring Flower Shows, International Festival and Great Yorkshire Show.



All of this is set amongst North Yorkshire's stunning countryside. Those seeking the outdoors really are spoilt for choice with some of the country's most breath taking scenery on the doorstep.

On the outskirts of Ripon sits the World Heritage Site of Fountains Abbey and Studley Royal. Owned and managed by the National Trust, "Fountains" offers everything for a family day out from ancient ruins, stunning water gardens and landscaped walks to the



chance to see a variety of wildlife up close in the deer park.

Leave Ripon and once beyond the SSSI of Brimham Rocks you enter Nidderdale. With its patchwork of rolling meadows, woods and heather moorland Nidderdale lives up to its status as an Area of Outstanding Natural Beauty. Alternatively, travel via Thirsk and head into the North York Moors a National Park stretching all the way to the coast. On the way, call in and visit one of the many unique attractions perhaps the White Horse etched into the hillside above Kilburn and watch the gliders as they take off directly overhead.

Numerous country houses in the area open their grounds to the public including nearby Newby Hall. Newby has a full calendar of events including historic vehicle rally's, annual fireworks championship and the local agricultural show.



SCHOOL DAYS

The area around Rainton offers high quality educational choice for all age groups from nursery through to secondary school. This encompasses schools operating on a selective and non selective basis and both state and independent options.

At primary level, the catchment school is Baldersby St James most recently rated by Ofsted as a “Good” school. Alternatives can be found at Dishforth which is a 5 minute drive away and Sharow which is within a 15 minute drive. All three are traditional village schools with small class sizes, a strong community ethic and focus on pastoral care.

Secondary education is provided at Thirsk School. Whilst Rainton is just outside catchment, Ripon has two “Outstanding” schools in Outwood Academy and Ripon Grammar School. Places may occasionally be available at both. Entry to Ripon Grammar School is via annual entry exam.

Independent schools in the area are Queen Mary’s, an all girls school and Cundall Manor which is co-educational. Both offer boarding places.



The nearest pre-school care is provided at the Baldersby Park Montessori Nursey in Topcliffe.

Website details for schools in the area are provided below:-

baldersbystjameschool.co.uk

dishforth.n-yorks.sch.uk

sharow.n-yorks.sch.uk

thirskschool.org

ripon.outwood.com

ripongrammar.co.uk

queenmarys.org

cundallmanorschool.com

baldersbyparknursery.co.uk

USEFUL INFORMATION

Whilst we are passionate about North Yorkshire we do not want you to take our word for what a special place it is.

To help you get to know the area and see all it has to offer we have provided a selection of websites you may wish to visit:-

rainton.org.uk

visitharrogate.co.uk/in-the-area/ripon

visitthirsk.org

nationaltrust.org.uk/fountains-abbey-and-studley-royal-water-garden

newbyhall.com

nidderdale.co.uk

northyorkmoors.co.uk

nationaltrust.org.uk/brimham-rocks

thirskathleticclub.co.uk

riponraces.co.uk

riponcitygolfclub.com



Brimham Rocks, near Harrogate



Fountains Abbey, Ripon, North Yorkshire

OUR HOMES



 **THE NEWBY**

 **THE NEWBURGH**

 **THE SAWLEY**

 **THE STUDLEY**

 **THE RIPLEY**

 **THE FOUNTAINS**



THE NEWBY

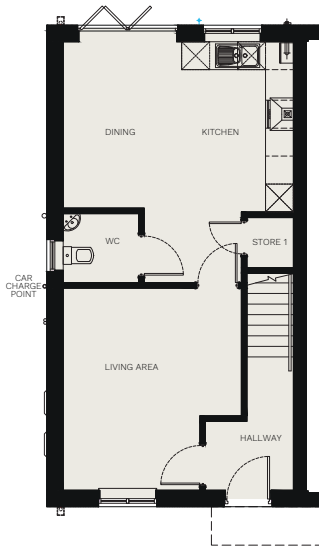
PLOTS 1 & 2

The Newby provides well proportioned three bedroom accommodation.

Downstairs, a good sized living room accessed from the entrance hallway. Dining kitchen with bifold doors opening onto an enclosed patio and garden area. Cloakroom and separate storage.

Upstairs, three bedrooms with en-suite to the master. Further storage provided alongside the house bathroom.

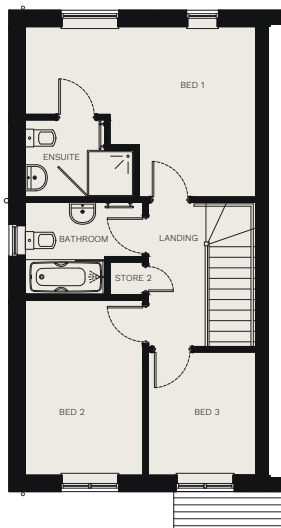
GROUND FLOOR PLAN
PLOT 1



GROUND FLOOR ROOM SIZES

Living Room	4.36m x 3.81m	14'4" x 12'6"
Dining kitchen	4.91m x 3.57m	16'1" x 11'8"
Cloakroom	2.04m x 1.49m	6'8" x 4'10"

FIRST FLOOR PLAN
PLOT 1



FIRST FLOOR ROOM SIZES

Bedroom 1 & Ensuite	4.91m x 3.65m	16'1" x 12'
Bedroom 2	3.77m x 2.55m	12'4" x 8'4"
Bedroom 3	2.66m x 2.25m	8'9" x 7'4"
House Bathroom	2.55m x 1.99m	8'4" x 6'6"

PLOT 2 FLOOR PLANS ARE MIRRORED



THE SAWLEY

PLOT 7

Constructed in artstone, The Sawley is a spacious executive home with five double bedrooms and integral garage.

Double fronted, the property is accessed via an impressive hallway. Two separate reception rooms, one with multi fuel stove, offer flexible living space. Fully self contained home office, cloakroom and utility. Dining kitchen with bifold doors opening onto patio and garden area.

Five double bedrooms, three with ensuite. House bathroom with walk in shower and storeroom.

GROUND FLOOR PLAN



GROUND FLOOR ROOM SIZES

Family Room	4.27m x 3.92m	14' x 12'10"
Living Room	5.43m x 4.48m	17'10" x 14' 8"
Home Office	3.87m x 2.74m	10'7" x 9'
Dining Kitchen	8.73m x 5.39m	28'8" x 17' 8"
Utility	2.28m x 1.80m	7'6" x 5'11"
Cloakroom	2.28m x 1.23m	7'6" x 4'

FIRST FLOOR PLAN



FIRST FLOOR ROOM SIZES

Bedroom 1 & Ensuite	5.43m x 5.29m	17'10" x 17'4"
Bedroom 2 & Ensuite	6.03m x 3.11m	19'9" x 10'2"
Bedroom 3 & Ensuite	5.70m x 4.37m	18'8" x 14'4"
Bedroom 4	3.95m x 3.53m	13' x 11'7"
Bedroom 5	3.94m x 3.50m	13' x 11'6"
House Bathroom	3.00m x 2.33m	9'10" x 7'8"



THE RIPLEY

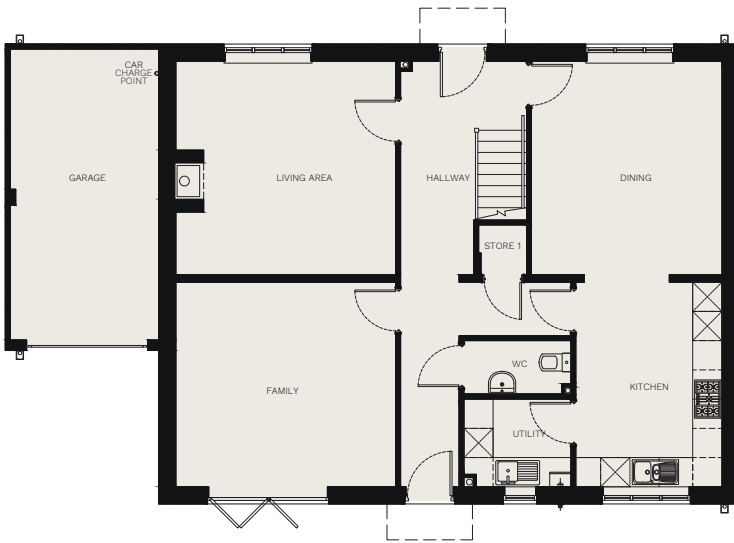
PLOT 10

An ideal family home, The Ripley boasts four double bedrooms and adjoining garage.

At ground floor, there is a large dining kitchen and two reception rooms. The family room includes bifold doors opening onto the large rear garden. Multi fuel stove provided to the living room. Cloakroom, utility and store.

Upstairs, you will find four double bedrooms, two with ensuite. House bathroom with walk in shower.

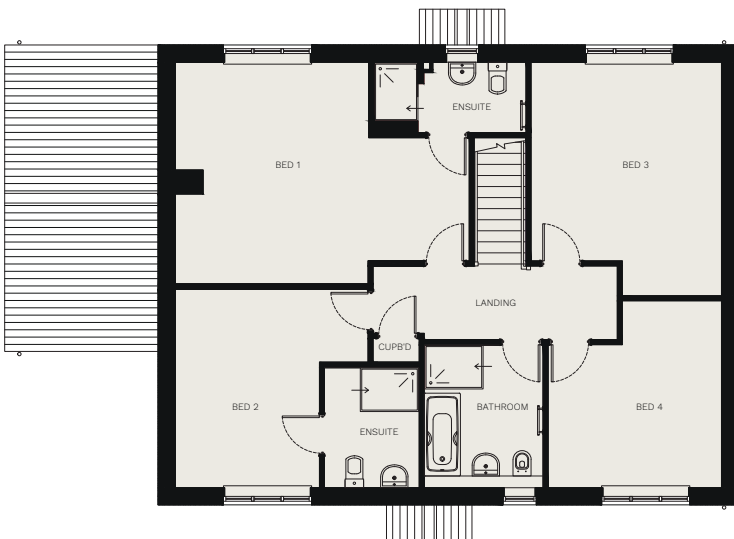
GROUND FLOOR PLAN



GROUND FLOOR ROOM SIZES

Dining Area	4.22m x 3.91m	13'10" x 12'10"
Living Room	4.51m x 4.38m	14'9" x 14'4"
Kitchen	4.20m x 3.00m	13'9" x 9'10"
Utility	2.19m x 1.80m	7'2" x 5'11"
Cloakroom	2.19m x 1.09m	7'2" x 3'6"
Family Room	4.51m x 4.20m	14'9" x 13'9"

FIRST FLOOR PLAN



FIRST FLOOR ROOM SIZES

Bedroom 1 & Ensuite	7.19m x 4.64m	23'6" x 15'3"
Bedroom 2 & Ensuite	5.02m x 3.99m	16'6" x 13'
Bedroom 3	4.79m x 3.91m	15'8" x 12'10"
Bedroom 4	3.83m x 3.56m	12'6" x 11'8"
House Bathroom	2.93m x 2.42m	9'7" x 7'11"



THE SAWLEY

PLOT 11

Constructed in brick with artstone cills, The Sawley is a spacious executive home with five double bedrooms and integral garage.

Double fronted, the property is accessed via an impressive hallway.

Two separate reception rooms, one with multi fuel stove, offer flexible living space. Fully self contained home office, cloakroom and utility. Dining kitchen with bifold doors opening onto patio and garden area.

Five double bedrooms, three with ensuite. House bathroom with walk in shower and storeroom.

GROUND FLOOR PLAN



GROUND FLOOR ROOM SIZES

Family Room	4.27m x 3.92m	14' x 12'10"
Living Room	5.43m x 4.48m	17'10" x 14'8"
Home Office	3.87m x 2.74m	10'7" x 9'
Dining Kitchen	8.73m x 5.39m	28'8" x 17'8"
Utility	2.28m x 1.80m	7'6" x 5'11"
Cloakroom	2.28m x 1.23m	7'6" x 4'

FIRST FLOOR PLAN



FIRST FLOOR ROOM SIZES

Bedroom 1 & Ensuite	5.43m x 5.29m	17'10" x 17'4"
Bedroom 2 & Ensuite	6.03m x 3.11m	19'9" x 10'2"
Bedroom 3 & Ensuite	5.70m x 4.37m	18'8" x 14'4"
Bedroom 4	3.95m x 3.53m	13' x 11'7"
Bedroom 5	3.94m x 3.50m	13' x 11'6"
House Bathroom	3.00m x 2.33m	9'10" x 7'8"



THE NEWBURGH

PLOT 12

The Newburgh is a four double bedroom home with adjoining garage.

Open plan dining kitchen with bifold doors opening onto the rear garden and patio. Located either side of the entrance hall are two reception rooms, one with multi fuel stove. Cloakroom, utility and store.

Upstairs, you will find four double bedrooms, two with ensuite. House bathroom with walk in shower.

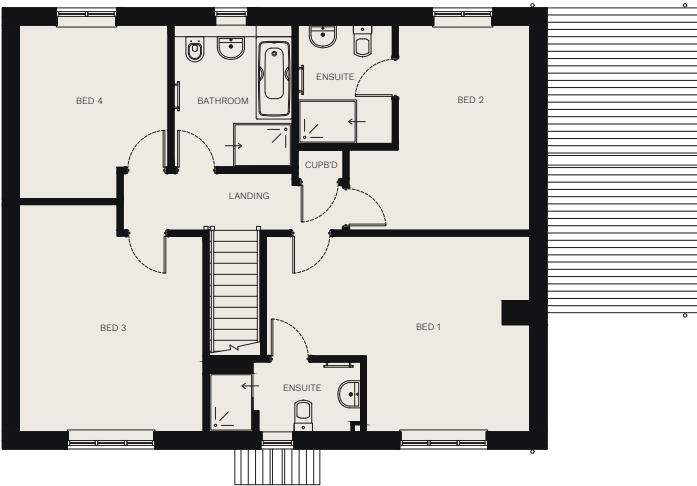
GROUND FLOOR PLAN



GROUND FLOOR ROOM SIZES

Family Room	4.38m x 3.91m	14'4" x 12'10"
Living Room	5.05m x 3.83m	16'6" x 12'6"
Dining Kitchen	8.39m x 3.86m	27'6" x 12'7"
Cloakroom	2.03m x 1.10m	6'8" x 3'7"
Utility	2.66m x 2.03m	8'9" x 6'7"

FIRST FLOOR PLAN



FIRST FLOOR ROOM SIZES

Bedroom 1 & Ensuite	6.52m x 4.21m	21'5" x 13'10"
Bedroom 2 & Ensuite	4.80m x 4.07m	15'9" x 13'4"
Bedroom 3	4.43m x 3.91m	14'6" x 12'10"
Bedroom 4	3.86m x 3.11m	12'8" x 10'2"
House Bathroom	2.79m x 2.42m	9'2" x 7'11"



THE STUDLEY

PLOT 13

Constructed in artstone, The Studley is a superb executive home with five double bedrooms and integral garage.

A good sized hallway leads to two separate reception rooms, one with multi fuel stove. Fully self contained home office, cloakroom and utility. Spacious dining kitchen with bifold doors opening onto patio and garden area.

Five double bedrooms. Ensuite with dressing area and walk in wardrobe to bedroom 1. Ensuite to bedroom 3 providing self contained guest room. House bathroom with walk in shower. Store.

GROUND FLOOR PLAN



GROUND FLOOR ROOM SIZES

Living Room	4.22m x 3.92m	13'10" x 12'10"
Family Room	5.38m x 4.48m	17'8" x 14'8"
Home Office	3.87m x 2.79m	12'8" x 9'2"
Dining Kitchen	8.73m x 5.39m	28'7" x 17'8"
Seating Area	3.66m x 2.04m	12' x 6'8"
Utility	3.53m x 2.26m	11'7" x 7'5"
Cloakroom	1.94m x 1.00m	6'4" x 3'3"

FIRST FLOOR PLAN



FIRST FLOOR ROOM SIZES

Bedroom 1 & master suite	5.70m x 4.71m	18'8" x 15'5"
Bedroom 2 & Ensuite	5.58m x 3.11m	18'3" x 10'2"
Bedroom 3	5.43m x 5.29m	17'10" x 17'4"
Bedroom 4	3.90m x 3.53m	12'10" x 11'7"
Bedroom 5	3.99m x 3.15m	13' x 10'4"
House Bathroom	3.00m x 2.33m	9'10" x 7'7"



THE STUDLEY

PLOT 14

Constructed in brick with artstone cills, The Studley is a superb executive home with five double bedrooms and integral garage.

A good sized hallway leads to two separate reception rooms, one with multi fuel stove. Fully self contained home office, cloakroom and utility. Spacious dining kitchen with bifold doors opening onto patio and garden area.

Five double bedrooms. Ensuite with dressing area and walk in wardrobe to bedroom 1. Ensuite to bedroom 3 providing self contained guest room. House bathroom with walk in shower. Store.

Plot 14 backs onto open countryside and enjoys unspoilt and open views.

GROUND FLOOR PLAN



GROUND FLOOR ROOM SIZES

Living Room	4.22m x 3.92m	13'10" x 12'10"
Family Room	5.38m x 4.48m	17'8" x 14'8"
Home Office	3.87m x 2.79m	12'8" x 9'2"
Dining Kitchen	8.73m x 5.39m	28'7" x 17'8"
Seating Area	3.66m x 2.04m	12' x 6'8"
Utility	3.53m x 2.26m	11'7" x 7'5"
Cloakroom	1.94m x 1.00m	6'4" x 3'3"

FIRST FLOOR PLAN



FIRST FLOOR ROOM SIZES

Bedroom 1 & master suite	5.70m x 4.71m	18'8" x 15'5"
Bedroom 2 & Ensuite	5.58m x 3.11m	18'3" x 10'2"
Bedroom 3	5.43m x 5.29m	17'10" x 17'4"
Bedroom 4	3.90m x 3.53m	12'10" x 11'7"
Bedroom 5	3.99m x 3.15m	13' x 10'4"
House Bathroom	3.00m x 2.33m	9'10" x 7'7"



THE FOUNTAINS

PLOT 15

Sit in a striking corner plot and enjoying far reaching views, The Fountains is a generously proportioned four bedroom home with adjoining garage.

Ground floor entrance hallway serving two reception rooms, one with multifuel stove and home office. Open plan kitchen and dining space leading to cloakroom and utility. Bifold doors opening onto rear garden.

First floor space comprises four double bedrooms. Ensuite with dressing area and walk in wardrobe to bedroom 1. House bathroom with walk in shower. Store.

GROUND FLOOR PLAN



GROUND FLOOR ROOM SIZES

Family Room	4.11m x 3.95m	13'6" x 12'11"
Living Room	5.17m x 4.46m	16'11" x 14'7"
Home Office	3.26m x 2.75m	10'8" x 9'
Dining Kitchen	8.74m x 5.32m	28'8" x 17'6"
Seating Area	4.27m x 2.04m	14' x 6'8"
Utility	3.52m x 2.26m	11'6" x 7'5"
Cloakroom	1.94m x 1.00m	6'4" x 3'3"

FIRST FLOOR PLAN



FIRST FLOOR ROOM SIZES

Bedroom 1 & Ensuite	6.03m x 5.22m	19'9" x 17'1"
Bedroom 2	5.22m x 4.96m	17'1" x 16'3"
Bedroom 3	3.95m x 3.52m	12'11" x 11'6"
Bedroom 4	4.32m x 3.52m	14'2" x 11'6"
House Bathroom	2.60m x 2.35m	8'6" x 7'8"

SPECIFICATION

KITCHEN

- Fitted shaker style kitchen units with soft-close drawers
- Integrated appliances
- Inset sink 1.5 bowl & chrome tap
- Floor tiling
- Chrome recessed downlighters
- Under wall unit lights

UTILITY (where applicable)

- Fitted shaker style units,
- Stainless steel inset sink single bowl & chrome tap
- Floor tiling

HOUSE BATHROOM

- Contemporary white sanitary ware
- Chrome basin mixer
- Separate shower (detached units only) with raindance showerhead
- Ceramic wall tiling - full tile to wet walls
- Floor tiling
- Chrome recessed downlighters
- Chrome heated towel rail

EN SUITES

- Contemporary white sanitary ware
- Chrome mixer basin
- Ceramic wall tiling - full height to wet walls
- Floor tiling
- Shower enclosure complete with glass door/chrome frame
- Chrome recessed downlighters with PIR sensor
- Chrome heated towel rail

CLOAKROOM

- Contemporary white sanitary ware
- Chrome basin mixer
- Ceramic wall tiling splashback
- Floor tiling
- Chrome recessed downlighters with PIR sensor

HALL & LANDING

- Feature oak handrail complete with oak newel post
- Engineered oak flooring

HEATING

- Gas fired central heating, radiators including thermostatic valves
- Underfloor heating to the downstairs (detached units only)
- Smarthub control to detached units

ELECTRICAL

- Telephone Point in Study where applicable
- Television sockets and data points throughout ground floor and bedrooms
- Mains wired smoke detectors
- Security alarm system
- External lights
- Power / light to on plot garage
- Car charging point (16 Amp)

INTERNAL & EXTERNAL WINDOWS AND DOORS

- UPVC/ double glazed windows complete with chrome handles
- Bi-fold doors
- Contemporary oak veneer internal doors complete with chrome door furniture

DECORATION

- Off white walls & white emulsion to ceilings
- Painted woodwork

GARDENS

- Front & rear garden turfed

YOUR GUARANTEE

All our new homes come with the added protection of the Premier New Home Warranty providing 10 year, insurance backed cover against structural defects. See www.premierguarantee.com for further details.

Oakapple Homes adhere to the Customer Code for House Builders.



Indicative Images



OAKAPPLE HOMES

Oakapple have developed homes for almost 30 years.

During this time, we have completed many high quality residential developments.

We pride ourselves on being forward thinking and seek excellence in all that we do. Each development is run by a Director giving all our purchasers direct access to a decision maker throughout their journey with us.

oakapplegroup.co.uk

AGENT DETAILS

For further information please contact our agents:



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Oakapple Homes
Part of the Oakapple Group