



# GREEN LANE

Y A R M



ACLAND HOMES



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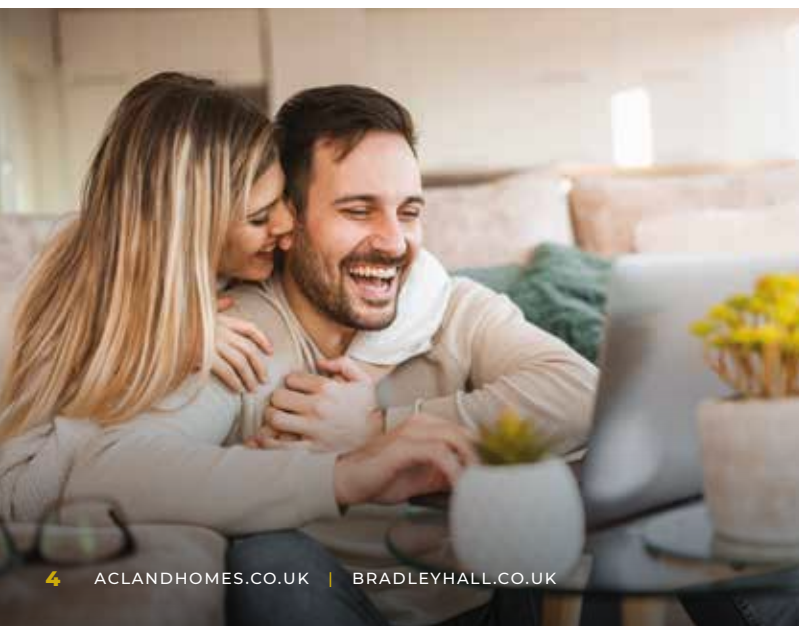
## ABOUT YARM

Yarm is a highly sought after location owing to the outstanding education facilities at Yarm School, recently ranked as top school in Teesside.

The local high street offers a good selection of boutique shops, convenience stores, eateries, and pubs.

Transport needs are catered for by local buses and Yarm Train Station. The A67 road provides direct access to the A19 for the wider Tees Valley region, Sunderland and Newcastle.





## ABOUT GREEN LANE

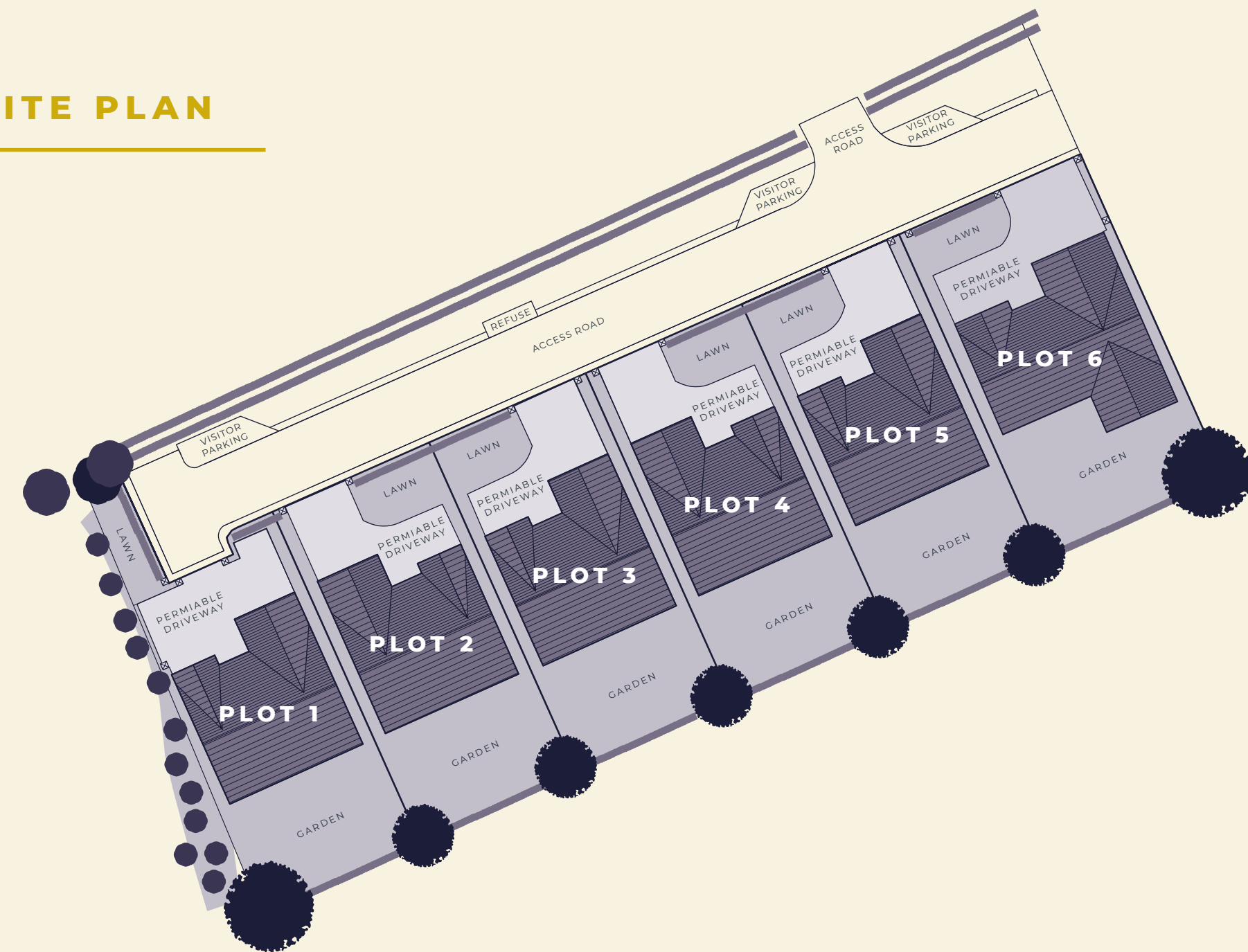
Set on Green Lane in Yarm, this development is ideally placed within walking distance to Yarm Train Station as well as, Conyers School located opposite providing secondary and sixth form education facilities.

An exclusive and luxury development of six new homes in the sought-after village of Yarm. The detached properties on Green Lane, Yarm will be contemporary designed, high specification, luxury homes in the heart of the sought after area of Yarm.

Green Lane is brought to you by Acland Homes who are experts in their field. Acland Homes have previously built developments across Backworth, Medburn, Cotherstone Village and Hartlepool, with hundreds of direct employment opportunities also created for local people.

The Acland Homes development of Green Lane is due to be completed for Autumn 2023.

## SITE PLAN







## EXTERIORS

Externally a generous sized driveway provides ample parking for several cars and leads to the integral double garage with electric doors, with subtle fenced boundaries to the front and small lawned area, as well as a boundary fenced rear garden.

The development offers a contemporary feel owing to its mixed use of modern materials including glass and aluminium to create bright open spaces, while encourages modernity and luxury throughout.

The wow factor is certainly provided owing to the modern glass and aluminium auditorium with ceiling height glass panels allowing an abundance of light to fill the area.

The luxury detached homes will be erected with grey brick-built construction and will be finished with modern bifold doors offering access to the rear garden spaces, and the opportunity to flood the Kitchen/dining area with natural light.

All homes at Green Lane will come with a Buildzone 10 year structural warranty.

## INTERIORS

At Green Lane, modern day living is catered for with a 38ft open plan kitchen/diner with bi-fold doors opening on to the rear garden, perfect for those summer nights and alfresco dining.

Each property is complete with a formal lounge, kitchen/diner, cloak room, utility room, master bedroom with ensuite and dressing room, double bedroom with ensuite, two more double bedrooms, and a family bathroom.

Underfloor heating will be installed as standard to the ground floor. Oak and iron spindled staircase will provide access to the first floor, comprising of the master bedroom with full length panoramic window, featuring ensuite facilities and a dedicated dressing area, the second bedroom also providing ensuite facilities and views of the rear garden, a further two double bedrooms and family bathroom.

One of the key features is the recess downlighters in all internal rooms. TV points to the living room and data points, will have mains connected smoke and heat detectors, as well as external safety lighting to the front and rear of each home. The Green Lane development aims to put practicality first without compromising on style.





## KITCHENS

**The kitchen is the heart of every home.**

All kitchens in the Green Lane development will be fitted with design and flexibility to suit family living- ensuring the space is hard wearing and functional, as well as stylish.

Our kitchens will be contemporary with fitted units and Dekton worktops, feature island, integrated Siemens Wifi controlled appliances, including hob with childproof locking system, extractor fan, double oven and grill and an integrated fridge freezer.

A handy utility room will house an additional sink, worktops, space for a washing machine, tumble dryer and an external door.



## BATHROOMS

**The bathrooms in each property at Green Lane will combine luxury and function at every turn.**

The bathrooms and en-suites will be created with modern white suites with functionality at heart.

Each bathroom will be fitted with modern wall-hung WC's, vanity style wash basins and a bath. Whilst the en-suite will offer an added feature of a walk-in waterfall shower with a glass screen.

The tiling of each bathroom and en-suite will also be included to ensure a stylish finish.







## WHY BUY NEW?

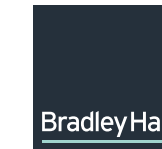
- No buying chain means less stress and hassle.
- Save money on your household bills as soon as you move in.
- Start with a blank canvas and create your home your way.
- Become part of a new and growing community.
- Live in a high specification home built to suit modern lifestyles.



## BRADLEY HALL

The Bradley Hall Wynyard & Tees Valley office sits in a prominent position within Wynyard Business Park.

Our dedicated and proactive team of property experts are here to support buyers and sellers throughout every step of the process, from free valuations to the completion stage.



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