

MAPLEWOOD

GLAM

Living

welcome

Brought together by a shared passion for uncompromising quality and unrivalled customer satisfaction, we're dedicated to building unsurpassed developments that help people and places thrive. Throughout the design and build process we consider the finer details of how life will be lived in our homes, delivering not just a property, but instead a home.

We have years of experience and shared expertise throughout our in-house team that enables us to produce developments of distinction.

Our sales team will help to find your dream GLAM Living home and guide you through the process to ownership. If you're looking for a new start, our characterful developments are an exceptional place for a life well lived.

The Glam Team



GLAM Living proudly presents Maple Wood, a prestigious gated community of 9 bespoke family homes with a contemporary design and stylish elegance

Located in one of the most sought after rural commuter locations in Yorkshire, Church Fenton, Tadcaster.

As with all GLAM Living homes, the 4 & 5 bedroom homes benefit from a peerless quality and luxurious specification coupled with hand-built craftsmanship and a meticulous attention to detail.

Each of the bespoke homes enjoy a spacious rear garden along with private garages and driveway parking for two.



MAPLE WOOD

Your journey starts here

...In todays fast paced world you need to escape at the end of the day and that is exactly what we aim to create, **your retreat.**

The area

The village has a lovely local pub and a community shop stocking local produce for foodies and the immediate area is a dreamy patchwork of farmland fields and open spaces for walking, jogging and cycling. Hugely popular with families, the area also has an excellent choice of schools and recreational clubs including golf and cricket.



CHURCH FENTON

AIRPORTS

- Leeds / Bradford Airport - 45mins
- Manchester - 1h 17mins
- Doncaster - 41mins

PUBS / RESTAURANTS

- The White Horse, Main Street, Church Fenton LS24 9RF - 0.2miles
- The Fenton Flyer, Main Street, Church Fenton LS24 9RF - 0.3miles
- Sunar Bangla, Station Road, Church Fenton LS24 9RA - 0.5miles

RECREATION

- Scarthingwell Golf Course, YO8 3RD, 01757 210 846
- Scalm Park Leisure, YO8 3RD, 01757 210 846
- Selby Golf Course, YO8 9LD, 01757 228622
- Church Fenton Cricket Club, Busk Lane, Church Fenton, Yorkshire, LS24 9RF

LOCAL AUTHORITY

- Selby District Council, Civic Centre, Doncaster Road, Selby YO8 9FT, 01757 705101

DOCTORS

- Sherburn Group Practice, Beech Grove, Sherburn-in-Elmet, Leeds LS25 6ED
- Tadcaster Medical Centre Clinic, Crab Garth, Tadcaster, LS24 8HD

POST OFFICE

- Church Fenton Post Office, Station Rd, Church Fenton, Tadcaster LS24 9RA

DENTISTS

- Bridge Street Dental Surgery, 22 Bridge St, Tadcaster, LS24 9AL
- Kirkgate Dental Surgery, 36 Kirkgate, Tadcaster, LS24 9AD

SUPERMARKETS

- The Co-operative Food, 22-30 Finkle Hill, Sherburn-In-Elmet LS25 6EA
- Sainsbury’s Supermarket, Mill Lane, Tadcaster LS24 8EU

TRAIN STATION

- Church Fenton Railway Station, Station Road, LS24 9RA

PRIMARY SCHOOLS

- Saxton Church of England Dam Lane, Saxton, Tadcaster,North Yorkshire LS24 9QF
- Barkston Ash Catholic, London Road, Barkston Ash, North Yorkshire LS24 9PS
- Kirk Fenton Parochial, Main Street, Church Fenton, Tadcaster, North Yorkshire, LS24 9RF

HIGH SCHOOLS

- Tadcaster Grammar School, Tadcaster LS24 9NB
- Sherburn High School, Garden Lane, Sherburn-in-Elmet, LS25 6AS
- Selby High School, Leeds Road, Selby, North Yorkshire, YO8 4HT

Maple Wood is perfect for families and commuters, offering the perfect balance of countryside living, great local education facilities, enviable transport links and amenities aplenty with Leeds so close by.

Transport links are excellent with easy access to the M1, A1, M62 and A64. The options don’t end there as Church Fenton station is just minutes away - with trains running regularly into Leeds and York and taking less than half an hour. With Leeds-Bradford Airport less than 25 miles away, the development is ideally located for those looking to travel further afield.

Destination	Duration	First Train	Last Train	Frequency
Leeds	From 16mins	04:30	22:31	21 trains / day
York	From 10mins	05:45	22:50	32 trains / day
Doncaster	From 37mins	04:30	21:30	35 trains / day
London	From 2h 6mins	04:30	22:50	39 trains / day
Manchester	From 1h 20mins	04:30	22:31	22 trains / day

GLAM
Living

Maple Wood



Cherry

5 bedroom detached family residence
over 2 floors with integral garage



Birch

5 bedroom detached family residence
over 3 floors with integral garage



Hazel

5 bedroom detached family residence
over 3 floors with detached double garage



Holly

4 bedroom detached family residence
over 2 floors with detached garage



Hawthorn

5 bedroom detached family residence
over 2 floors with detached double garage



Oak

5 bedroom detached family residence
over 3 floors with integral garage



MAPLE WOOD

GLAM LIVING

GLAM LIVING



Welcome home

A uniquely designed collection of only 9 family residences carefully placed to maximise natural light, space and privacy for everyone.







Maple Wood is comprised of 6 beautifully formed house types to choose from to ensure you find the perfect home for all your families needs.

As with every GLAM Living collection you will discover a space that defines new standards in luxury living. Where no detail has been overlooking, no matter how small, and no expense has been spared to to create somewhere truly special to all home.

Maple Wood has everything you could wish for and so much more. As such it represents a truly unique oppourtunity to own a residence of distinction that lets you live life to the full in the ultimate rural commuter location.



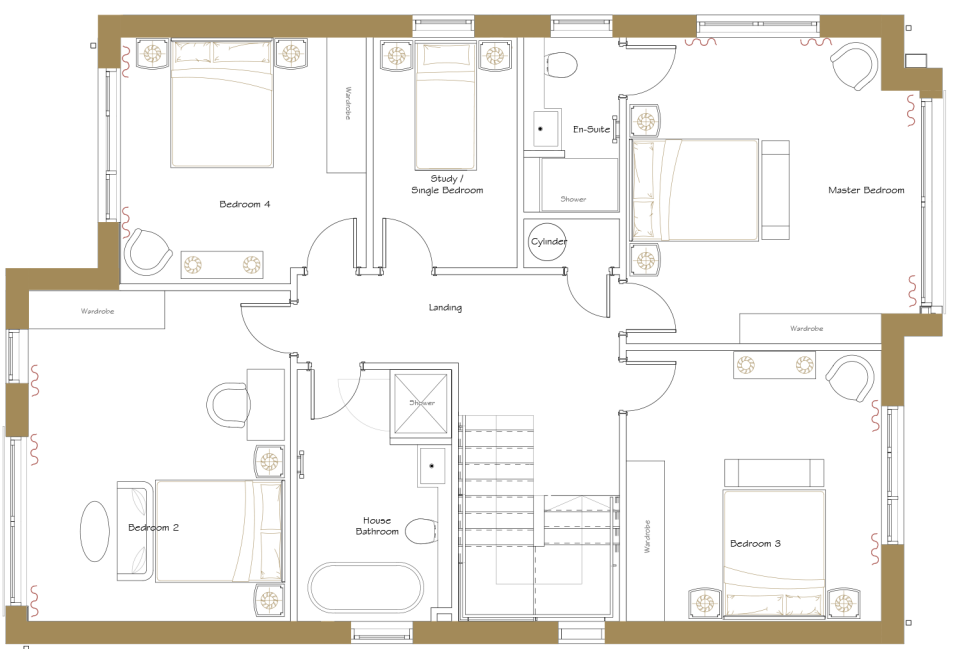
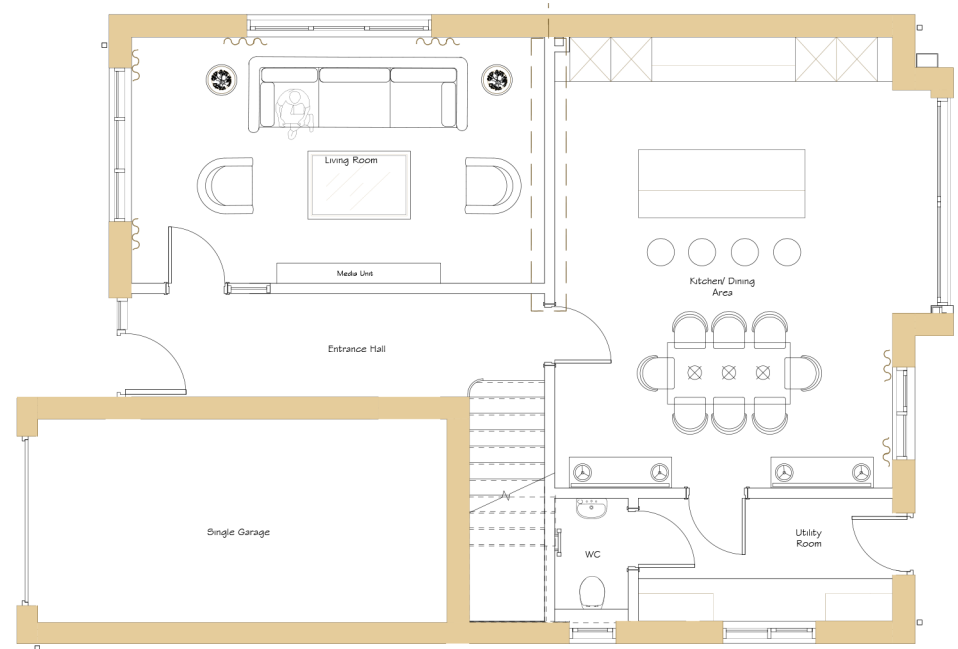
Maple Wood Development Layout

-  Hazel
-  Oak
-  Hawthorn
-  Birch
-  Holly
-  Cherry



Cherry

at Maple Wood



- 5 double-bed detached
- Integral garage
- Open plan kitchen diner
- Living room
- Utility room
- Ground floor WC
- 1 x en-suite
- House bathroom
- Study
- 2 x external parking spaces
- Bi-folds to garden

GROUND FLOOR	METRIC (M)	IMPERIAL
Kitchen / Dining Room	6.66 x 5.56	21'10" x 18'3"
Living Room	6.10 x 3.66	20'1" x 12'1"
Utility	3.77 x 1.85	12'4" x 6'1"
W.C	1.85 x 1.13	6'1" x 3'8"
FIRST FLOOR		
House Bathroom	3.72 x 2.28	12'2" x 7'5"
En-suite	2.59 x 1.43	8'4" x 4'7"
Master Suite	4.26 x 4.39	13'9" x 14'4"
Bedroom 2	4.90 x 3.87	16'1" x 12'7"
Bedroom 3	4.01 x 3.77	13'1" x 12'3"
Bedroom 4	3.65 x 3.63	11'11" x 11'10"
Study	3.41 x 2.13	11'2" x 6'11"



Birch

at Maple Wood



MAPLE WOOD - BIRCH

- 5 double-bed detached
- Integral garage
- Open plan kitchen diner
- Living room
- Utility room
- Ground floor WC
- 3 x en-suites
- House bathroom
- Dressing room
- Study
- 2 x external parking spaces
- Bi-folds to garden

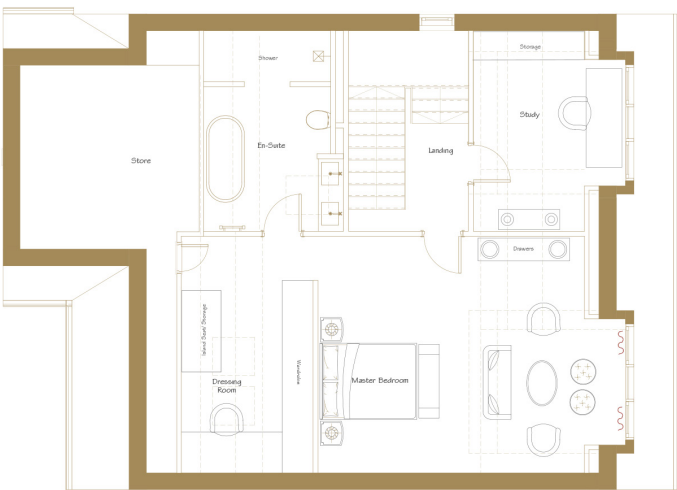
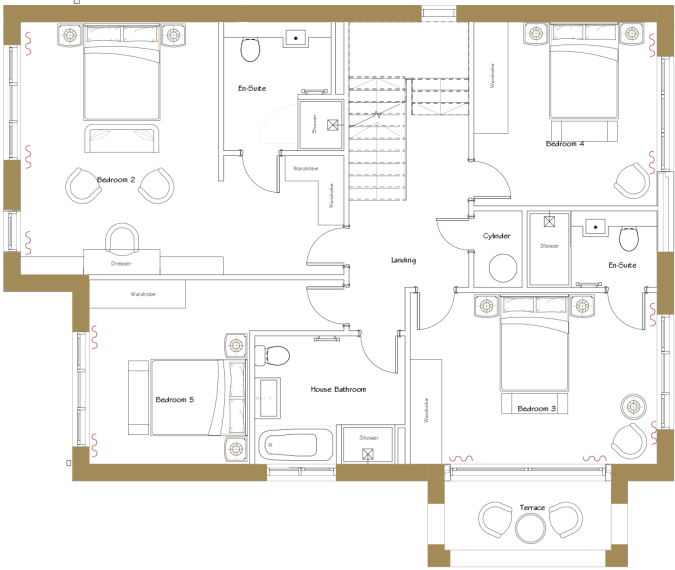
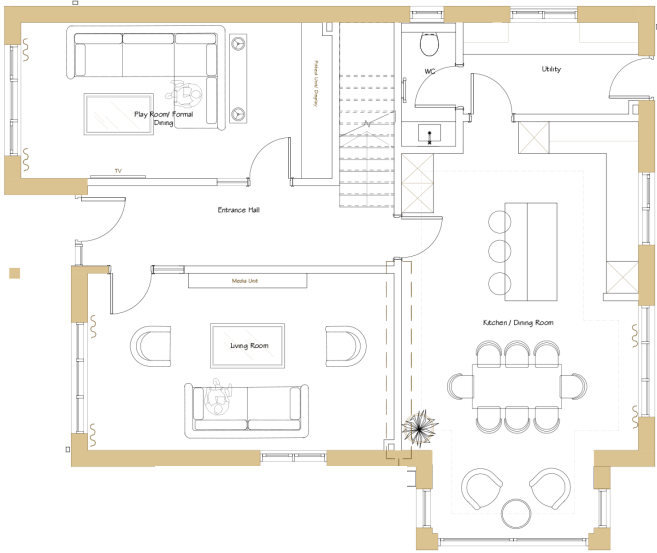
GROUND FLOOR	METRIC (M)	IMPERIAL
Kitchen / Dining Room	6.61 x 6.18	21' 8" x 20' 4"
Living Room	6.26 x 3.61	20' 6" x 11' 10"
Utility	3.55 x 1.75	11' 8" x 5' 9"
W.C.	1.75 x 1.08	5' 9" x 3' 7"
FIRST FLOOR		
House Bathroom	2.77 x 2.51	9' 1" x 8' 3"
En-Suite	2.51 x 1.51	8' 3" x 4' 11"
En-Suite 2	2.50 x 1.19	8' 2" x 3' 11"
Bedroom 2	5.06 x 4.30	16' 7" x 14' 1"
Bedroom 3	4.73 x 3.86	15' 6" x 12' 8"
Bedroom 4	4.17 x 3.93	13' 8" x 12' 11"
Bedroom 5	3.55 x 3.28	11' 8" x 10' 9"
SECOND FLOOR		
Master Suite	5.62 x 4.63	18' 6" x 15' 2"
En-Suite	3.21 x 3.45	10' 7" x 11' 4"
Walk-in Wardrobe	4.80 x 1.70	15' 9" x 5' 7"
Study	2.86 x 3.82	9' 5" x 12' 6"



MAPLE WOOD - HAZEL

Hazel

at Maple Wood



- 5 double-bed detached
- External double garage
- Open plan kitchen diner
- Living room
- Playroom / dining room
- Utility room
- Ground floor WC
- 3 x en-suites
- House bathroom
- Dressing Room
- Study
- 2 x external parking spaces
- Bi-folds to garden

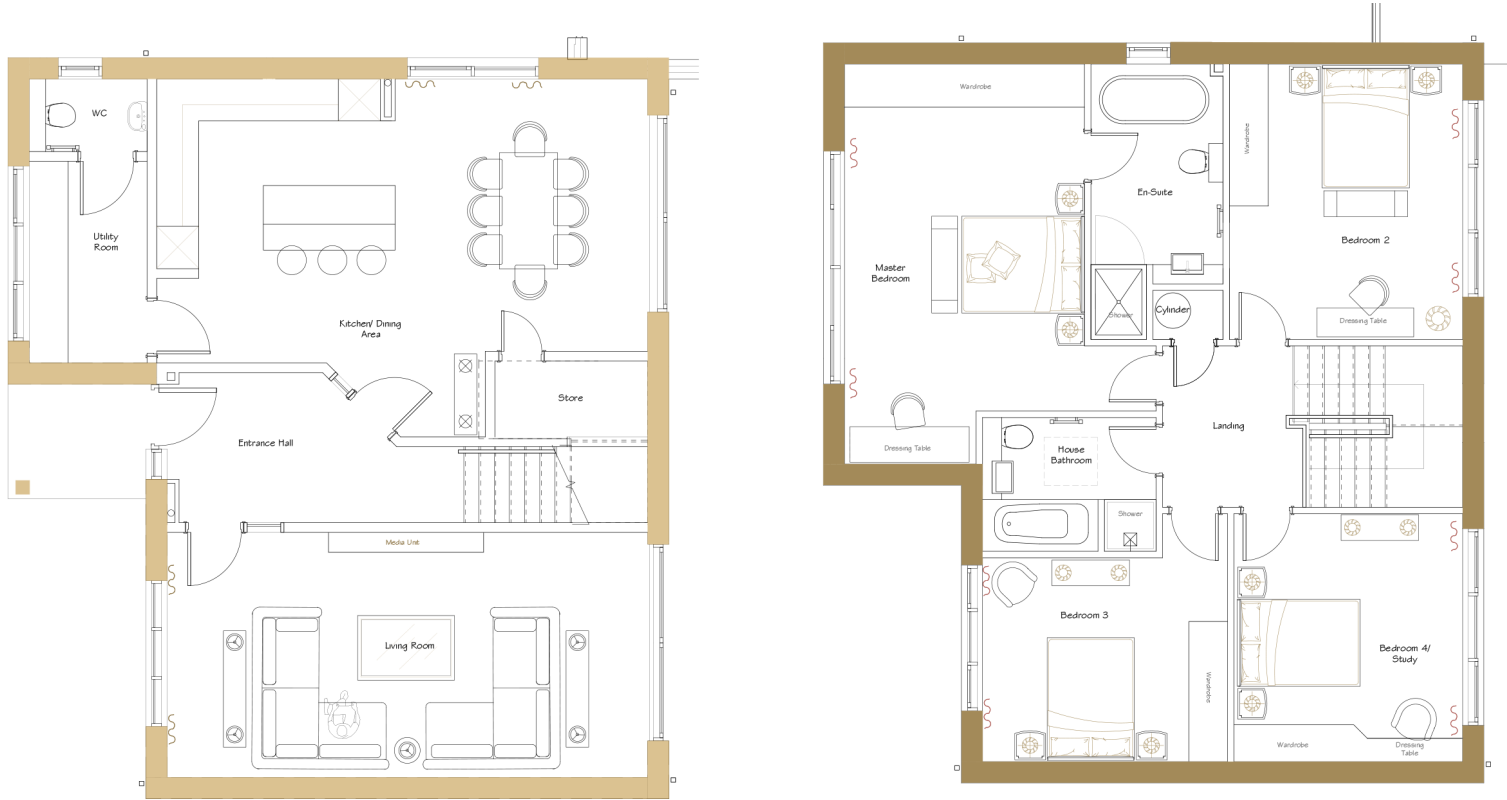
GROUND FLOOR	METRIC (M)	IMPERIAL
Kitchen / Dining Room	8.37 x 4.84	27' 6" x 15' 11"
Living Room	6.25 x 3.63	20' 6" x 11' 11"
Playroom	6.35 x 3.21	20' 10" x 10' 6"
Utility	3.59 x 1.91	11' 10" x 6' 3"
W.C.	2.56 x 1.15	8' 5" x 3' 9"
FIRST FLOOR	METRIC (M)	IMPERIAL
House Bathroom	2.95 x 2.55	9' 9" x 8' 4"
En-Suite	2.55 x 2.38	8' 5" x 7' 10"
En-Suite 2	2.58 x 1.52	8' 6" x 5' 0"
Bedroom 2	6.38 x 4.99	20' 11" x 16' 5"
Bedroom 3	4.88 x 3.40	16' 0" x 11' 2"
Bedroom 4	3.64 x 3.63	11' 12" x 11' 11"
Bedroom 5	5.00 x 3.60	16' 5" x 11' 10"
SECOND FLOOR	METRIC (M)	IMPERIAL
Master En-Suite	3.96 x 2.75	13' 0" x 9' 0"
Master Suite	8.27 x 4.67	27' 2" x 15' 4"
Study	3.96 x 2.97	13' 0" x 9' 9"

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Holly

at Maple Wood



- 4 double-bed detached
- External garage
- Open plan kitchen diner
- Living room
- Utility room
- Ground floor WC
- 1 x en-suite
- House bathroom
- 2 x external parking spaces
- Bi-folds to garden

	GROUND FLOOR	METRIC (M)	IMPERIAL
	Kitchen/Diner	7.60 x 5.55	24' 11" x 18' 3"
	Utility	3.12 x 1.87	10' 3" x 6' 2"
	W.C.	1.17 x 1.87	3' 10" x 6' 2"
	Living Room	7.49 x 3.80	24' 7" x 12' 6"
	FIRST FLOOR		
	House Bathroom	2.70 x 2.10	8' 10" x 6' 11"
	En-Suite	4.30 x 2.07	14' 1" x 6' 10"
	Master Suite	6.24 x 3.75	20' 6" x 12' 4"
	Bedroom 2	4.30 x 3.64	14' 1" x 11' 12"
	Bedroom 3	3.83 x 3.20	12' 7" x 10' 6"
	Bedroom 4	3.88 x 3.58	12' 9" x 11' 9"



MAPLE WOOD - HOLLY

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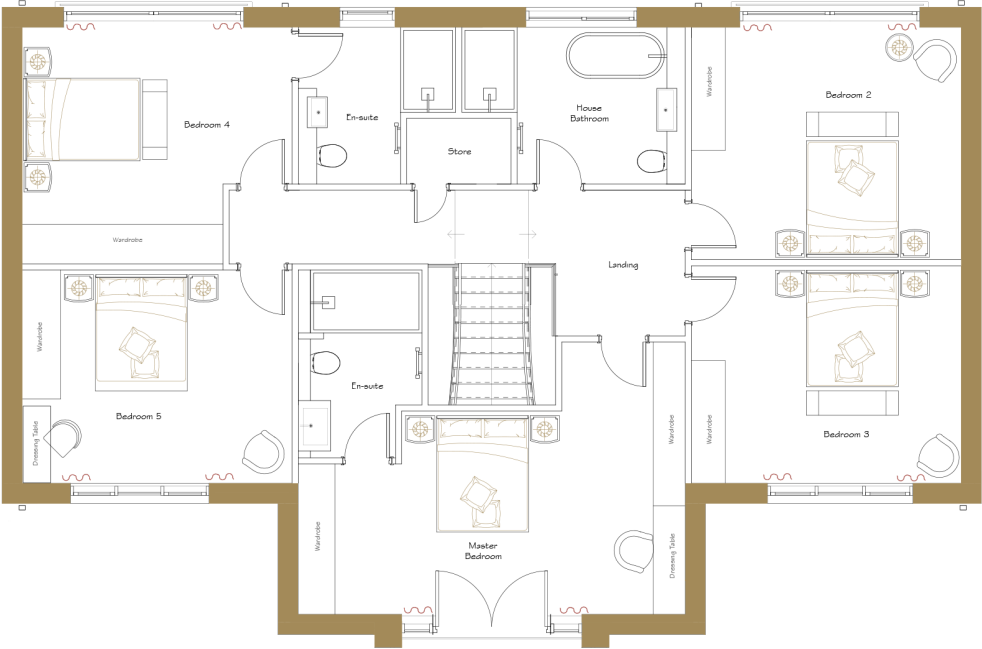
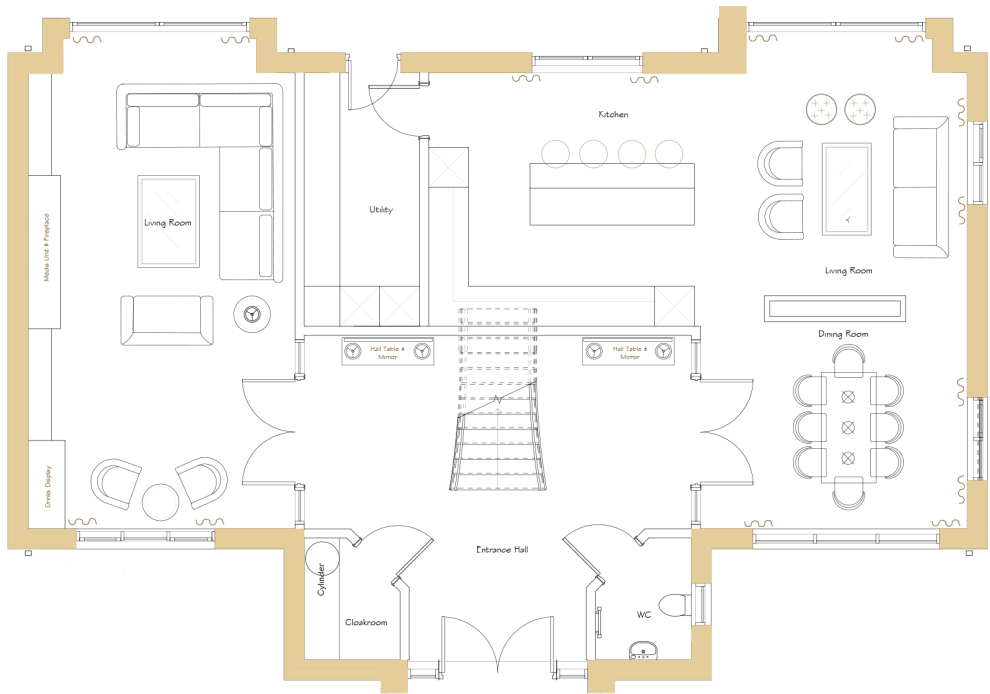


MAPLE WOOD - HAWTHORN

MAPLE WOOD

Hawthorn

at Maple Wood



- 5 double-bed detached
- External double garage
- Open plan kitchen diner
- Living room
- Utility room
- Ground floor WC
- 2 x en-suites
- House bathroom
- 2 x external parking spaces
- Bi-folds to garden

GROUND FLOOR	METRIC (M)	IMPERIAL
Kitchen*	4.42 x 4.18	14' 6" x 13' 9"
Living/Dining*	8.10 x 4.35	26' 7" x 14' 3"
Living Room	8.04 x 4.40	26' 5" x 14' 5"
Utility	4.18 x 1.93	13' 9" x 6' 4"
W.C.	2.03 x 1.61	6' 8" x 5' 4"
Cloakroom	2.03 x 1.61	6' 8" x 5' 4"
Entrance Hall	6.30 x 5.30	20' 8" x 17' 5"
FIRST FLOOR	METRIC (M)	IMPERIAL
House Bathroom	3.66 x 2.59	12' 0" x 8' 6"
En-Suite	2.20 x 2.02	7' 3" x 6' 8"
En-Suite 2	2.59 x 2.59	8' 6" x 8' 6"
Master Suite	6.32 x 4.45	20' 9" x 14' 7"
Bedroom 2	4.42 x 3.90	14' 6" x 12' 10"
Bedroom 3	4.42 x 3.58	14' 6" x 11' 9"
Bedroom 4	4.42 x 3.51	14' 6" x 11' 6"
Bedroom 5	4.42 x 3.89	14' 6" x 12' 9"

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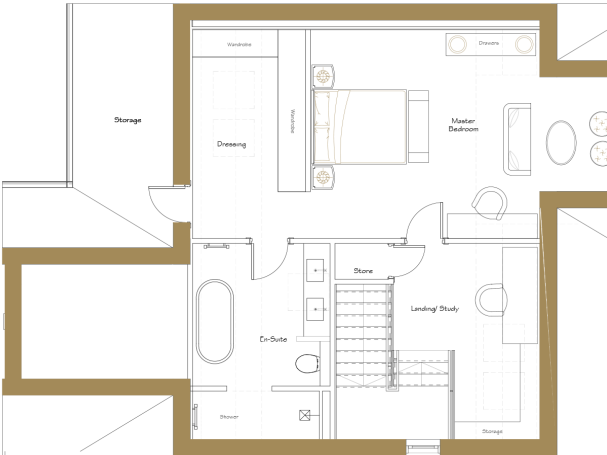
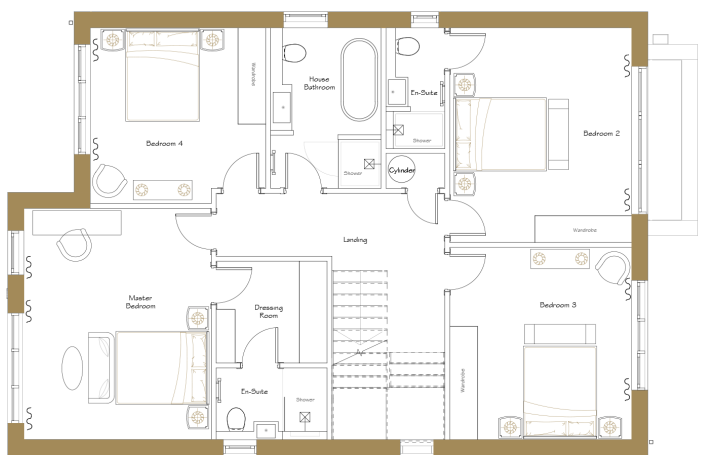
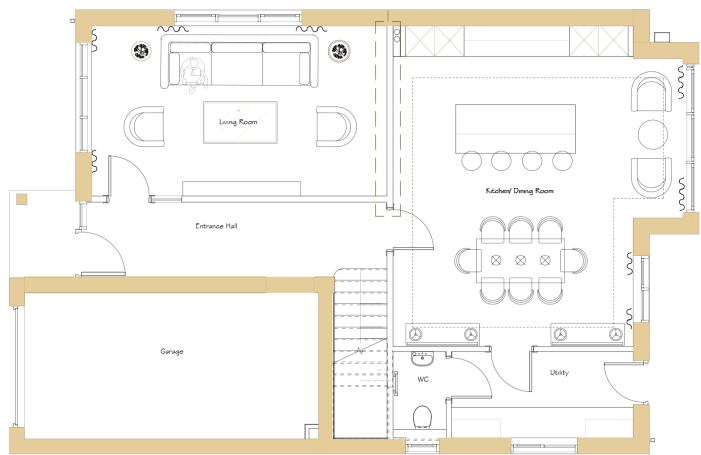


Oak

at Maple Wood



MAPLE WOOD - OAK



- 5 double-bed detached
- Integral garage
- Open plan kitchen diner
- Living room
- Utility room
- Ground floor WC
- 3 x en-suites
- House bathroom
- Dressing room
- Study
- 2 x external parking spaces
- Bi-folds to garden

GROUND FLOOR	METRIC (M)	IMPERIAL
Kitchen /Dining Room	6.61 x 5.94	21' 8" x 19' 6"
Living Room	6.05 x 3.52	19' 10" x 11' 7"
Utility	3.70 x 1.80	12' 2" x 5' 11"
W.C.	1.11 x 1.80	3' 8" x 5' 11"
FIRST FLOOR	METRIC (M)	IMPERIAL
House Bathroom	2.27 x 3.33	7' 6" x 10' 11"
En-Suite	2.51 x 1.22	8' 3" x 4' 0"
En-Suite 2	2.28 x 1.51	7' 6" x 4' 11"
Bedroom 2	3.80 x 4.74	12' 6" x 15' 7"
Bedroom 3	4.44 x 3.74	14' 7" x 12' 3"
Bedroom 4	3.64 x 3.61	11' 11" x 11' 10"
Bedroom 5	3.98 x 3.74	13' 1" x 12' 3"
Walk-in Wardrobe	2.28 x 2.11	7' 6" x 6' 11"
SECOND FLOOR	METRIC (M)	IMPERIAL
Master Bed	4.23 x 8.55	13' 11" x 28' 1"
En-Suite	2.77 x 3.98	9' 1" x 13' 1"
Landing/Study	2.45 x 3.92	8' 0" x 12' 11"

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MAPLE WOOD AERIAL OVERVIEW

AERIAL VIEW



MAPLE WOOD

interior



We are privileged to work with the talented design team at Studio Two Interior to create our homes. Our designers ensure each one of our developments has its own unique characteristics, delivering homes that will exceed your expectations as well as industry standards.

Specifying with you in mind, our award winning designers source from an exclusive market of materials and products, ensuring every element is considered to the highest quality.

GLAM Living will offer bespoke consultations with our design team to cater to individual tastes and ensure your future home is personalised to you.

design





MAPLE WOOD

Kitchen / Appliances

Spacious and light-filled by day, warm and cosy by night, the living, kitchen and dining areas are the heart of your home. Full-height doors lead out onto fully landscaped gardens, making the perfect space for entertaining. The stunning kitchens combines German styling with exceptional high quality materials throughout. For a clean, contemporary look, all doors and drawers are handleless with a matt finish and soft close for smooth, effortless movement. These are complemented by sleek 20mm quartz worktops, yours in a choice of stylish colours with seamless grooved drainer slots direct into the worktop surface.

- Islands with seating
- Seperate utility rooms
- Quartz worktops
- Soft motion hinges and doors
- Siemens single pyro clean oven
- Siemens microwave combi oven
- NikolaTesla Induction hob with built-in downdraft extraction
- Integrated low frost fridge freezer (70/30)
- Integrated dishwasher
- Under mounted Granite one-and-a-half bowl sink
- Matt black 3 in 1 boiling tap
- Diffused LED strip light under wall units
- Smoked / Bronzed Mirror to kitchen
- 2 x built-in waste bins



Thermostatic shower valve

Bathrooms & En-suite

The bathroom is your haven from everyday life. So, to ensure you have somewhere to relax that is as luxurious as it is calming, bathroom suites from the Villeroy & Boch and Hansgrohe collection have been chosen, with LED sensor mirrors where possible to complement the basins. For added elegance and style, lever operated chrome Monobloc taps are used throughout, while each toilet features a soft-close seat.

To the shower, stunning chrome Hansgrohe fittings have been used as well as a low-profile tray and clear glass wetroom panels or shower door. Ceramic tiling extends to the full height of the showering area. In addition, both bathrooms and en-suites feature heated towel rails and LED downlighters create bright even lighting that helps reduce your energy consumption.

- Wall hung WC with concealed cistern
- Polished chrome dual flush plate
- Wall mounted basins
- Hansgrohe Tall Basin Mixer
- Villeroy & Boch Freestanding Bath
- Hansgrohe Concealed Shower
- Hansgrohe Fixed Head & Hand Shower Set
- Polished chrome heated towel rails
- Backlit mirrors
- Fully tiled walls and floors

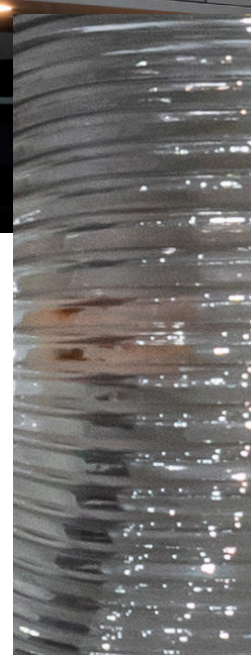


Wall hung WC with concealed cistern

Heating, Electrical and Lighting

When we specify GLAM Living homes we do our very best to ensure that we've covered all bases when it comes to your needs!

All of our homes are fitted with the latest technology, whether it be exterior lighting and alarms for your peace of mind, dimmer switches to create a relaxing atmosphere or pre-installed aerials and Sky so you can plug and play, we've tried to make your future in a GLAM Living home as comfortable as possible!



- Central heating with energy efficient boiler
- Mechanical extraction to all bathrooms, kitchen, utility
- Chrome polished heated towel radiators to all bathrooms
- USB sockets
- Underfloor heating to the ground, with radiators to the first floor & second floor and electric mat heating to second floor bathrooms and en-suites
- Satin black sockets and switches
- External feature lighting the front door
- Garage Lighting
- Coffey lighting to kitchen diner
- Dimmer switches to kitchen diner
- Spotlights to Kitchen diner, utility and bathrooms
- BT points to living rooms
- TV/AV, kitchen/diner, living room, study and all bedrooms
- Wired for Sky Q to all TV points*

Exterior Finishes

Style and quality are built into every home at MapleWood, with each property having been designed to offer the highest specifications both inside and out.

In fact, it is GLAM Living’s unique blend of style, quality and contemporary that sets our homes apart. Thanks to the premium finishes included as standard, you can be assured a house that you will be proud to call your home.



- Electric Car Charger
- Security lighting
- External Sockets
- High quality UPVC double glazed casement windows
- Front and utility doors grained effect insulated composite door incorporating high security multi-point locking system
- Landscaped and turfed front garden



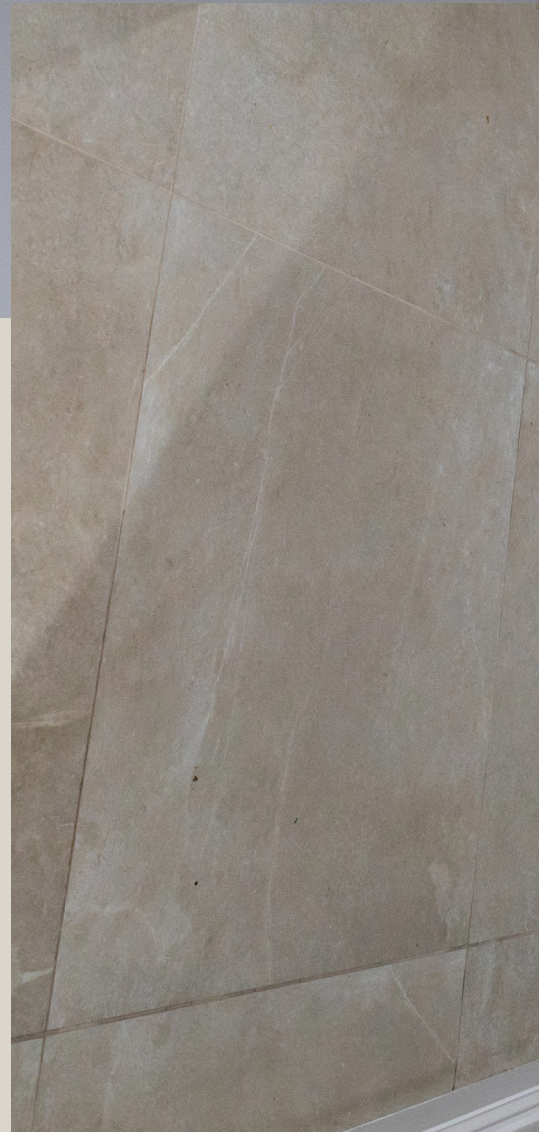
- Electric remote controlled garage doors
- Turf to rear garden
- Outside tap
- Fencing / wall around the plot boundary (Plot dependant)
- Paved Patio and paths

Interior Finishes

GLAM Living's primary objective is to bring a luxury feel and specification to each of its developments above and beyond what is traditionally expected. Our focus on quality and not quantity enables our designers to individually design each GLAM Living home to best compliment their surroundings.

Every decision from skirting and architraves right through to kitchen and bathroom design is personally overseen by the directors. It is this commitment to excellence and attention to detail that we believe sets GLAM Living apart from its competitors.

- Single panel doors with a solid core
- Satin black Ironmongery
- Choice of porcelain tiles to bathroom floors
- Large format ceramic tiles to walls in bathrooms
- Section skirting boards and architraves
- Walls finished in Dulux heritage emulsion
- Ceilings finished in Dulux white emulsion
- Timber staircase with contemporary oak handrails and newelpost



Going the extra mile...

A premium homebuyer experience for the digital age. Any developer's brochure will mention their commitment to "customer service". Sadly, at the same time, the internet is riddled with reviews of homebuyers who feel like they've been left out in the cold.

It's easy to understand why some people might feel this way. We live in a day and age where you can order a meal with an app and follow it all the way from the restaurant to our door. It's only fair you expect that same level of transparency when making one of the biggest purchases of your life.

At GLAM Living, our commitment to premium customer service isn't just hollow words. We genuinely provide personal care and assistance to anyone who purchases a newbuild home from us. To do so, we work with Ziggu, an online portal that will guide you through your homebuyer journey.



How does it work?

Once you've purchased your house or flat, you'll receive a login to your personal account GLAM Living's portal on Ziggu. It will be the home of all documents, messages and updates relating to your purchase.



Getting personal

As an GLAM Living customer, you can use Ziggu to easily communicate with us whenever you have questions or comments. Do you want to ask a question to a supplier? No problem! You can contact our partners via Ziggu too.

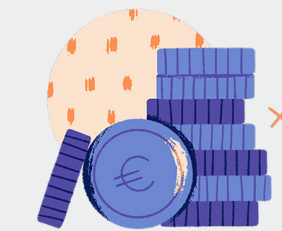
This way, all your communication about your new home will be in one central location. No need to filter through.



Keeping you updated

When it comes to buying a property, receiving an email once every three months just doesn't cut it for us. Newsletters get lost in inboxes and are often bloated with information that's not current or relevant for your specific situation.

We believe in full transparency. That's why you will regularly receive updates on the construction of your property on Ziggu: pictures of the site, interesting facts about your new neighbourhood, milestones and much more. Think of it as a social media account for your property with regular updates, relevant to you.



Making choices

Purchasing on the basis of plans gives you the option to personalise your new home. From wall tiles to fittings and fixtures, all the way to kitchen units - we offer great flexibility and choices.

To reduce stress and paperwork, you will find a practical overview of all options on your Ziggu account. You can approve and sign documents online. It's quick and easy.

After your move

Once you move in, your Ziggu profile will continue to exist. Think of it like an online version of a binder with all documents relating to your purchase.

This means you can access it as the central hub to store all documentation for everything related to your home or easily consult it online to find information you gathered during the purchase period.

Removing the stress from moving..

At GLAM Living we know that moving home is both exciting and stressful all at the same time. When you purchase a GLAM Living home we offer to arrange and cover the cost of your removal, all you have to do is make sure your boxes are labelled by room and we will take care of the rest leaving you to relax.



Contact

For further information or to book an appointment
please contact our sales team:



Anne.haggas@savills.com
Anne Haggas
Head of Yorkshire Residential Development Sales

Visit us online: www.glamliving.co.uk

Maple Wood is located just Off Common Lane, Church Fenton:
Maple Drive, Church Fenton, Tadcaster, LS24 9GH

GLAM
Living

MAPLE WOOD



Glam Living
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