



## LOW MILL MEWS

LOW MILL ESTATE, RIPON HG4 1NP

[www.linleyandsimpson.co.uk](http://www.linleyandsimpson.co.uk)

**Ailsa3**  
developments

**LINLEY &  
SIMPSON**

Land & New Homes

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## LOW MILL MEWS

A UNIQUE COLLECTION OF TEN HOMES DESIGNED IN A CONTEMPORARY STYLE USING LOCALLY SOURCED MATERIALS AND BROUGHT TO YOU BY YORKSHIRE DEVELOPERS, AILSA3 DEVELOPMENTS LIMITED.

With a choice of 2 or 3 bedrooms, these stylish homes offer spacious yet versatile open plan living whilst being conveniently located within walking distance of Ripon City Centre. The four different house styles offer the choice of two bedroom terraced and three/four bedroom semi-detached or detached homes. Each home will be finished to a great specification and will include a quality fitted kitchen with integrated appliances and contemporary white bathrooms. Plots 8, 9 & 10 further boast a breakfast bar in the open plan living space. The careful design of Low Mill Mews means each home will come with a garden and allocated parking and/or garage.

Low Mill Mews is the perfect choice whether you are a first time buyer, moving up the property ladder or downsizing.

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HM Government



## RIPON

Ripon may be one of the smallest cities in England but it is filled with character and charm. Its rich history and winding medieval streets make it comparable to York, but without the crowds of tourists – instead there is an air to Ripon that makes it feel undiscovered. Despite its 1,300-year history, Ripon is well suited to modern life and is a much sought after location with an excellent range of amenities. Ripon boasts a variety of local shopping facilities and independent shops, a very popular weekly market, a number of restaurants and bars, cinema, racecourse, golf course, leisure centre and many other recreational facilities. Ripon has several schools including Ripon Grammar School, rated as the top state school in the north for seven years running, Outwood Academy plus a good choice of Primary schools.

Ripon provides a great base for exploring all that North Yorkshire has to offer. Surrounded by beautiful countryside, with historic parks including the World Heritage Site of Fountains Abbey and Newby Hall are just a short drive away. Popular market towns such as Thirsk, Leyburn and Boroughbridge are all in close vicinity. Lightwater Valley Theme Park, Brimham Rocks plus its proximity to the Yorkshire Dales and Moors all add to the charm and convenience of Ripon.

A greater range of amenities can be found in the nearby fashionable Spa town of Harrogate. Further afield, lies the historic city of York, only 19 miles, and the vibrant commercial centre of Leeds, 32 miles. The A61 gives easy access to the A1(M) and the national motorway network.







\*Note internal images are for information purposes only to show the style and quality of finishes.

## SPECIFICATION

### KITCHEN

- Fitted kitchen units, worktops & splashback
- Soft closers to all unit doors
- Brushed steel electric oven, electric ceramic hob & extractor chimney hood.
- Integrated 50/50 fridge/freezer
- Inset sink 1.5 bowl & chrome Monobloc tap
- Integrated dishwasher
- Breakfast Bar (Plots 8, 9 & 10 only)
- Quality floor covering
- Recessed downlighters

### UTILITY

- Space and fittings for washer/dryer
- Quality laminate floor covering

### MAIN BATHROOM (Plots 8, 9 & 10 only)

- Contemporary 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
- Ceramic wall tiling
- Quality laminate flooring
- Chrome heated towel rail
- Recessed downlighters

### EN - SUITE

- Contemporary white sanitary ware
- Chrome single lever basin mixer with pop-up waste
- Ceramic wall tiling – half height outside the shower enclosure
- Quality laminate flooring
- Shower enclosure complete with glass door/chrome frame & thermostatic shower
- Chrome heated towel rail

### WC

- Contemporary white sanitary ware with semi basin pedestal
- Chrome single lever basin mixer with popup waste
- Ceramic wall tiling - half height
- Quality laminate flooring

### HALL & LANDING

- Stairs & landing - carpeted
- Hall - quality floor covering

### HEATING

- Gas fired central heating, radiators including thermostatic valves
- Digital room stats

### ELECTRICAL

- Telephone point
- Television socket, aerial point to Lounge

### OTHER ELECTRICAL

- Smoke detectors
- Front external lights (dusk till dawn sensors)
- Power/light to garage (Plots 8, 9 & 10 only)
- Front door bell
- Electrical vehicle charging point

### INTERNAL & EXTERNAL WINDOWS AND DOORS

- UPVC/ double glazed windows complete with chrome handles
- UPVC/ patio doors
- GRP front door
- Contemporary 4 panel white timber internal doors complete with chrome door furniture

### DECORATION

- 'Skimming Stone' emulsion to walls & white emulsion to ceilings
- Painted woodwork

### EXTERNAL FEATURES

- Timber fencing to rear gardens
- Timber gate to rear access
- Tarmac or block pavers to parking areas

### GARDENS

- Front garden turfed and planted (plots 8, 9 & 10 only)
- Rear garden turfed
- External tap

### WARRANTY

- 10-year warranty provided by LABC.



NOTE: Images are for illustrative purposes only to indicate the quality and finish of the properties. Please refer to floor plans for room sizes.



# Site Layout



KEY	
Plot Number	Postal Address
1	15 Low Mill Estate
2	16 Low Mill Estate
3	17 Low Mill Estate
4	18 Low Mill Estate
5	6 Low Mill Mews
6	5 Low Mill Mews
7	4 Low Mill Mews
8	1 Low Mill Mews
9	2 Low Mill Mews
10	3 Low Mill Mews

## Plots 1, 2, 3 & 4

### TWO BEDROOM TERRACED HOUSE

A two-bedroom terraced house providing all the necessities for modern living. From the entrance hall, you enter the impressive open plan kitchen, lounge and dining space, featuring floor to ceiling windows and overlooking the private garden. Off the entrance hall, you'll also find ample storage space, a utility area and WC.

Upstairs are two generously proportioned double bedrooms both with en-suite shower rooms.



#### Dimensions

Ground Floor	metric(m)	Imperial
Kitchen living Room	5.38 x 4.29 (Max)	17'7" x 14'0"
Utility cupboard	0.9 x 1.7	2'11" x 5'7"

#### First Floor

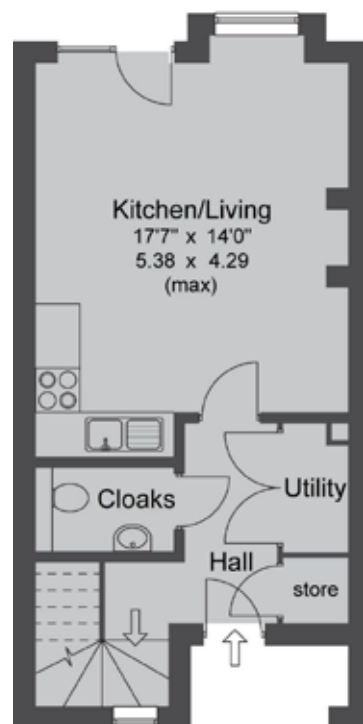
	metric(m)	Imperial
Bedroom 1	4.33 x 4.29 (Max)	14'2" x 14'0"
Bedroom 2	4.31 x 3.24 (Max)	14'1" x 10'7"

#### Approx GIA

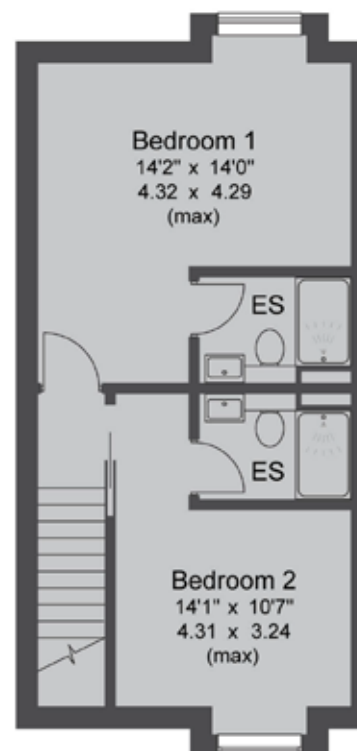
74.97sqm

807sqft

\*Note all dimensions are subject to minor amendments and should not be fully relied upon.



Ground Floor



First Floor

## Plots 5, 6 & 7

### TWO BEDROOM TERRACED HOUSE

A two-bedroom terraced house that offers unrivalled design for contemporary living at its best. From the entrance hall, you enter the impressive open plan kitchen, lounge and dining space featuring floor to ceiling windows overlooking the garden. Off the entrance hall you'll also find ample storage space, a utility cupboard and WC.

Climb the stairs to reveal two generously proportioned double bedrooms both with en-suite shower rooms.



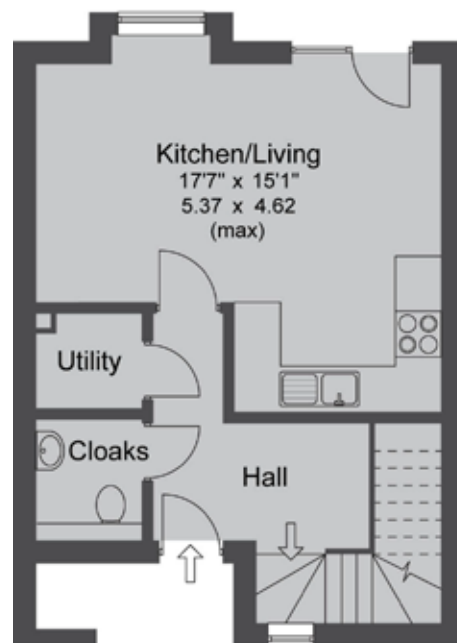
#### Dimensions

Ground Floor	metric(m)	Imperial
Kitchen living Room	5.37 x 4.62 (Max)	17'7" x 15'2"
Utility cupboard	1.26 x 1.38	4'2" x 4'6"

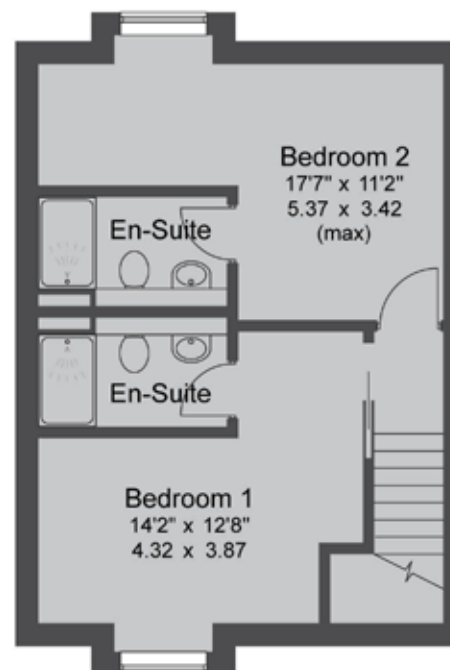
First Floor	metric(m)	Imperial
Bedroom 1	5.37 x 3.42 (Max)	17'7" x 11'3"
Bedroom 2	4.32 x 3.87(max)	14'2" x 12'8"

Approx GIA	78.22sqm	842sqft
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\*Note all dimensions are subject to minor amendments and should not be fully relied upon.



Ground Floor



First Floor



## Plot 8

### 3/4 BEDROOM DETACHED HOUSE

A contemporary three/four bedroom detached house with an internal single garage offering spacious family living. Upon entering this house to the immediate right you will find a downstairs WC, as you follow the corridor you will pass a utility cupboard to arrive at the impressive open plan kitchen, dining living space featuring a breakfast bar and floor to ceiling bay windows.

On the first floor is a master bedroom with an en-suite to the rear of the property, a second double bedroom to the front of the property, a single bedroom, a family bathroom and a home office/further bedroom overlooking the garden.



#### Dimensions

Ground Floor	metric(m)	Imperial
Kitchen living Room	6.90 x 4.72 (Max)	22'7" x 15'5"
Utility cupboard	0.84 x 2.36	2'9" x 7'9"
Garage	5.73 x 2.71	18'9" x 8'10"

#### First Floor

	metric(m)	Imperial
Bedroom 1	4.71 x 2.97	15'5" x 9'8"
Bedroom 2	3.67 x 4.52	12'0" x 14'10"
Bedroom 3	3.57 x 2.92	11'8" x 9'6"
Study/Bed 4	2.92 x 2.07	9'6" x 6'8"

#### Approx GIA

107.95sqm

1162sqft

\*Note all dimensions are subject to minor amendments and should not be fully relied upon.



## Plots 9 & 10

### 3/4 BEDROOM SEMI DETACHED HOUSE

A contemporary three/four bedroom semi-detached house with an internal single garage offering spacious family living. Upon entering this house to the immediate right you will find a downstairs WC, as you follow the corridor you will pass a utility cupboard to arrive at the impressive open plan kitchen, dining living space featuring a breakfast bar and floor to ceiling bay windows.

On the first floor you will find a master bedroom with an en-suite to the rear of the property, a second double bedroom to the front of the property, a single bedroom, a family bathroom and a home office/further bedroom overlooking the garden.



#### Dimensions

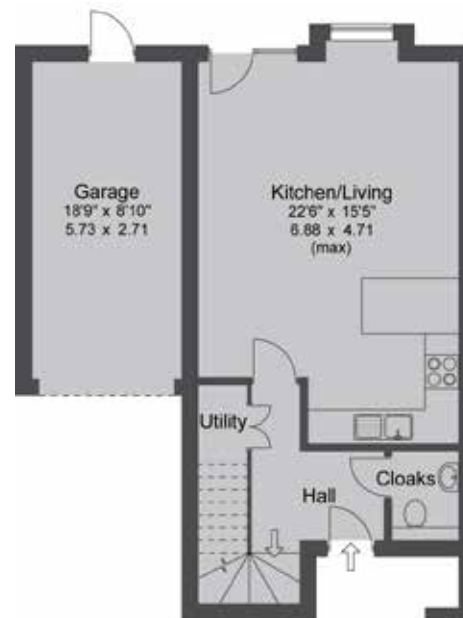
Ground Floor	metric(m)	Imperial
Kitchen living Room	46.88 x 4.71	22'6" x 15'5"
Utility cupboard	0.84 x 2.36	2'9" x 7'9"
Garage	5.73 x 2.71	18'9" x 8'10"

#### First Floor

	metric(m)	Imperial
Bedroom 1	4.71 x 2.97	15'5" x 9'8"
Bedroom 2	4.52 x 3.66	14'9" x 12'0"
Bedroom 3	3.62 x 2.92	11'10" x 6'6"
Study/Bed 4	2.92 x 2.39	9'6" x 7'10"

Approx GIA	108.13sqm	1164sqft
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\*Note all dimensions are subject to minor amendments and should not be fully relied upon.



Ground Floor



First Floor



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Following a long and successful track record running local businesses through their investment vehicle, Ailsa3, Andy Hinton and Nick Wyatt launched a property arm in 2013. Ailsa3 Developments, based in Harewood, is designed to provide high quality development schemes and has completed a number of quality, sustainable schemes across Yorkshire.

Already with a plethora of successful developments and investments in their portfolio, Ailsa3 has a refreshingly open-minded approach and provides a professional service with attention to detail. Low Mill Mews is no exception; with a clear focus on quality, design, and customer satisfaction, Ailsa3 builds homes and local communities where people can thrive and be happy.

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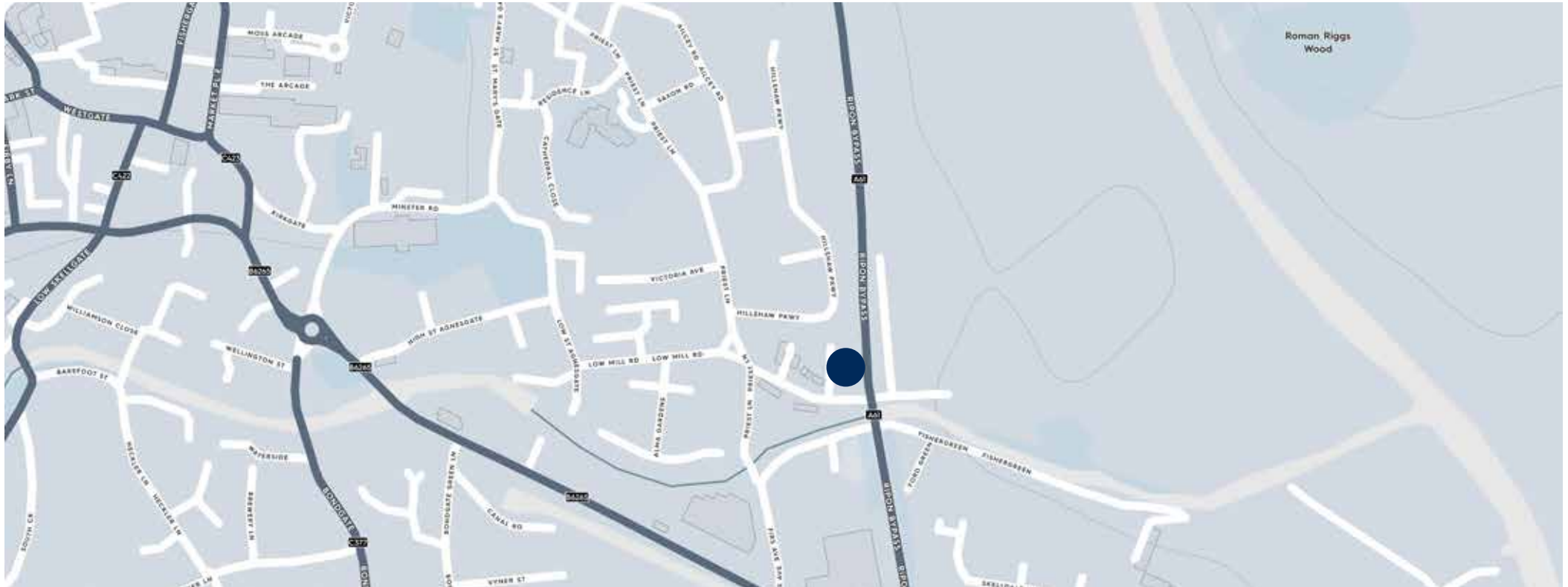


## Map & Directions

### From the A1(M):

Exit the A1(M) at Junction 50 and take the A61 towards Ripon. At the first roundabout, take the second exit to stay on the A61. At the next roundabout, take the second exit onto Rotary Way signposted for City centre. At the lights turn left towards City Centre. Continue ahead until you reach the next set of traffic lights. Turn left again and follow this road until the road splits where you will take the left turn to Low Mill Estate, you will see the development after 200 yards on the left. The site is well screened from the A61 by mature woodland.

Sat Nav Postcode: HG4 1NP.



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