

# Knowle Grange Shepley



vivly living

## Fresh air meets fresh ideas

Shepley is a charming rural village located on the edge of the Peak District National Park in Yorkshire. It's known for its great schools, welcoming community and beautiful views.

For a location with such an inspiring natural backdrop, Shepley is within surprisingly easy reach of Leeds, Wakefield and Sheffield. The quiet country-side, cultural connections and swift access to the city are the perfect recipe for those who want vibrant lives with plenty of options.

The creativity and community really shine through. You'll see it in the nearby coffee shops, restaurants and independent businesses that show how Shepley's mix of fresh air and fresh ideas has a history of attracting people who are passionate about living life to the full.

Shepley's natural landscape is some of Yorkshire's finest, with winding country roads and rolling green hills. These fantastic views, alongside historic buildings and traditional architecture, combine to create the picture-postcard scenery that so many people fall in love with.



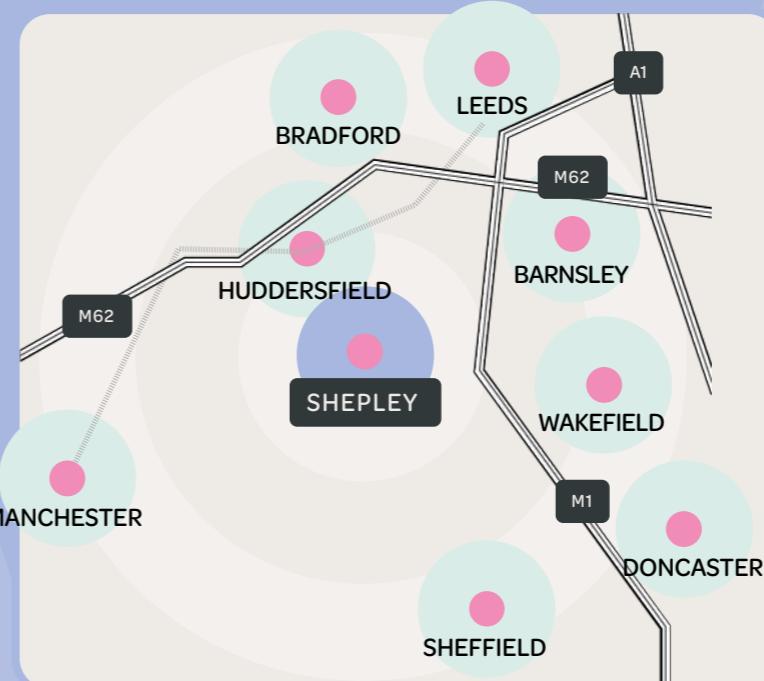
## Beyond the front door



When people are deciding on a new home, it's important they go beyond our beautiful front doors and imagine what life would be like. Shepley has an ideal mix of local pubs, cafés and amenities. So, whether it's catch-ups over coffee, relaxed Sunday lunches, staying in shape or keeping the fridge stocked, Shepley really does have it all, right on the doorstep.

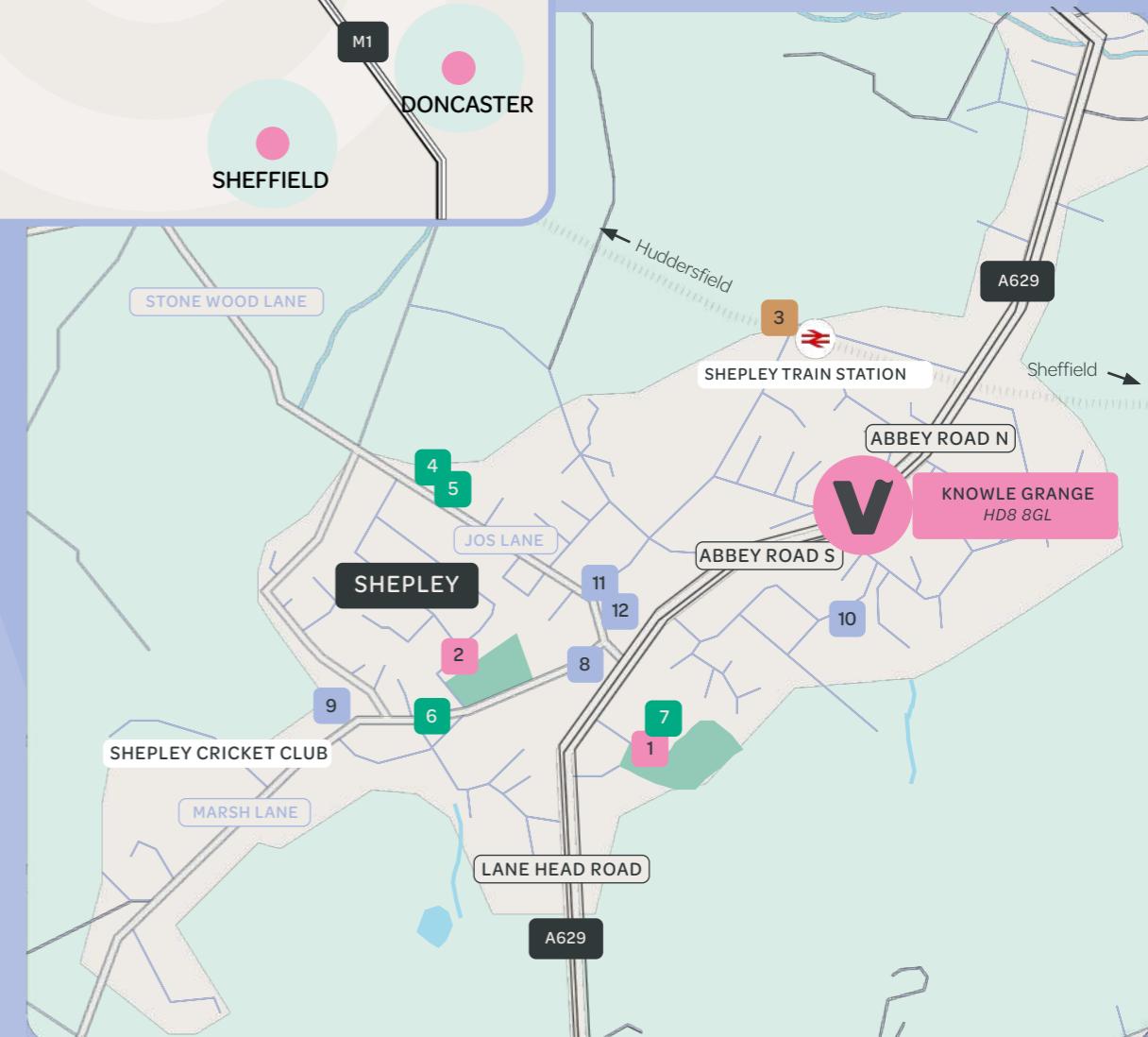
Shepley First School is only 0.4 miles away from Knowle Grange. It's a charming and well-loved primary school. But don't take our word for it.

The most recent Ofsted inspection rated it 'Good' and described it as "... the heart of the local community. There is a real sense of belonging and togetherness from the pupils, staff, parents and the governing body. The school wants the very best for every pupil. Their motto of 'Being the best that we can be' accurately captures the ambition of this caring school community."



### Drive Times

Huddersfield	22 mins
Barnsley	24 mins
Wakefield	32 mins
Bradford	39 mins
Leeds	41 mins
Sheffield	42 mins
Doncaster	53 mins
Manchester	1hr 12 mins



### Leisure & Activities

- 1 Shepley Tennis Club
- 2 The Flow Studio Yoga & Pilates Studio

### Transport

- 3 Shepley Train Station

### Amenities

- 4 Shepley Health Centre
- 5 Shepley Pharmacy
- 6 Shepley Dental Practice
- 7 Shepley First School

### Food & Drink

- 8 The Black Bull
- 9 The Farmers Boy
- 10 Hall Royd Food Co.
- 11 Chamberlain's Coffee & Cake
- 12 Co-op Food



## Welcome to Knowle Grange

We're expanding our much loved new neighbourhood at Knowle Grange, after successfully bringing thirty one new homes with heart to the area. Now that the first phase of the neighbourhood is fully occupied and thriving, we're ready to help even more people find a beautiful, high-quality home in Shepley.

Every Vivly home is built with care, quality and sustainability in mind. That's why all our homes at Knowle Grange come with air source heat pumps, solar panels, electric car charging units, and are A-rated for energy efficiency, helping you to live comfortably, consciously, and cost-effectively.

When you reserve, you'll also have the opportunity to tailor your home. While Vivly homes are designed with a timeless style and long-lasting build quality that means they stay looking good for years to come, you can add the finishing touch\*. Alongside our expert designs are a whole range of options such as flooring, kitchens and interior fittings so you can tailor your dream home to suit your personal style.

Together, with our customers, we create dream homes that people fall in love with.



Site map is for illustrative purposes only.

## We design and build people-first homes

Every Vivly development is thoughtfully designed. We carefully choose views, materials and architecture to ensure it sits naturally in the local landscape and creates the perfect atmosphere for a warm and welcoming neighbourhood.



Plots 32-35



Computer generated images are for illustrative purposes only and individual features often vary from one plot to another.

## Wisteria

### 4 Bedroom

#### Plots:

32/35/49/50

The Wisteria is a new take on a classic rural cottage designed for a modern family.

This neatly organised, four-bedroom home comes with a feature oak porch, garage and a study, wide open hallway, generous open plan living spaces and practical utility room, giving everyone plenty of space for their busy lives.

A large dining area with French doors opens onto the terrace and garden. Upstairs, there's a principal bedroom with ensuite, two double bedrooms,

another single bedroom and a house bathroom giving everyone their space.

With a single garage and parking for two cars, EV charger, air source heat pump, underfloor heating to ground floor and PV solar roof panels the Wisteria is an energy efficient and economic choice.

In contrast to the contemporary layout, Wisteria homes are built from natural tumbled stone with dual-aspect windows to the front and rear creating an undeniably charming aspect for such a sizable house.

	FEET	METRES
<b>GROUND</b>		
Kitchen	16.2 x 14.2 (max)	4.94 x 4.32 (max)
Lounge	10.8 x 22.5	3.29 x 6.85
Utility Room	8.4 x 6.2	2.57 x 1.89
Study	8.4 x 6.9	2.57 x 2.10
<b>FIRST</b>		
Principal Bedroom	11.9 (max) x 12.7	3.62 (max) x 3.88
Ensuite	3.9 x 5.4	1.21 x 2.08
Bedroom 2	8.2 x 14.5	2.52 x 4.55
Bedroom 3	10.8 (max) x 12.4 (max)	3.29 (max) x 3.80 (max)
Bedroom 4	10 (max) x 9.6 (max)	3.04 (max) x 2.94 (max)
Bathroom	6.7 x 5.6	2.05 x 1.71

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#### 32/35/49/50



Ground Floor



First Floor

Floorplans for illustrative purposes only. Wardrobe location for indicative purposes only and will be available as an upgrade.

Plots 32-35



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## Dogwood

### 3 Bedroom

#### Plots:

40/41

The Dogwood is a generously designed three-bedroom home with a feature oak porch, light, open rooms and flexible, useful spaces.

A wide entrance hall, leads naturally into an impressive kitchen and out through French doors onto the terrace and garden. Dual aspect windows at the front and the rear combine with this natural flow to make a home that's light, airy and naturally calm.

Downstairs includes a utility room that's ideal for muddy walking boots or even muddier sports kits. Upstairs there

are two comfortably sized double-bedrooms and a third versatile single, which could make an ideal nursery, office or hobby-space. The efficiency of an A rating, air source heat pump, underfloor heating to ground floor, low carbon footprint and solar PV panels also make The Dogwood a smart and sustainable choice.

Outside, the natural tumbled stone, traditional double-front, single garage and garden borders give the Dogwood impressive curb-appeal that will be a welcome sight every time you come home.

	FEET	METRES
<b>GROUND</b>		
Kitchen	15.8 (max) x 12.8 (max)	4.81 (max) x 3.92 (max)
Lounge	10 x 18.7	3.05 x 5.72
Utility Room	8.6 x 6.6	2.64 x 2.0
<b>FIRST</b>		
Principal Bedroom	10 x 12.5	3.05 x 3.8
Ensuite	6.5 x 7.6 (max)	11.99 x 2.32 (max)
Bedroom 2	8.9 x 12.5	2.71 x 3.81
Bedroom 3	11 (max) x 10	3.38 (max) x 3.04
Bathroom	6.5 x 5.9	1.95 x 1.80



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Ground Floor



First Floor

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Plots 44-46



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## Rowan

### 3 Bedroom

#### Plot:

46

Rowan is a three-bedroom home built in tumbled stone offering contemporary living spaces with timeless rural style.

The front door leads into a wide hallway and into the open plan kitchen diner, creating an impressive entrance. The bright, open-plan kitchen/diner includes expansive French doors giving you the option of extending your eating & entertaining space out into the garden & terrace.

	FEET	METRES
<b>GROUND</b>		
Kitchen	10.1 x 19.5	3.08 x 5.95
Lounge	10 x 19.4	3.05 x 5.94
Utility Room	6.8 x 5.4	2.07 x 1.66
<b>FIRST</b>		
Principal Bedroom	10.1 x 14.4 (max)	3.08 x 4.38 (max)
Ensuite	6.6 x 4.8	2.03 x 1.46
Bedroom 2	10 x 10.7	3.04 x 3.26
Bedroom 3	10 x 8.4	3.04 x 2.58
Bathroom	6.7 x 6	2.05 x 1.85



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On the first floor there is a principal bedroom, with ensuite shower room, and choice of ceramic tiling. The further double and single bedroom plus family bathroom mean plenty of room and flexibility to suit your lifestyle.

Outside there is a front and rear garden, single stone-garage and a drive with parking for two cars. Charging for electric vehicles, air source heat pump, underfloor heating to ground floor and solar PV roof panels making this a practical, sustainable and efficient choice.



Ground Floor



First Floor

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## Cherry

### 3 Bedroom

#### Plots:

33/34/44/45

The Cherry is a beautiful semi-detached, three-bedroom home with a single stone garage that combines the practical and the personal.

The open-plan kitchen/diner opens out to the rear terrace giving a natural and open flow to the space. Complemented by the generous, separate living room and downstairs WC, the ground floor feels as well laid-out as it is impressive.

		FEET	METRES
<b>GROUND</b>	Kitchen	17.0 x 14.4 (max)	5.19 (max) x 4.40 (max)
	Lounge	13.7 x 13.2 (max)	4.17 (max) x 4.02 (max)
<b>FIRST</b>	Principal Bedroom	9.4 x 11.9	2.86 x 3.63
	Ensuite	6.1 x 4.3	1.86 x 1.31
	Bedroom 2	9.4 x 11.9	2.86 x 3.38
	Bedroom 3	7.3 x 5.9	2.21 x 3.42
	Bathroom	7.3 x 5.9	2.21 x 1.81



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Plots 47-50



## Beech

### 2 Bedroom

The Beech is a modern two-bedroom stone-built house and is a fantastic option for first-time buyers.

The front door leads to a hallway and staircase and into the living room, creating a warm welcoming atmosphere. Further on, the kitchen/diner has French doors that open out onto the terrace bringing light and nature into the space.

#### Plots:

42/43 & 47\*/48\* \*First Homes Scheme

Buyers can choose between a modern or traditional kitchen design. As well as the kitchen, buyers have a choice of ceramic tiling in the house bathroom making each home as individual as its owners.

Outside there is a front and rear garden and drive with parking for two cars, charging for electric vehicles and solar PV roof panels making this a practical, sustainable and smart option.

	FEET	METRES
<b>GROUND</b>		
Kitchen	15.2 (max) x 12.2	4.62 (max) x 3.72
Lounge	11.7 (max) x 12.5 (max)	3.58 (max) x 3.81 (max)
<b>FIRST</b>		
Principal Bedroom	15.2 x 9.7 (max)	4.62 x 2.95 (max)
Bedroom 2	15.2 x 11.6 (max)	4.62 x 3.53 (max)
Bathroom	7.3 x 6.5	2.21 x 1.97



Ground Floor



First Floor

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Plots 36-39



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## Blackthorn

### 2 Bedroom

#### Plots:

36\* & 37\* \*First Homes Scheme

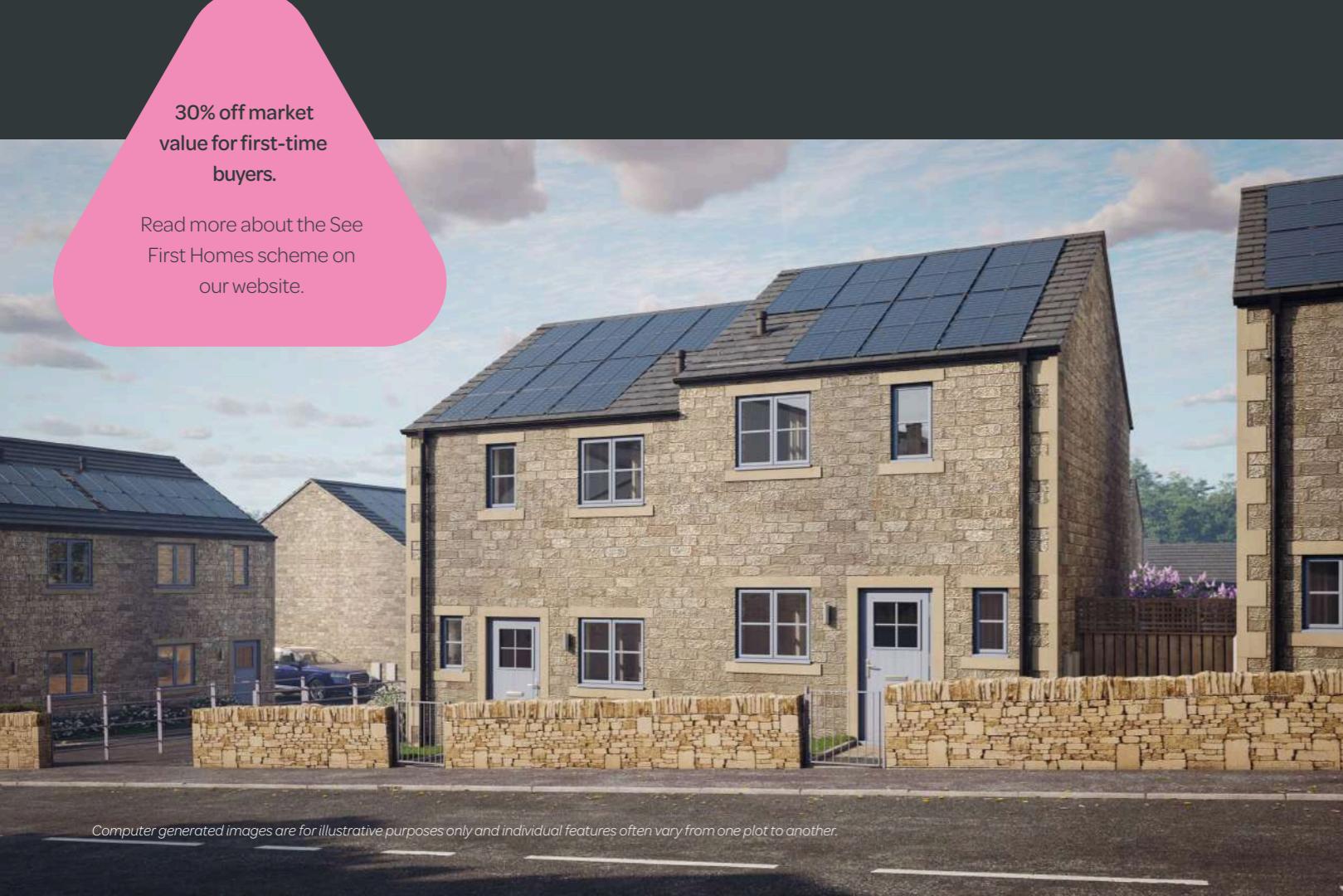
Blackthorn is a two-bedroom home built in tumbled stone combining the modern and the classic in an ideal first home.

The front door leads directly into the bright and open kitchen/diner. French doors fill the space with light and open out onto the terrace creating an airy and adaptable entertainment space.

Buyers can choose between a modern or traditional kitchen design. They also have a choice of luxury ceramic tiling in the house bathroom.

Outside there is a front and rear garden and drive with parking for two cars, charging for electric vehicles and solar PV roof panels making this a practical, sustainable and smart option.

	FEET	METRES
<b>GROUND</b>	Kitchen	11.6 x 12.4
	Lounge	15.2 (max) x 12.6
<b>FIRST</b>	Principal Bedroom	15.2 x 9.7 (max)
	Bedroom 2	15.2 x 11.6 (max)
	Bathroom	7.3 x 6.5
		4.62 x 2.95 (max)
		4.62 x 3.53 (max)
		2.21 x 1.97



Ground Floor

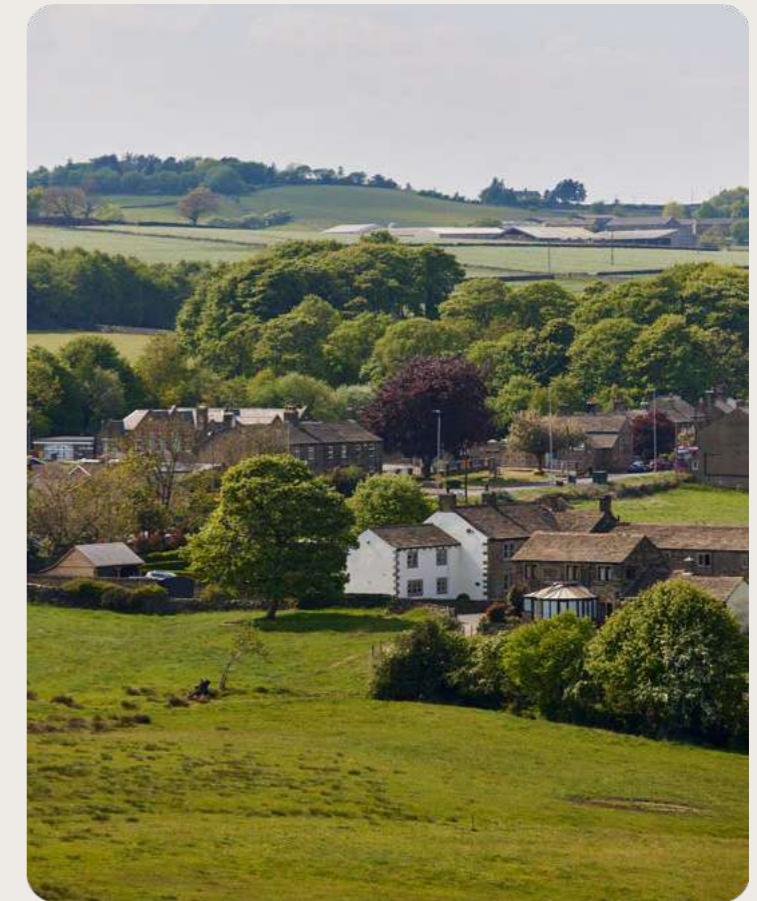


First Floor

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**Homes  
with heart**



At Vivly we really value the places we're part of. Our homes don't end at the front door, our choice of location means every Vivly neighbourhood is connected to a wide and welcoming community. But don't take our word for it, come and see for yourself.



The specification  
in more detail

Optional Extras	No. of bedrooms	Blackthorn	Beech	Cherry	Rowan	Dogwood	Wisteria
		2	2	3	3	3	4
<b>External</b>							
Enlarged Indian stone terrace			●	●	●	●	●
Outside hot water tap			●	●	●	●	●
Outdoor electrical socket		●	●	●	●	●	●
Electric garage door				●	●	●	
Planting pack		●	●	●	●	●	●
Pre-wiring for infrared heater, external speaker, etc		●	●	●	●	●	●
Dog shower - with mixed hot and cold water		●	●	●	●	●	●
<b>Internal</b>							
White-faced doors with satin nickel ironmongery				●	●	●	
Oak-faced doors with satin nickel ironmongery		●	●	●			
Oak skirtings & architraves				●	●	●	●
Oak rail, newel post/cap & wall-mounted handrail				●	●	●	●
Oak rail, newel post/cap & wall-mounted handrail and glass balustrade				●	●	●	●
Smart Home pack - smart thermostat and video doorbell/chime		●	●	●	●	●	●
White downlighters to all rooms		●	●	●	●	●	●
White electrical switches						●	
Brushed chrome electrical switches		●	●	●	●	●	
Choice of electrical switch finishes		●	●	●	●	●	●
Choice of luxury hard flooring to ground floor		●	●	●	●	●	●
Choice of carpets to bedrooms, stairs and landing		●	●	●	●	●	●
Personalised flooring consultation				●	●	●	●
<b>Kitchen / Utility<sup>a</sup></b>							
Choice of premium cabinet doors & handles		●	●	●	●	●	●
Quartz solid worktop with undermount sink (stainless or composite)		●	●	●	●	●	●
BOSCH appliances: single oven, 60cm induction hob & extractor		●	●				
BOSCH integrated fridge-freezer and dishwasher		●	●	●	●	●	●
Downdraft induction hob						●	
BOSCH double oven				●	●	●	●
BOSCH combination oven/microwave				●	●	●	●
Washing machine or washer/dryer		●	●	●	●	●	●
Quooker 'Fusion' 3-in-1 hot water tap			●	●	●	●	●
Wine cooler				●	●	●	●
<b>Bedroom</b>							
Built in wardrobes		●	●	●	●	●	●
<b>Bathroom and En-suite</b>							
Full height wall tiling throughout		●	●	●	●	●	●
Choice of brassware finish (black / gold / brushed nickel)		●	●	●	●	●	●
Vanity unit to main bathroom		●	●	●	●	●	●
Vanity unit to en-suite			●	●	●	●	●
Mirror pack: demister illuminated mirror & shaver socket		●	●	●	●	●	●
Underfloor electric heating			●	●	●	●	

Upgrades are subject to build stage at point of reservation. Upgrade options are applicable to plots 32-37 & 40-50 only.

<sup>a</sup>where applicable.

\*Choice of kitchen is subject to build stage at point of reservation.

## Standard Specification

No. of bedrooms	Blackthorn	Beech	Cherry	Rowan	Dogwood	Wisteria
	2	2	3	3	3	4
<b>External</b>						
Exterior in natural stone with ashlar surrounds on front door and window heads and cills	●	●	●	●	●	●
Turfed gardens	●	●	●	●	●	●
Indian stone terrace and paths	●	●	●	●	●	●
uPVC windows and French doors in moondust grey	●	●	●	●	●	●
Wiring for front door bell and security camera	●	●	●	●	●	●
Composite front door in moondust grey	●	●	●	●	●	●
Outdoor tap	●	●	●	●	●	●
Car charging point	●	●	●	●	●	●
Detached single garage with light and power						
Lighting at front and rear	●	●	●	●	●	●
Secure boundary timber fencing or walling	●	●	●	●	●	●
Regular sett drive (plots 32-35)						
Tarmac drive (plots 36-50)	●	●	●	●	●	●
Mechanical ventilation with heat recovery	●	●	●	●	●	●
Solar panels	●	●	●	●	●	●
Private parking for 2 cars	●	●	●	●	●	●
Oak Porch						
Electric garage door						●
<b>Internal</b>						
White-faced doors with satin nickel ironmongery	●	●	●	●	●	●
Oak-faced doors with satin nickel ironmongery						
Plastered walls and ceilings painted in heritage white emulsion	●	●	●	●	●	●
Skirtings, architraves and staircase painted in white	●	●	●	●	●	●
Air source heating system	●	●	●	●	●	●
Radiators to all rooms	●	●	●	●	●	●
Underfloor heating to ground floor/radiators to upper floor						
Smoke, heat and carbon dioxide detectors	●	●	●	●	●	●
Programmable thermostat	●	●	●	●	●	●
Pendant lighting to all rooms, white downlighting to kitchen and bathrooms	●	●	●	●	●	●
White electrical switches	●	●	●	●	●	●
Brushed chrome electrical switches						●
Intruder alarm	●	●	●	●	●	●
Hard wired data points to TV positions (Cat6)	●	●	●	●	●	●
<b>Kitchen / Utility<sup>a</sup></b>						
Choice of UK manufactured cabinet doors, handles and worktops	●	●	●	●	●	●
1.5 sink to kitchen/single to utility - choice of finishes	●	●	●	●	●	●
BEKO appliances: single oven, 60cm induction hob & extractor	●	●				
BOSCH appliances: single oven, 60cm induction hob & extractor						
BEKO integrated fridge-freezer and dishwasher	●	●	●	●	●	●
Under-cabinet downlighting	●	●	●	●	●	●
Position for washer/dryer						
<b>Living room</b>						
TV point	●	●	●	●	●	●
Telephone point	●	●	●	●	●	●
<b>Bedroom</b>						
TV point in principal bedroom	●	●	●	●	●	●
<b>Bathroom and En-suite</b>						
Luxury white sanitary ware, choice of floor and wall tiles and chrome brassware	●	●	●	●	●	●
Full height tiling to bath/shower wall, splashback to sink, other walls painted	●	●	●	●	●	●
Full height tiling to bath/shower wall, half height to sink wall, other walls painted						
Shower over bath in family bathroom	●	●	●	●	●	●
Power supply (only) for de-mister mirror/shaver to family bathroom	●	●	●	●	●	●
Power supply (only) for de-mister mirror/shaver to en-suite						
Heated towel rail	●	●	●	●	●	●
Vanity unit to family bathroom						
Underfloor electric heating						●
<b>Warranty</b>						
2 year Vivly Living warranty from legal completion	●	●	●	●	●	●
10 year ICW builder warranty (structural defects) from legal completion	●	●	●	●	●	●



## Clever design costs less

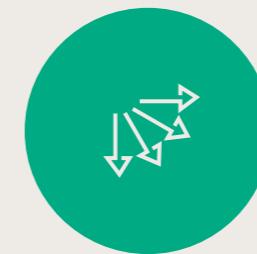
When you choose a Vivly Living home, you're choosing the very best in energy performance. Our homes are A-rated for their energy efficiency, designed with care and respect to help reduce your bills and create a more comfortable way of living.

Our cleverly designed layouts maximise natural light and warmth, while efficient heating systems, highly thermally efficient insulation and double glazing work together to keep your home comfortable year-round.

### Helping you save money. Our homes include:



Air source heat pumps as standard



MVHR - Mechanical ventilation and heat recovery system



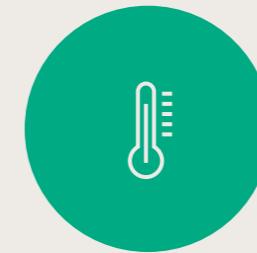
Timber frame for increased energy performance



Underfloor heating to ground floor in Wisteria house type



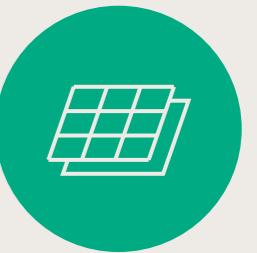
Double glazing



Loft insulation in excess of industry standards



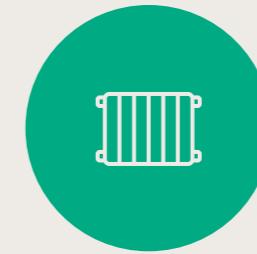
Cavity wall insulation



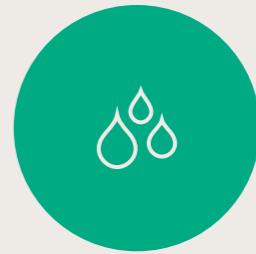
Solar panels



High level of airtightness to reduce heat loss



Energy efficient radiators



Waste water heat recovery



High performance floor insulation



Homes with  
nature on your  
doorstep

## Why buy from Vivly

We really care about new homes. Not just the houses themselves but the new lives, new stories and new neighbourhoods we play a part in. Choosing a new home is a big decision and we take that seriously. That's why when you reserve, you can tailor your home to reflect your personal style, making choices that will shape your everyday life\*.

Every home comes with a 10-year ICW builder warranty\*\* as standard. This includes a 10 year structural warranty and a 2-year fixtures and fittings warranty. So, you can live happily without any unexpected costs.

Our small friendly team is on hand to help you through the whole homebuying journey, so you know you'll be in safe hands.



WhatHouse  
Bronze award  
Winner 2023  
Best Small Housebuilder

\*Subject to build stage at point of reservation.

\*\*2-year builder warranty from legal completion directly from Vivly Living, then 8 years structural defects insurance cover with ICW. Vivly Living is a trading name of Vivly Shepley LLP.

Contact us

## Customer experience team & contact

We pride ourselves on being there for our customers, helping to find the right house for them and their families.

If you have any questions you'll find us here:

01484 599454  
vivlyliving.com  
hello@vivlyliving.com

Or visit our customer hub at:

**Knowle Grange, Shepley, HD8 8GL**

Opening hours depend on the season, so we recommend giving us a call to let us know you're coming.

Scan for more



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MY notes

*Life is for  
living*

