

AG

ASHLANDS  
GARTH  
ILKLEY

 **WOOLER**  
Built on Tradition & Innovation

# *The* DEVELOPMENT

Ashlands Garth is the latest residential development by R N Wooler & Co. Ltd. – a highly regarded local firm with numerous high calibre schemes under their belt and with considerable experience across the residential, commercial and leisure sectors.

This thoughtfully designed project offers a mix of fourteen homes, each enjoying a semi-detached configuration and ranging from two bedroom properties designed for first-time buyers or the more mature, through to three bedroom and four bedroom family homes. These larger homes offer varied layouts with some offering a first floor study, or alternatively an additional ensuite. Please see the following floorplans for individual layouts.

Ashlands Garth enjoys a convenient yet discreet location, with Ashlands Primary School within close proximity and Ilkley town centre a short walk away. The location also provides ready access to some beautiful riverside walks along the Wharfe, whilst a footbridge over the river leads towards Ilkley's renowned Art Deco Lido and the rugby and cricket clubs. The site commands interesting views to the south, across town towards Ilkley's famous moors which offer fabulous walks and endless opportunity for mountain biking.







## *Life in* **ILKLEY**

Ilkley provides a highly desirable living environment with excellent retail, recreational and social facilities including healthcare, a cinema, theatre and the Winter Gardens. Sports clubs range from the renowned Ilkley Golf Club through to popular cricket, football and rugby clubs, as well as the community's tennis and squash club which also offers gym facilities and fitness classes.

Ilkley retains a magnificent Grade II listed 1930s lido – the outdoor pool being a hub for social activity over the summer months, and a setting from where one can both soak up the sun and enjoy the magnificent views towards the famous moors.





## A Bustling TOWN

Those in search of a culinary experience will find plenty of opportunities – from street side cafés, wine bars and bistros, to the famous Box Tree restaurant and also the Burlington restaurant at the Devonshire Arms in Bolton Abbey.

Ilkley blossomed during the Victorian period when lands were released for development and a number of spa hotels were built to cater for those looking to take in the invigorating waters. The prominent white painted public bath house on Ilkley moor is still popular with those taking a traditional refreshing New Year's day dip!

So much that this bustling town has to offer is within comfortable walking distance, with the town centre around 3/4 of a mile away. It is little wonder the Sunday Times gave the town the accolade of 'best place to live' in the North East of England in the spring of 2021, and again in 2025. Come and experience it for yourself!



## *A short distance from* **SCENERY OR CITY**

Ilkley has its own thriving retail centre, with 'high street' and local traders grouped around The Grove and other pleasant shopping streets.

For those seeking more choice and diversity the vibrant centres of Leeds, Harrogate and York are within easy reach and provide their own individual style of shopping, dining and heritage.

For a more comfortable pace of life the Yorkshire Dales National Park is to be found a few miles to the north of Ilkley and offers some of England's finest countryside, with beautiful river valleys separated by magnificent hill and fell scenery.



## *At the centre of* **IT ALL**

Standing close to the threshold of the Yorkshire Dales National Park amidst some of Wharfedale's most glorious scenery, Ilkley combines ready access to beautiful open countryside with excellent connectivity to regional business centres and retail destinations.

The A1, with its north / south links, can easily be reached within 45 minutes and the town benefits from its own centrally located Metro railway station which offers frequent services throughout the day into both Leeds and Bradford – from the former there are regular daily connections to London Kings Cross.

Distance from Ashlands Garth	Miles
LEEDS	17
BRADFORD	14
HARROGATE	18
YORK	36
SKIPTON	10
LEEDS BRADFORD INTERNATIONAL AIRPORT	10

# The LANGBAR

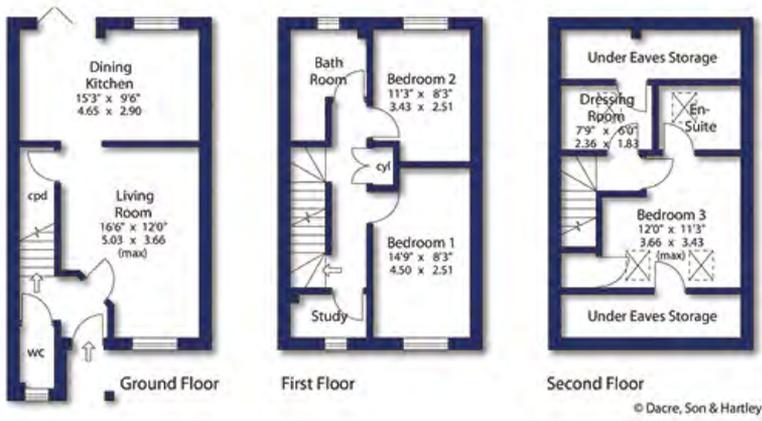
(Type A) Plots 1, 5, 9 & 13



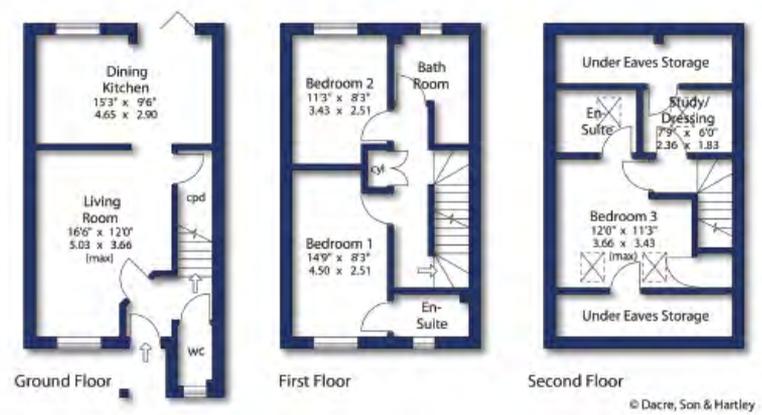
These three storey, three bedroom homes are dotted around Ashlands Garth - some with southerly facing gardens and aspect towards Ilkley Moor.

Each plot has one ensuite and either a study and dressing room, or study and further ensuite. Two parking spaces to the front.

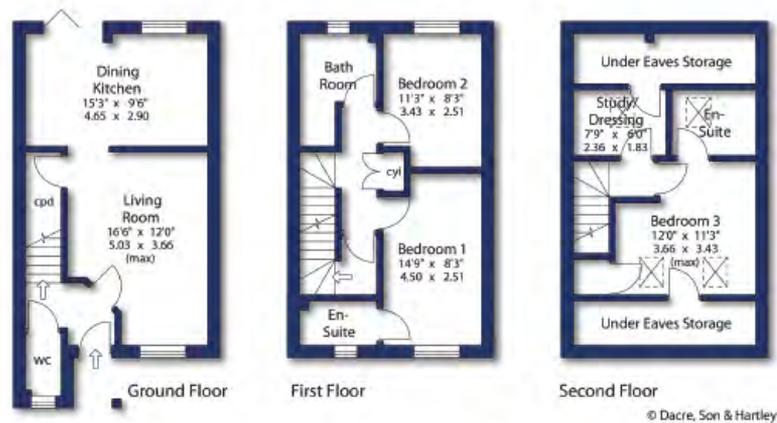
Plot 1



Plot 9



Plot 5 & 13



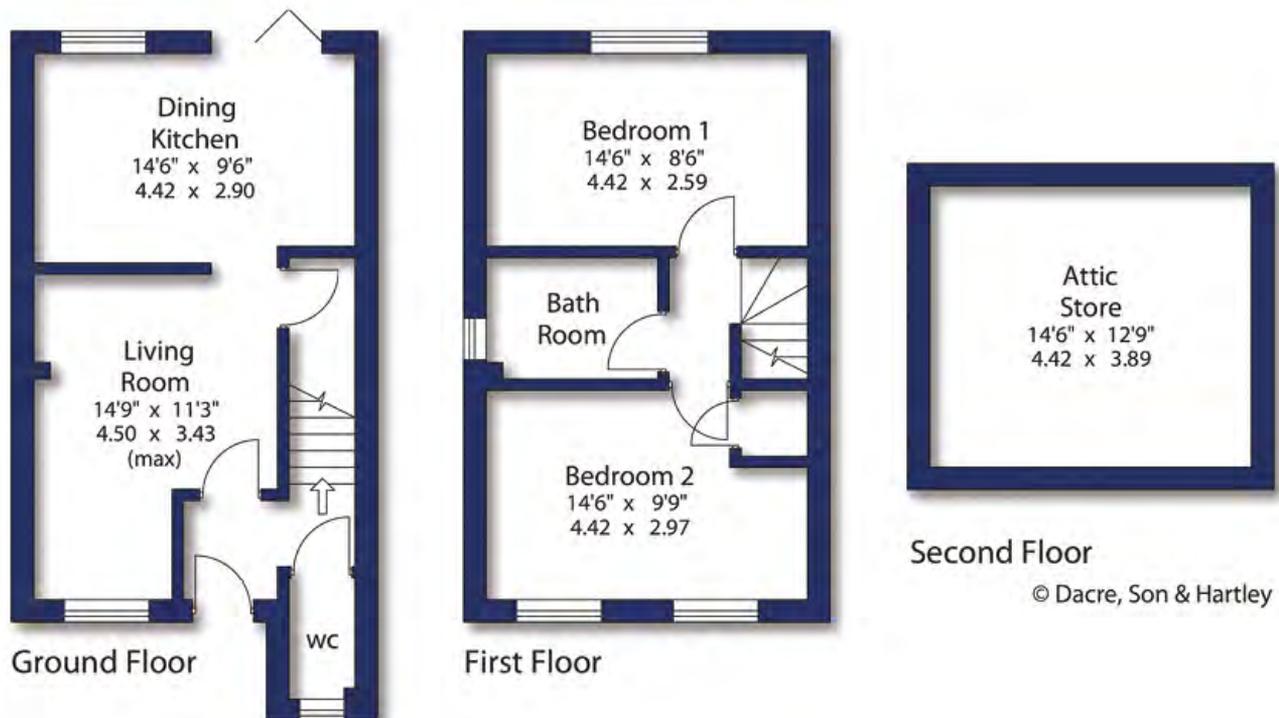
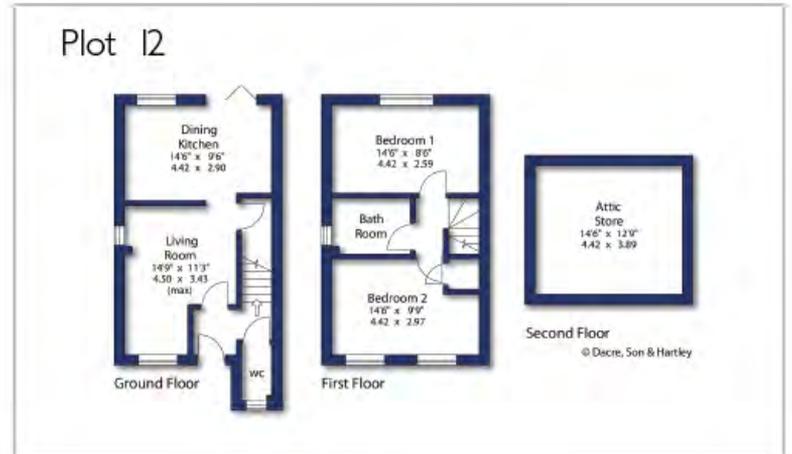
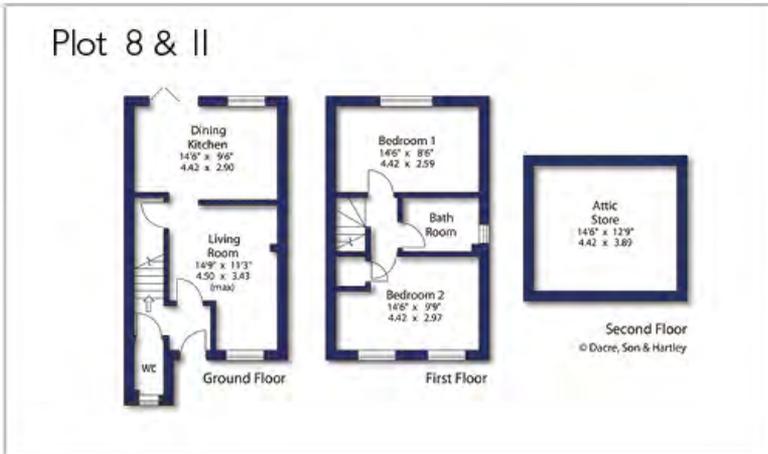


# The Beamsley

(Type B) Plots 7, 8, 11 & 12

Each of these two bedroom homes offer well considered living, with a ground floor cloakroom and full width dining kitchen complimenting the two first floor double bedrooms.

Bifold doors open out to a large rear terrace and lawned garden, adding a further touch of modern style.



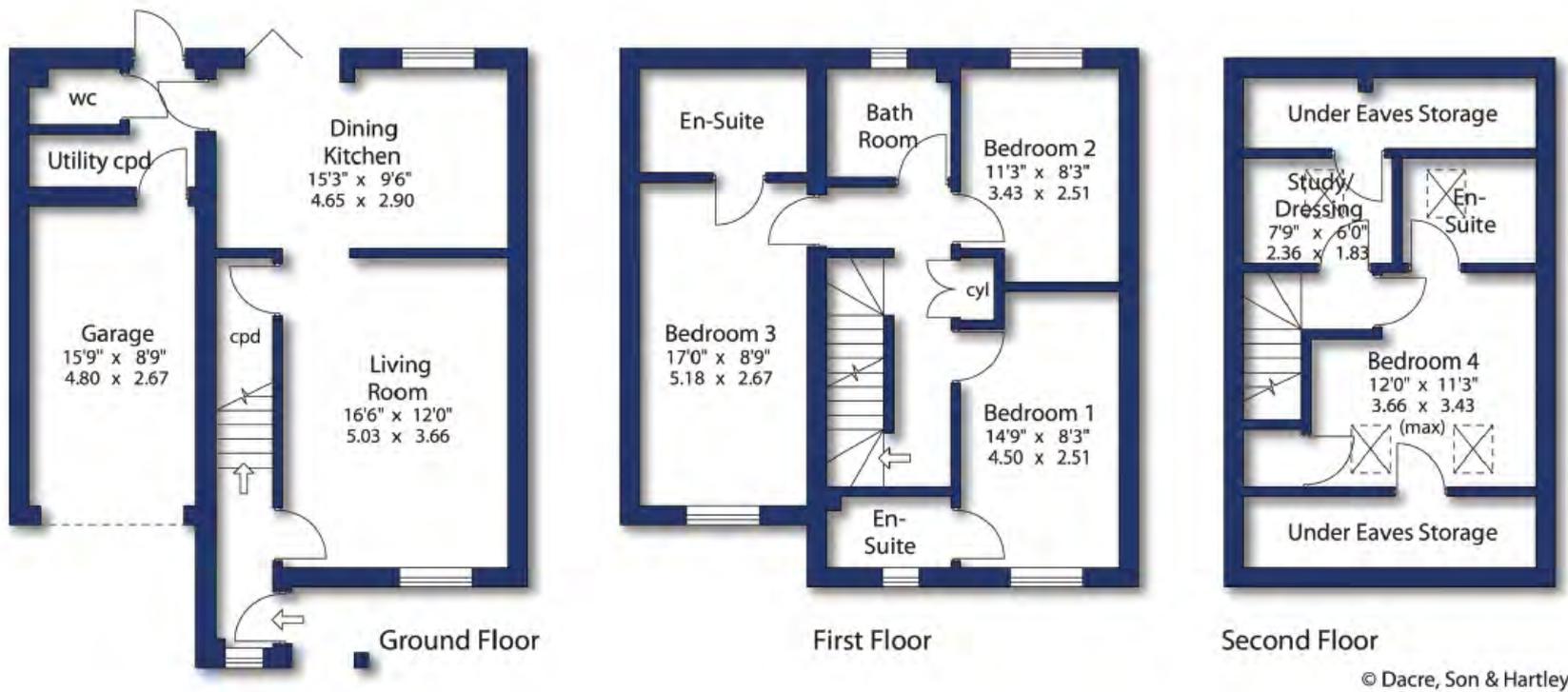
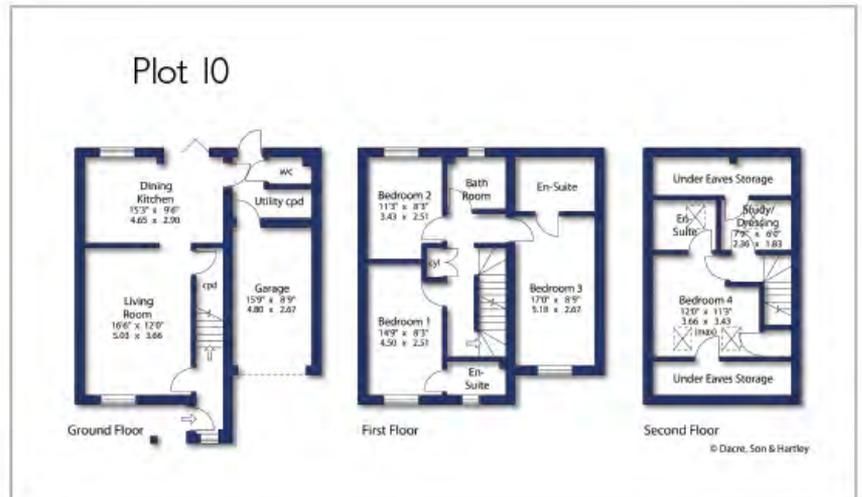
Plot 7

# The Rombalds

(Type C) Plots 2, 10 & 14

These generous family homes are planned over three floors, offering excellent accommodation with four bedrooms, a study and three ensuites in addition to the house bathroom. Two car parking spaces and an integral garage add to the practicality of this very desirable property.

Plots 10 and 14 have expansive gardens to the side.



Plot 2 & 14

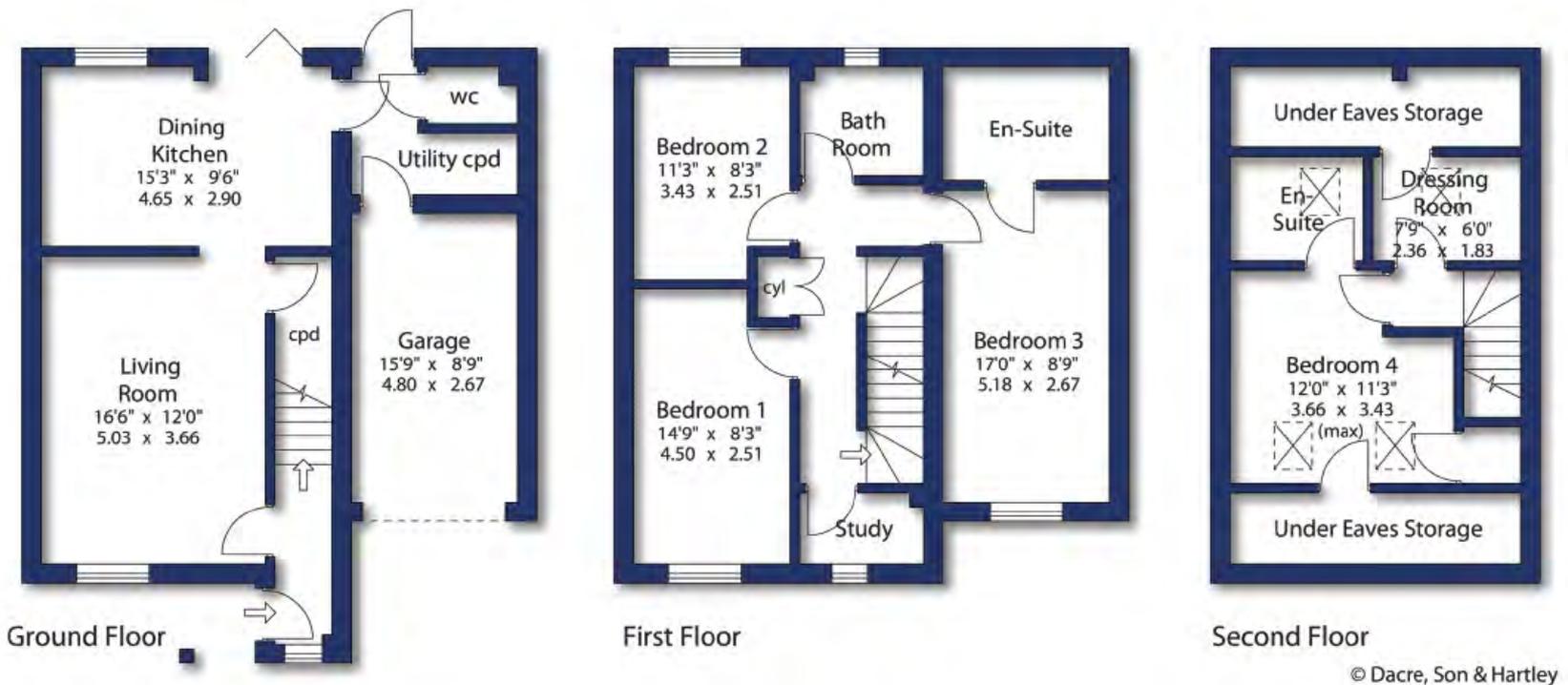


# The Denton

(Type D) Plots 3 & 4

There are just two of this attractive design at Ashlands Garth both enjoying a southerly aspect from the rear garden and terrace.

Providing four bedrooms, two of which are ensuite. A first floor study adds flexibility, whilst the upper floor bedroom has both a dressing room and shower room off.



Plot 3

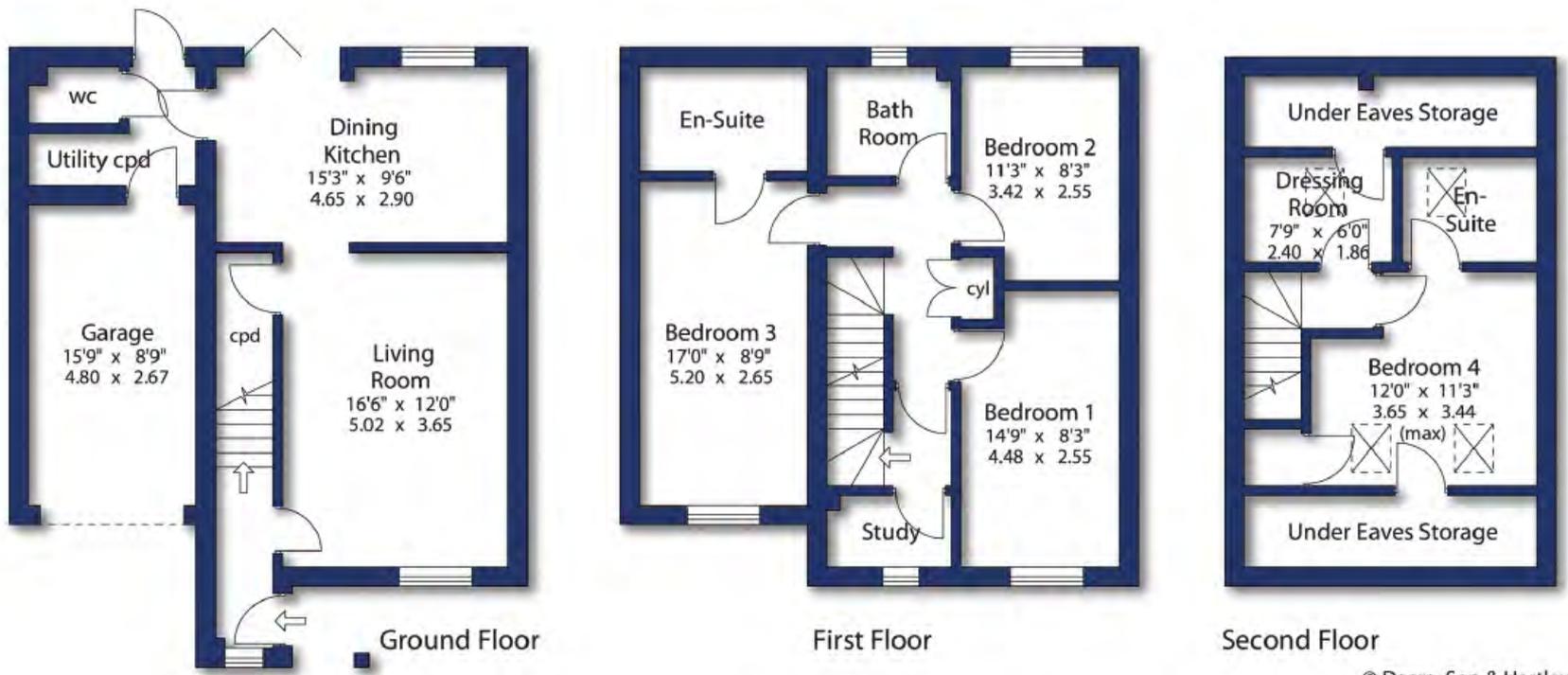
# The Wharfe

(Type E) Plot 6



Plot 6 is the only version of the Wharfe house type on the development - the home having the advantage of a southerly rear aspect from the garden and terrace. Great family living with four bedrooms - two en-suites - as well as a study and dressing room.

Parking and single garage.



© Dacre, Son & Hartley

Plot 6

# SITEPLAN



**The Langbar**  
3 bedroom

**The Beamsley**  
2 bedroom

**The Rombalds**  
4 bedroom

**The Denton**  
4 bedroom

**The Wharfe**  
4 bedroom

# A comprehensive specification

Over the years R N Wooler & Co. Ltd. have developed a diverse range of bespoke properties around Skipton, Settle, Ilkley and in the Yorkshire Dales National Park. Using traditional methods and materials, supplemented by modern innovation, examples of 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 website [www.rmwooler.co.uk](http://www.rmwooler.co.uk)

Built by our directly employed, time served craftsman, your R N Wooler home at Ashlands Garth comes with the following as standard.

## Generally

10-year NHBC build warranty.

Single garage with electronically operated door to house types C, D & E.

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

## Plumbing & Heating

All plots with multiple bathrooms will have a Worcester Bosch 24l boiler & 250 litre pressurised cylinder.

Plots with a single bathroom will have a Worcester Bosch 34 CDI compact boiler.

Underfloor heating to ground floor with individually thermostatically controlled zones.

Stelrad compact panel radiators to first floor and second floor where relevant.

1 x outside tap per property.

## Bathrooms & En-suites and Downstairs WC

High quality contemporary bathrooms featuring bath with shower over. Where included, en-suites feature walk in showers with rain heads. Bathrooms and en-suites feature wall hung basin vanity units with LED mirror cabinets and easy clean water saving rimless toilets. Ground floor WC features easy clean, water saving rimless toilets and wall hung wash basins.

Choice of high specification tiles to walls and floors, unless already fitted.

Electric heat mat to provide underfloor heating to bathroom and en-suites, which also have dual fuel chrome finished towel rails.



## Electrical

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

Mains operated smoke and / or heat detectors throughout.

External light fitting with PIR sensor.

Mirror light / shaver points – main bathroom (and en-suites where relevant).

TV points (living room, kitchen diner and all bedrooms).

Telephone points (one main incoming point).

LED downlights fitted to kitchen, house bathroom (and en-suites where relevant).

LED under pelmet lighting in kitchen.

Chrome faced electrical switches and sockets throughout.

Electric points in garage (where relevant).

External electric point.

External car charging point.  
SKY cabling, TV and BT point. The broadband connection is FTTP.

The preceding are subject to supplier contracts, network charges and terms.

Doorbell system.

Solar 3KW PV system.

## Kitchen

Bespoke kitchen cabinets manufactured in the R N Wooler joinery workshop with a choice of high end specification doors / drawer fronts and granite or 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. N.B Washing machine only if no utility cupboard.

## Utility Cupboard (where relevant)

Washing machine and tumble dryer. N.B. Plot specific.

## 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.

**Optional Extras: -**

The vendors would be very happy to provide a quotation for optional extras to include bespoke fitted wardrobes and free-standing furniture manufactured in the R N Wooler & Co. joinery workshop, cutlery trays, additional plug sockets, USB sockets, additional tiling, window coverings (i.e. Velux blinds) and upgraded granite / quartz worktops.

The 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 'Anthracite – Ral 7016' with double glazing and ventilation complete with chrome ironmongery.

Solid wood effect composite glazed front door in Anthracite.

French door or bifold (plot specific) to the rear in Anthracite. N.B. See floorplans.

Oak veneer Genoa internal doors with high end chrome ironmongery.

**External Specification**

Turf, landscaping, and planting generally.

Tarmac private access road and block paved and / or parking areas.

Marshall coursed artificial split faced walling and new sawn window surrounds to dwellings.

Eternit composite blue slates to roof and matching ridge tiles.

Timber panel fencing, powder coated railings and masonry boundary features.

Composite Yorkstone effect flags to patios and paths.

Note: - Each property will be Freehold. Private roads off the adopted highway and certain areas of open green space within the development will be communally owned and run by the resident owned management company. Each home will make an annual contribution towards the maintenance of this space. There is

expected to be an initial, one-off opening charge payable, together with an ongoing annual cost, initially estimated at £250 per property and subject to variation at the management company's discretion.

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 the vendor(s) or their agents 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.

The developers reserve the right to change the specification without notice. Please note that the purchaser's ability to choose particular items (such as wall tiling or kitchen worktops), will depend on the build programme and may not be available in all or any circumstances.

# DIRECTIONS

From Dacre Son & Hartley on The Grove, proceed down Brook St and turn right at the main traffic lights. Continue, passing Booths supermarket on the right. Ashlands Primary School will be seen to the right – turn immediately left on to Ashlands Road and after a hundred yards or so turn right on to the main estate road leading to Ashlands Garth.

# VIEWING

Please contact the sole agent's Ilkley Office on 01943 600655. Alternatively, Patrick McCutcheon can be reached on 07801 522184 or by e-mail [pjm@dacres.co.uk](mailto:pjm@dacres.co.uk)



## LOCAL AUTHORITY & COUNCIL TAX BAND

The City of Bradford Metropolitan District Council, Hall Ings,  
Bradford, West Yorkshire, BD1 1HX

Council Tax Band To be assessed

## TENURE

Freehold. An estate charge will be levied to cover the cost of maintaining communal areas, the private roadway and public open space. Please see specification page.

## INTERNET & MOBILE COVERAGE

Information obtained from the Ofcom website indicates that an internet connection is available from at least one provider. Mobile coverage (outdoors), is also available from at least one of the UKs four leading providers. For further information please refer to: <https://checker.ofcom.org.uk/>

## AGENT'S NOTES

If any issue such as location, communications or condition of the property are of material importance to your decision to view then please discuss these priorities with us before making arrangements. Extensive information on all of our properties can be viewed online at [www.dacres.co.uk](http://www.dacres.co.uk)

## REFERRAL FEES

Where we refer a seller/s or a purchaser/s to any of the following providers (and you are welcome to use any alternative provider), Dacre, Son & Hartley reserves the right to claim a reasonable commission in respect of such services which will be charged to the third party provider:

- Conveyancing Provider to deal with the transfer of title and Surveyor Services. In either instance the fee / commission will not exceed £450 per case. In respect of referrals to Mortgage Advice Bureau the average fee will be approximately £450 but may vary and is case specific. Any such commission does not affect our prices to you but may result in the third party provider's prices being higher than they may otherwise be.

## BUYER ANTI MONEY LAUNDERING CHECKS

We are required by HMRC to undertake Anti Money Laundering checks for all buyers to the contract. These checks are carried out through iamproperty who will make a charge of £24.00 inclusive of VAT per buyer. We will also need to see proof of funding. We cannot mark a property Sold Subject to Contract until the checks have been satisfactorily completed.

Disclaimer 1. Our description of any appliances and services (including central heating systems) should not be taken as any guarantee that these are in working order. They have not been, nor will they be tested. 2. These particulars do not constitute an offer or contract of sale, and any prospective purchaser should satisfy themselves by inspection of the property. 3. You should not rely on anything stated verbally by any member of Dacre, Son & Hartley's, Marrtree's and R N Wooler & Co. Ltd's. staff unless we confirm the matter in writing. 4. All illustrations are for identification purposes only and are not to scale. 5. Measurements are taken in imperial to the nearest three inches. 6. There is no implication that an item is included within the sale by virtue of its inclusion within any photograph. 7. The sale is subject to all rights of support, public and private rights of way, water, light, drainage and other measurements, quasi easements and wayleaves, and all or any other rights whether mentioned in these particulars or not. Dacre, Son & Hartley is a registered trademark of Dacre, Son & Hartley Limited.

SOLE SELLING AGENT

**DACRE, SON & HARTLEY**

EST. 1820

**Patrick McCutcheon 01943 600655**

A DEVELOPMENT BY



Built on Tradition & Innovation



ASHLANDS  
GARTH

# PRICE LIST

FULL RELEASE – REVISED 10TH OCT 2025

**SHOW HOME AVAILABLE TO VIEW  
BY APPOINTMENT**

Plot	Description	Price	
Plot 1	A three bedroom house with a south facing rear garden with views across town towards the moors. Study and two parking spaces.	£454,950	Available
Plot 2	Four bedrooms, three ensuite and a study/dressing room. Excellent family accommodation.	£572,500	Available
Plot 3	Four bedroom living, two of which are ensuite with a study and dressing room in addition. Garaging and a utility add practicality.	£579,950	Available
Plot 4	Four bedroom living, two of which are ensuite with a study and dressing room in addition. Garaging and a utility add practicality.	£579,950	Available
Plot 5	A three bedroom house with a south facing rear garden with views across town towards the moors. Study and two parking spaces.	£457,500	Available
Plot 6	Great family living with a southerly rear aspect. Four bedrooms - two ensuite - study, dressing room, utility cupboard and cloakroom.	£574,950	Available
Plot 7	Two bedroom house with ground floor accommodation to include a full width dining kitchen with bi-fold doors and cloakroom. Parking space.	£352,500	Sold
Plot 8	Two bedroom house with ground floor accommodation to include a full width dining kitchen with bi-fold doors and cloakroom. Parking space.	-	Sold
Plot 9	Three bedroom accommodation - two ensuite with a study/dressing room in addition. A pair of parking spaces.	£479,950	Available
Plot 10	Four bedrooms, three ensuite and a study/dressing room. Excellent family accommodation with a large westerly facing garden.	£585,000	Sold STC
Plot 11	Two bedroom house with ground floor accommodation to include a full width dining kitchen with bi-fold doors and cloakroom. Parking space.	-	Sold
Plot 12	Two bedroom house with ground floor accommodation to include a full width dining kitchen with bi-fold doors and cloakroom. Parking space.	£352,950	Sold
Plot 13	Three bedroom accommodation - two ensuite with a study/dressing room in addition. A pair of parking spaces.	£472,500	Available
Plot 14	Four bedrooms, three ensuite and a study. Excellent family accommodation with a generous garden.	£590,000	Sold STC

The developers reserve the right to amend the plans and specification without prior notice. Please note that the CGI images are for illustrative purposes only and the specification of the properties should be checked before committing to purchase. Potential for purchaser selection subject to timescales.

#### Reservation Procedure

A contract of sale will only be issued to those parties able to proceed, on the expectation that an unconditional exchange of contracts will occur within six weeks of the receipt of the contract documents by the buyer's conveyancer. A non-returnable reservation fee of £1000 will be payable to the developers prior to seller's solicitors being instructed.