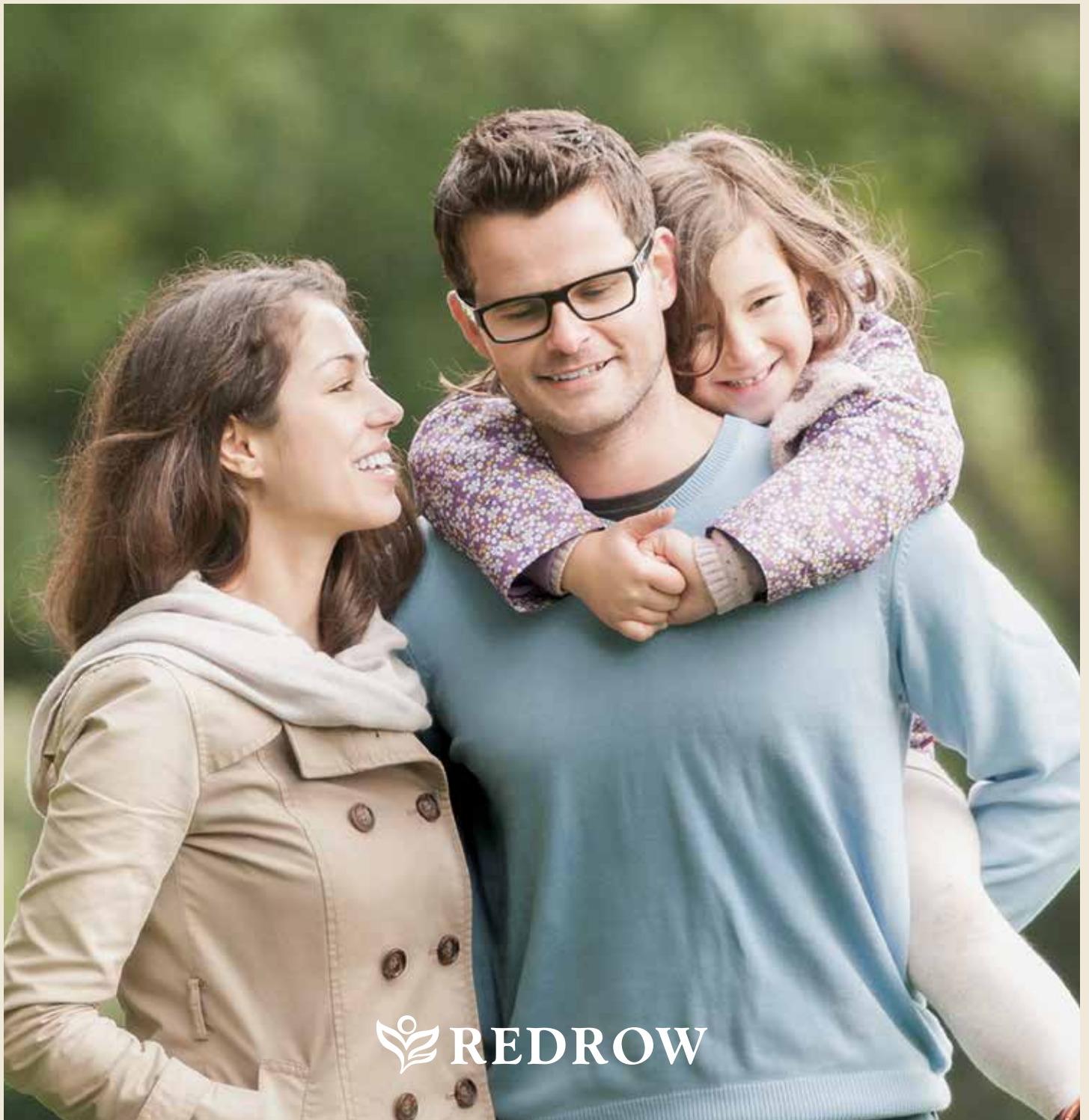




LANCASTER MEWS

LOCAL AMENITIES



 REDROW

STEPPING INTO THE REGENT COLLECTION AT LANCASTER MEWS IS TRULY LIKE COMING HOME



With seven Million visitors a year, creating a tourist industry worth £450m, York is clearly an attractive and popular place to be. With so much to see and do, from history and heritage to great shopping and high class restaurants, people travel from across the UK, and around the world, to visit this incredible city.

With a brand new Redrow home at Lancaster Mews, you'll have all of this right on your doorstep, not just for a weekend break, but every day, along with great local schools, handy shops and services and top local entertainment. Located in the northern suburbs of the city, you and your family will be close enough to enjoy everything York has to offer, yet far enough away to enjoy a quieter life away from the tourists, giving you the very best of both worlds.



TRANSPORT

York is a largely self-contained city, with good public transport links in and around the centre. The development lies close to the A1237 York outer ring road, within easy reach of the A19 and A59. The A1(M) is just 14 miles to the west with Harrogate beyond at 22 miles. Leeds is 25 miles and Hull 38 miles.

Trains from York connect to London in under two hours as well as a host of other destinations across the UK. The area is served by First Group, with a bus stop within walking distance offering a regular regional bus service. The nearest airport is Leeds Bradford Airport, just 32 miles away.

SHOPPING

With Clifton Moor Shopping Park close by, featuring a range of famous names plus a Tesco Extra superstore, you don't have to head into the city to shop. However, if you do, you'll find a wealth of great shops and stores, plus lots more. Check out the Shambles Market, open daily, or the farmers' market

on the last Friday of the month. Visit the main pedestrianised shopping area for your favourite names, from M&S to Disney, or discover the many quirky shops hidden away down winding alleys and find something truly original.

For a designer bargain, head south to York Designer Outlet, just ten miles south of the city, where you'll find big brands at huge savings.

SPORT AND LEISURE

There are several challenging golf courses within easy reach of the development, including Heworth Golf Club and Forest of Galtres. You'll also find a wealth of sporting opportunities at York Sports Club, which is home to many of the city's teams. York Races holds regular meetings and other events throughout the year.

For leisure, there's lots to discover nearby, with a Vue cinema and a ten pin bowling alley near Clifton Moor Shopping Park, and a Picturehouse cinema in the city centre. The city is also home to the Grand Opera House,

York Theatre Royal and the Joseph Rowntree Theatre. For evening entertainment, York is famously home to 365 pubs, with one for every day of the year. You can also choose from some excellent restaurants, including the excellent Ate O Clock. Mulan Chinese restaurant, close to Lancaster Mews, also comes highly recommended.

OUT AND ABOUT

As a major tourist city, York has endless exciting days out for all the family to enjoy. Travel back in time at the Jorvik Centre, the Castle Museum or the iconic Cliffords Tower. Trace the history of the railways at the National Rail Museum, discover the Chocolate Story or enjoy a scare at York Dungeon.

You can explore the city by open top bus, or take a boat trip down the Ouse to discover the history of the surrounding area. York also hosts a range of events throughout the year, ranging from the Yorkshire Fringe festival to Britain's biggest food festival. Whatever your interests, there's something for you in York.

SCHOOLS AND SERVICES

York has an excellent selection of local schools, from high schools to faith schools, plus a choice of top class independent education. You'll find Lakeside Primary, Clifton with Rawcliffe Primary and Burton Green Primary all within easy reach for the younger ones, while older children can choose between York High School, Huntingdon School, Millthorpe School or All Saints Roman Catholic High. The excellent independent schools St Peter's School (founded in 627AD) and Bootham School are also within easy reach.

For doctors, Clifton Medical Practice on Water Lane (Sat Nav YO30 6PS call 01904 623259) and Petergate Surgery are your closest. While for dentists Clifton Moor Dental practice (Sat Nav YO30 6AW, call 01904 659023) and Mydentist (Sat Nav YO30 4TN, call 01904 692620) are nearby.



Directions

From York Leave on the A19 Shipton Road (signposted Shipton / Rawcliffe) and continue for approximately 1 mile. Turn right at Water Lane and continue following the development signage. Lancaster Mews is on the left hand side.

From the A1237 ring road Leave at the junction with the B1363 Wigginton Road. Take the first right onto Clifton Moor Gate then first left after half a mile onto Water Lane. Continue following the development signage until you reach Lancaster Mews.



Property Misdescriptions Act 1991

In accordance with the Property Misdescriptions Act 1991, the information contained in this document is provided for general guidelines only, and does not form the whole or any part of any offer or contract. These particulars should not be relied upon as accurately describing any of the specific matters described by any order under the Property Misdescriptions Act 1991. Customers are strongly advised to contact a Redrow Homes representative for further details and to satisfy themselves as to their accuracy.

All information and computer representations contained in this document are taken from design intent material and may be subject to further design development. The dimensions given in the brochure are approximate. They are not intended to be used for carpet sizes, appliance sizes or items of furniture. Images representative only. March 2009.



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WATER LANE, YORK, NORTH YORKSHIRE YO30 6PQ

01904 569 225

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