



THE SYCAMORES

LOCAL AMENITIES



Stepping into The Heritage Collection at The Sycamores is truly like

COMING HOME

Sherburn in Elmet offers the best of both worlds, with the peace and quiet of traditional Yorkshire village life combined with excellent commuter links to nearby towns and cities. Leeds and York are both within easy driving distance, with the A1(M) and M1 and also regular local trains from a choice of two stations.

It's the perfect location for our award winning Heritage Collection homes, which also offer you the best of both worlds, with time honoured craftsmanship and architecture providing real kerb appeal, and modern family friendly interiors, designed for the way we live today.

TRANSPORT

Sherburn has not one but two local railway stations, with trains from Sherburn in Elmet Station to York in circa 17 minutes or Selby in 10 minutes. Whilst trains from South Milford Station will get you to Leeds in around 20 minutes.

You'll also find the A162, A63 and A1(M) all close by making Selby and Castleford just a 9 mile drive, Wetherby just 12 miles and Leeds and York circa 16 miles. Sherburn in Elmet is also very well connected for public transport with a bus stop right outside the development connecting you easily to Selby, Hambleton, Garforth and Leeds. Holiday connections are just as good, with Leeds Bradford Airport around a 25 mile drive away.

SHOPPING

Like many traditional villages, Sherburn in Elmet hosts a local market twice a week, on Wednesday and Saturday, where you can buy local produce. There's also a selection of shops in the village centre, including a Boots store, Natwest bank, Post Office, Tesco Express and Co-Operative Food. There are also a number of small independent shops including gift shops, a butcher and sandwich shops.

For a much wider choice, head west for the many shopping centres of Leeds, including the 75 international designer fashion brands of the Victorian Quarter, the indy wonderland of the Grand Arcade, the magnificently quirky Corn Exchange and the 1million sqft retail behemoth that is Trinity Leeds. The fascinating independent shops of York, including the famous Shambles, are also well worth a visit whether you're browsing or buying.

SPORT & LEISURE

Sherburn is no ordinary village, with a superb sense of community centred around its own airfield. Sherburn Aero Club is renowned

for having some of the best facilities in the country, as well as a very active social programme that is the hub of village life. This community spirit can also be seen in the many other clubs and societies in the village, including Sherburn Bears rugby league and Sherburn White Rose football. Golfers will find a choice of challenging courses to the north at Scarthingwell and Cocksford Golf Clubs.

ENTERTAINMENT

For a great day or evening out, hop on a train to Leeds or York for a huge choice of theatres, cinemas and other great attractions. York's unrivalled history draws in no less than 7million visitors every year, while Leeds is a vibrant city of culture and music, art and entertainment.

Closer to home, the village has an excellent choice of local restaurants. You'll also find a great selection of traditional country pubs in the village and the surrounding area, including the Red Bear, the Oddfellows Arms and the Foresters Arms.

AMENITY

Like many traditional English villages, Sherburn in Elmet has its own schools, which are the centre of community life. Children at Saxon Gardens can choose between Sherburn Huntgate Community Primary or Athelstan Community Primary. The village is also lucky enough to have its own high school, Sherburn High, a Specialist Science School, which is within walking distance of the development.

For doctors Sherburn Group Practice on Beech Grove (Sat Nav LS25 6ED), or South Milford Surgery (LS25 5AA) are nearby.

For dentists Elmet Dental Care on Low Street (Sat Nav LS25 6BG), or Holdsworth & Palmer (LS25 6EA) are both available on NHS.

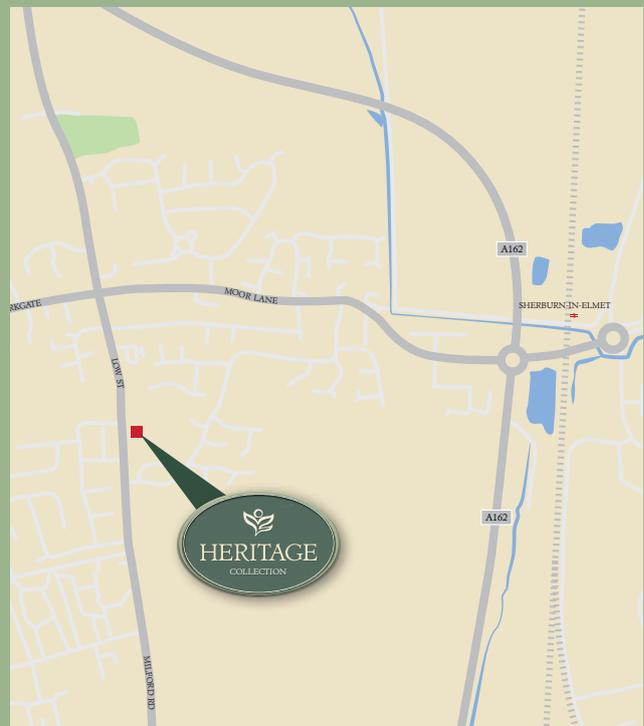




Directions

From Leeds – Take A63 and M1 to Aberford Road/ B1217 and take exit 47 from M1. Continue on B1217 until Copley Lane (turn right). Follow Coldhill Lane until you reach Sherburn in Elmet Village. The development is on your left hand side after the shops on Low Street.

From the A1(M) - Follow the A1(M) to A63 and take exit 42. Continue on A63, take A162 to Low Street in Sherburn in Elmet and the development is on the right hand side before the village shops.



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. July 2016.



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