

**HARRISON  
BOOTHMAN**

ESTATE AGENTS & VALUERS



4 Shires Lane, Embsay, North Yorkshire  
BD23 6RR  
Asking Price: £850,000



+ 4



+ 4



- Brand new individual home
- Four good sized double bedrooms
- Superior quality fixtures and fittings
- Extensive South facing gardens
- Built by the highly regarded  
R.N. WOOLER & CO LTD

A brand new, individually styled four bedroom detached home standing within a generous 'stand-alone' plot. Incorporating a superb south facing garden, a private gated driveway and an imaginatively designed interior incorporating bi-folding doors, Juliet balconies and a multiple en-suite bedroom configuration incorporating fully fitted dressing rooms and bespoke walk-in wardrobes.





Ideally situated in this sought after village only circa two miles from the historic market town of Skipton and including delightful open views towards the surrounding hills and countryside at the rear, this unique property has been constructed to an unrivalled new build standard throughout by the Multi Award-Winning local construction company, R. N. Wooler & Co. Ltd. incorporating handsome exterior stonework, in-house craftsman joinery, bespoke interior customer options and first-class fixtures and fittings.

Built to an extremely high specification, this luxurious home includes an open front porch leading to a spacious reception hallway, a ground floor WC, a triple aspect living room with wood burning stove, a ground floor study/snug and an impressive dining kitchen with central island, quartz worktop surfaces, a comprehensive range of integrated appliances and bi-folding doors leading out onto the south facing garden. There is an integral single garage plus a fully fitted utility room. To the first floor there is a spectacular master bedroom with cleverly designed 'walk-through' wardrobe, south facing balcony commanding long distance views and a contemporary en-suite shower room with twin hand wash basins. There are two further en-suite bedrooms, both including walk-in wardrobes and Juliet balconies. In addition there is a further single bedroom together with a well equipped house bathroom. Externally there is a private generous resin bound driveway providing extensive parking/turning facilities together with automated twin gated entrance. There are delightful gardens extending to the side and rear enjoying the south facing aspect.

RESERVE NOW IN TIME TO MAKE YOUR OWN PERSONAL CHOICE OF KITCHEN CABINETS AND WORKTOPS (to a pre-defined layout).

Please note photos shown may be other completed plots for illustrative purposes as the property is still under construction and is expected to be available for completion in Spring 2025.



Harrison Boothman Estate Agents & Valuers  
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The property will include briefly;

TEN YEAR NHBC WARRANTY

ALL MAINS SERVICES

PRIVATE DRIVEWAY PARKING WITH AUTOMATED GATED ACCESS

SOLAR PV PANELS

ELECTRIC CAR CHARGING POINT

LANDSCAPED GARDENS WITH TURFING AND NATURAL STONE FLAGS

WOOD BURNING STOVE TO THE LIVING ROOM

EFFICIENT MAINS GAS CENTRAL HEATING WITH ZONED UNDERFLOOR HEATING TO THE GROUND FLOOR

HIGH END FITTED KITCHEN WITH QUARTZ/GRANITE WORKTOPS AND INTEGRATED APPLIANCES

LUXURIOUS BATHROOMS WITH QUALITY SUITE AND TILING.

SECURITY ALARM SYSTEM

HIGH END FLOORING INCLUDED THROUGHOUT

OAK VENEER INTERNAL DOORS WITH COMPLEMENTARY FITTINGS

(A DETAILED SPECIFICATION IS AVAILABLE FURTHER BELOW)

The property will benefit from a modern, sustainable design incorporating a remarkably high level of thermal insulation together with solar PV panels ensuring reduced ongoing energy requirements and associated running costs whilst also minimising any environmental impact.

Ideally situated on the southern boundary of the scenic Yorkshire Dales National Park, the highly sought-after village of Embsay benefits from a vibrant and extremely active local community, offering excellent primary schooling together with a range of other everyday amenities including two traditional 'local' pubs, a lively village hall, a well-used general store/post office and a wonderful heritage steam railway line connecting the village to Bolton Abbey whilst holding regular special events. The nearby Bolton Abbey is situated in the picturesque valley of 'Wharfedale' and is famous for its historic ruins of a 12th century Augustinian Priory together with delightful riverside walks. The popular Yorkshire Dales villages of Burnsall, Appletreewick, Hebden and Grassington are situated further up the Wharfe to the north whilst the well regarded Spa town of Ilkley is located only a few miles away to the south-east.

The increasingly popular nearby market town of Skipton has won many accolades in recent years, being independently judged to be one of the best areas to live in the UK via multiple media sources. Catering to residents of all ages, the town offers the perfect combination of excellent schooling, easy access to countryside and an extensive choice of leisure, shopping and recreational facilities.

The town is intersected by the scenic Leeds/Liverpool canal and is well known for its Medieval Church and Castle together with a bustling High Street featuring an outdoor market on the cobbled 'setts' four days a week. The town offers an excellent mix of independent shops, pubs and cafes in addition to having well known branded stores and a choice of fashionable bars and restaurants. There are excellent public transport links, including a railway station providing regular daily services to Leeds and Bradford. The town enjoys an annual programme of community events and festivals, attracting an ever increasing degree of tourism.

THE DEVELOPER

R N Wooler & Co Limited have earned a reputation for meticulous attention to detail, expertly utilising high quality materials to create sophisticated modern homes which are constructed to the highest possible standards. This well established and extremely successful Multi-Award Winning local family firm has been responsible for many exciting projects, benefiting from a long serving workforce of directly employed craftsman, proud to be building the high calibre homes of the future.

GROUND FLOOR

COVERED ENTRANCE

With quality composite sealed unit double glazed door leading to:

#### SPACIOUS RECEPTION HALLWAY

With Karndean flooring incorporating underfloor heating. Oak doors leading to all rooms. Recessed ceiling spotlights. Stairs leading off to the first floor incorporating a useful built-in storage cupboard underneath.

#### GROUND FLOOR WC/CLOAK ROOM

Well equipped with a two piece white suite comprising low suite WC together with a hand wash basin set on a vanity cupboard. Underfloor heating. Recessed ceiling spotlights. Extractor fan.

#### INTEGRAL SINGLE GARAGE

19'8" x 11'7" With remote controlled sectional up and over door. Composite sealed unit double glazed rear entrance door. Two sealed unit double glazed windows. Light and power. Wall mounted Worcester gas central heating boiler.

#### LIVING ROOM

17'5" x 15'4" (both maximum) Enjoying a superb triple aspect with sealed unit double glazed windows to the front, and side together with three leaf bi-folding doors to the rear leading out onto the superb south facing garden enjoying views beyond. Underfloor heating. Wood burning stove.

#### STUDY/SNUG

10' x 5'7" With sealed unit double glazed window enjoying southerly views at the rear. Underfloor heating. Recessed ceiling spotlights.

#### IMPRESSIVE DINING KITCHEN

18'8" x 16' Superbly appointed with a range of fitted wall and base units incorporating quartz worktop surfaces together with a large matching island. Range of integrated appliances included. Four leaf bi-folding doors leading out onto the south facing garden and enjoying long distance views beyond. Underfloor heating. Recessed ceiling spotlights.

#### UTILITY ROOM

12'10" x 6' Superbly appointed with a range of fitted wall and base units to match the kitchen. Underfloor heating. Composite sealed unit double glazed side entrance door.

#### FIRST FLOOR

##### LANDING

With spindled balustrade. Oak doors leading to all rooms. Deep built-in store cupboard housing the hot water cylinder.

##### IMPRESSIVE MASTER BEDROOM

19'8" x 13'11" (both maximum) With sealed unit double glazed door leading out onto a superb south facing balcony. Two central heating radiators. Fully fitted 'walk through' wardrobe. Recessed ceiling spotlights. Door leading to:

##### LUXURIOUS EN-SUITE SHOWER ROOM

Superbly appointed with a low suite WC, twin hand wash basins on vanity cupboards and a wide walk-in shower housing a chrome dual/drench head mixer shower. Contemporary wall and floor tiling. Electric underfloor heating. Velux room window. Recessed ceiling spotlights. Chrome towel radiator.

##### BEDROOM TWO

13'4" x 8'7" (plus walk-in wardrobe) With UPVC sealed unit double glazed door to a Juliet balcony commanding superb views. Sealed unit double glazed window to the side. Velux roof window. Central heating radiator. Open through to a:

##### FULLY FITTED WALK-IN WARDROBE

8'6" x 7'1" Well equipped with a range of fitted units. Central heating radiator. Sealed unit double glazed window. Recessed ceiling spotlights. Velux roof window.

##### EN-SUITE SHOWER ROOM

Superbly appointed with a low suite WC, hand wash basin set on a vanity cupboard and a walk-in shower housing a chrome dual/drench head mixer shower. Recessed ceiling spotlights. Extractor fan. Contemporary wall and floor tiling. Electric underfloor heating. Chrome towel radiator. Sealed unit double glazed window.

#### BEDROOM THREE

12'6" x 10' (plus walk-in wardrobe) With sealed unit double glazed window to the front. UPVC sealed unit double glazed door to a Juliet balcony. Central heating radiator. Open through to the:

#### FULLY FITTED WALK-IN WARDROBE

8'4" x 6'9" With a range of fitted units. Central heating radiator. Recessed ceiling spotlights. Velux roof window. Door leading to:

#### EN-SUITE SHOWER ROOM

Superbly appointed with a low suite WC, hand wash basin set on a vanity cupboard and a walk-in shower with chrome dual/drench head mixer shower. Contemporary wall and floor tiling. Electric underfloor heating. Chrome towel radiator.

#### BEDROOM FOUR/STUDY

7'8" x 7'7" With sealed unit double glazed window enjoying superb southerly views at the rear. Central heating radiator. Velux roof window.

#### HOUSE BATHROOM

Superbly appointed with a three piece suite comprising low suite WC, hand wash basin set on a vanity cupboard and a double ended bath. Velux roof window. Contemporary wall and floor tiling. Electric underfloor heating. Sealed unit double glazed window. Recessed ceiling spotlights. Extractor fan. Chrome towel radiator.

#### OUTSIDE

A double gated entrance leads to a generous resin bound driveway providing extensive parking and turning facilities whilst leading to the:

#### INTEGRAL SINGLE GARAGE (AS PREVIOUSLY DESCRIBED)

There are delightful gardens extending to the side and rear incorporating lawns together with Indian stone flagged pathways and patio areas.

The rear garden enjoys a superb south facing aspect commanding long distance views over the surrounding hills and countryside. External lighting.

#### RESERVATION

To make a reservation, please contact the Selling Agents. A reservation fee of £1,000 is required to secure the property. Please make cheques payable to "R N Wooler & Co Limited". Payment can also be made by BACS (account information can be obtained from the selling agents). All reservations are subject to a reservation agreement and purchasers must be in a position to exchange contracts within nine weeks of this agreement. The reservation fee is deducted from the balance due on completion. If, after placing the reservation fee, the prospective buyer does not proceed with the purchase within the prescribed timescale, the developer reserves the right to re-offer the property and retain a fair proportion of the reservation fee towards any 'out of pocket' expenses. Upon making a reservation, the prospective purchaser will be required to provide proof of ID and proof of funds (including a mortgage agreement in principal where applicable). This information must be provided within 7 days of the reservation agreement. In addition, we strongly recommend that all prospective purchasers appoint a Solicitor or Professional Legal Advisor to carry out the legal formalities and represent their interests relating to the purchase. The name and contact details of such should also be provided to the selling agents within 7 days of the reservation agreement. If the necessary information above is not provided to the selling agents within the 7 day time frame, the developer reserves the right to withdraw from the reservation and re-offer the property for sale. In all other respects, the developer reserves the right to withdraw from the reservation agreement at any stage, subject to a full refund of the reservation fee. In any event, any supplementary costs incurred by the purchaser associated with the proposed purchase are entirely at their own risk and will not be reimbursed by the developer under any circumstances. Please contact the selling agents to discuss any potential reservation proposal in detail.

## GENERAL

Any plans, descriptions and measurements are subject to change and do not form part of any contract. The developer reserves the right to make changes to the plans and specification at any stage. Potential buyers are advised to ensure that the finished dimensions, boundaries, specification and layouts meet their own expectations and requirements prior to exchange of contracts. Some photos shown may be of the Show Home or from previous developments and are for illustrative purposes only. The site plan shown is provisional and is subject to change. Any fitted wardrobes shown on the plans or in the photographs are for illustrative purposes only and are an optional extra.

Any floor plans are provided for informational and illustrative purposes only. Although we endeavour to provide truthful representation, we do not in any way warrant the accuracy of a floor plan information and the floor plan layout and measurements may contain errors and omissions. We are not liable for and do not accept any liability relating to any loss or damage suffered as a direct or indirect result of use of any information on the floor plan.

These particulars were prepared from observation together with information supplied by the vendor. We have not carried out a detailed professional survey.

## TENURE

The property will be Freehold. The boundaries are still to be confirmed. An access point will be retained on the land to the west and the boundaries are to be adjusted to meet safety requirements for visibility splay. Further information on request.

## HEALTH AND SAFETY

Any site visits are strictly by appointment only. Interested parties must not under any circumstances attempt to venture onto the building site unaccompanied. Building sites are dangerous and contain numerous safety hazards including moving machinery and uneven surfaces. Any visitors to the site will be required to observe important health and safety notices and must wear suitable footwear together with Personal Protective Equipment (PPE). The PPE will be provided by the developer upon arrival and should be worn until leaving the site. Young children and pets will not be permitted on site. Agreed site visits will be accompanied by a representative on behalf of the developer. Whilst conducting site visits, it is essential for their own safety that visitors must follow all instructions provided by the appointed representative and must only access areas of the site permitted by the representative on behalf of the developer. During site visits, visitors are advised to be alert for any potential hazards and take great care at all times. Visitors must remain together in a group with the representative and must not leave this group at any time.

## WARRANTY AND BUILDING STANDARDS

The property will be constructed in accordance with relevant building regulations, the planning consents and under the supervision of NHBC. A 10 year NHBC warranty will be provided on completion. Further written information on the warranty is available on request and will also be provided at the point of any reservation. Further information can also be found at [www.nhbc.co.uk](http://www.nhbc.co.uk)

## CONTACT AND COMPLAINTS

Prior to reservation, buyers are advised to direct any general queries or complaints to the Selling Agents either by telephone or email. Once a reservation has been made, any legal questions must be directed to the purchaser's appointed legal advisers; whilst any queries regarding the general fit-out of the property should be directed to the developer directly either by telephone or email. Specific contact details for the developer will be provided at the point of reservation. Upon completion of the sale, any queries or complaints should be made directly to the developer or to NHBC where required.

## FITTING OUT

Where agreed your home will be fitted out as per the specification provided to you. The time this takes depends on availability of labour and materials together with other factors that can impact on the speed at which we can work such as the weather. Occasionally we and purchasers agree to alterations to that specification or additional items. These are often referred to as 'extras'. In those circumstances where 'extras' are agreed we reserve the right to require that the purchaser pays an additional sum for the items to be ordered and the work to be done. Please note where 'extras' are agreed and the additional sum is paid it is paid on the following basis:

1) It will be used for the ordering/construction and acquisition of materials and items and subsequent fitting of the agreed additional items.

2) In the event that you do not proceed with the purchase only that part of the monies paid that has not been utilised in respect of the 'extras' will be refunded.

Consequently if you do decide to proceed on this basis the sums you pay may not be refunded. If you are unclear as to the meaning of the above please seek independent legal advice.

**SERVICES** All mains services are intended to be installed.

Please note we have not been able to test the equipment or installations in this property and recommend that prospective purchasers arrange for a qualified person to check any appliances before entering into any commitment.

**VIEWING** Strictly by arrangement with HARRISON BOOTHMAN Tel: Skipton 799993

If you are thinking of selling your property HARRISON BOOTHMAN will be pleased to provide a FREE VALUATION for sale purposes.

#### **DEVELOPER INFORMATION / SPECIFICATION**

During R N Wooler & Co. Ltd.'s many years of trading we have developed a diverse range of bespoke properties around Skipton, Settle and Ilkley and in the Yorkshire Dales National Park. Using traditional methods and materials, supplemented by modern innovation, examples of our recently completed developments can be seen at Meadow Close, Bradley, Park Croft, Gargrave, High Castle, Skipton and Raikes Road, Skipton along with many more.

For further information visit the Woolers website at [www.rnwooler.co.uk](http://www.rnwooler.co.uk) or contact them on 01535 691699 / [info@rnwooler.co.uk](mailto:info@rnwooler.co.uk).

Built by our directly employed, time served craftsman, your R N Wooler home at 4 Shires Lane comes with the following as standard:

#### **Generally**

10-year NHBC build warranty.

Single garage with electronically operated door.

2 x bib taps

Mains utility connections including drains, gas, water, electric and telecoms.

#### **Heating**

The property is installed with a Worcester Boiler with pressurised cylinder.

Underfloor heating to ground floor with individually thermostatically controlled zones.

Stelrad compact panel radiators to 1st floor.

Wood burning stove including stone hearth.

#### **Bathrooms & Downstairs WC**

High quality contemporary bathrooms featuring walk in showers with rain heads, wall hung basin vanity units with LED mirror cabinets and easy clean water saving rimless toilets.

High specification tiles installed to walls and floors.

Electric under tile heat mat to provide underfloor heating to bathrooms.

Dual fuel chrome towel rails to house bathroom and en-suites.

#### **Electrical**

Automated electric gate to driveway.

Intruder alarm as standard with minimum 4nr. PIR's to the house and garage including door contacts to alarm system.

Mains operated smoke and / or heat detectors throughout.

Ample external light fittings with PIR sensors.

Mirror light / shaver points – main bathroom and en-suites.

TV points (living room, kitchen diner, all bedrooms).  
Telephone points (1 main incoming point).  
LED downlights fitted to kitchen, WC, house bathroom and en-suites.  
LED under pelmet lighting in kitchen.  
Ample chrome faced electrical switches and sockets throughout.  
Electric points in garage.  
External electric point.  
External car charging point.  
TV and data point.  
Doorbell system.  
Solar 3.5KW PV system.

### **Kitchen**

Bespoke kitchen manufactured in the R N Wooler joinery workshop with a choice of high-end specification units and granite / quartz worktops with splashback behind hob and upstands throughout.  
High specification appliances as standard to include integrated dishwasher, induction hob, double multi-function oven, one and a half bowl sink with mixer tap, tall fridge freezer and extractor.

### **Utility**

Bespoke utility manufactured in the R N Wooler joinery workshop with a choice of high-end specification units and granite / quartz worktops with upstands throughout.  
High specification appliances as standard to include washing machine and tumble dryer.

### **Internal Specification**

Contemporary timber skirting and architraves.  
High specification flooring included throughout.  
Internal walls Almond White emulsion with White ceilings and woodwork.  
R N Wooler & Co. Ltd. manufactured stairs with Oak balustrading and handrails.  
Bespoke fitted furniture to three dressing areas.

### **Optional Extras: -**

Including bespoke fitted wardrobes and free-standing furniture manufactured in R N Wooler's joinery workshop, cutlery trays, window coverings (i.e. Velux blinds) and upgraded flooring.  
The above list is not exhaustive and your Sales Representative will discuss all extras available to you at your choices appointment.

### **Door and Window Specification**

Timber windows painted in 'Agate Grey' with double glazing and ventilation complete with chrome ironmongery.  
Solid wood effect composite glazed front door in Agate Grey  
French door / bifold (plot specific) to rear in Agate Grey.  
Oak veneer Genoa internal doors with high end chrome ironmongery.

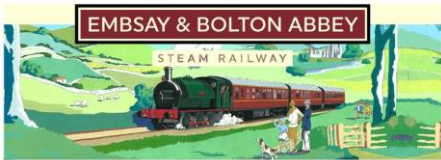
### **External Specification**

Turf, landscaping, and planting generally.  
Resin gravel driveway / parking areas.  
Coursed masonry and new sawn natural window surrounds to dwellings.  
Natural stone and copings to wall tops with galvanised and painted railings and gates.  
Natural blue slates to roof and natural stone ridge tiles.  
Timber gated gardens (where isolated from railings) as / where required.  
Natural stone flags to patios and paths with feature hand railing / balustrading as required to external steps / retaining walls.

These particulars are intended only to give a fair description of the property as a guide to buyers. Their accuracy is not guaranteed and neither R N Wooler & Co Ltd nor HARRISON BOOTHMAN accept any liability in respect of their contents, they do not constitute any offer or contract of sale and any prospective purchaser should satisfy themselves by inspection or otherwise as to the correctness of any statement or information on these particulars.







**CONSUMER  
CODE FOR  
HOME BUILDERS**  
[www.consumercode.co.uk](http://www.consumercode.co.uk)



Raising Standards. Protecting Homeowners





GROUND FLOOR



1st FLOOR

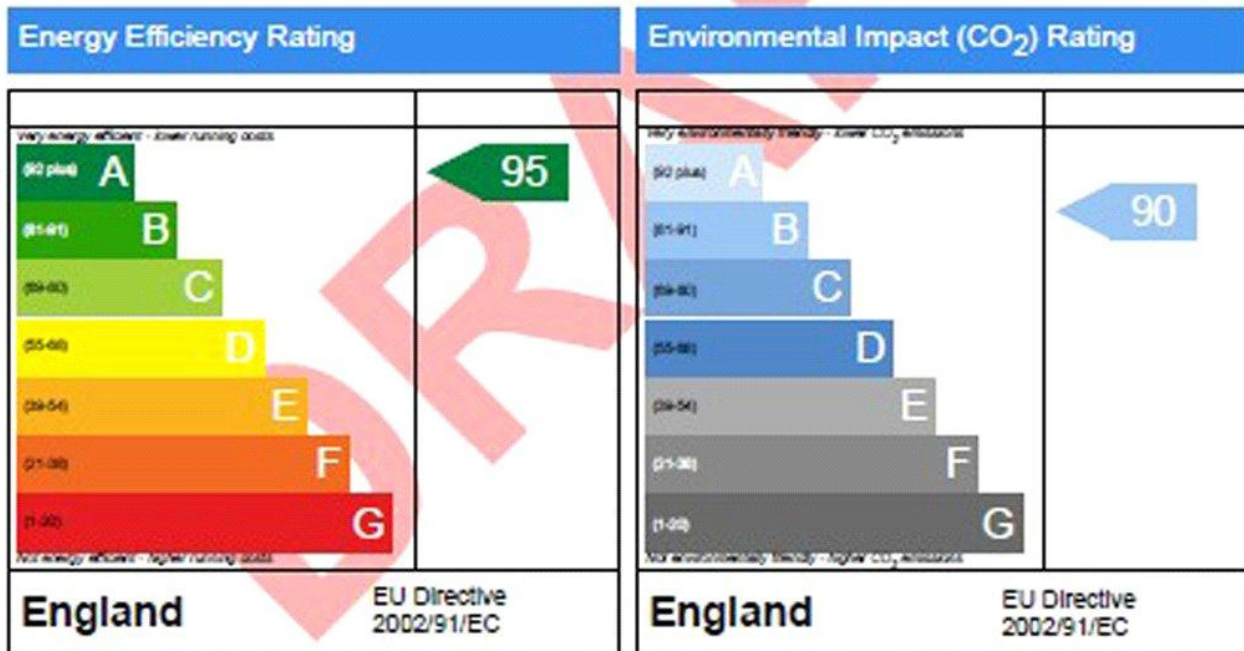
# Predicted Energy Assessment



Dwelling type: House, Detached  
 Date of assessment: 12/04/2024  
 Produced by: Jacob Ward  
 Total floor area: 189.84 m<sup>2</sup>  
 DRRN:

This document is a Predicted Energy Assessment for properties marketed when they are incomplete. It includes a predicted energy rating which might not represent the final energy rating of the property on completion. Once the property is completed, this rating will be updated and an official Energy Performance Certificate will be created for the property. This will include more detailed information about the energy performance of the completed property.

The energy performance has been assessed using the Government approved SAP 10 methodology and is rated in terms of the energy use per square meter of floor area; the energy efficiency is based on fuel costs and the environmental impact is based on carbon dioxide (CO<sub>2</sub>) emissions.



The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills are likely to be.

The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO<sub>2</sub>) emissions. The higher the rating the less impact it has on the environment.

These particulars do not constitute an offer or contract of sale.

Any prospective purchaser should satisfy themselves by inspection of the property.