



THE PADDOCK

An exclusive development of just seven 3 & 4 bedroom detached homes

Ideally located in the highly sought after North Yorkshire village of Thorganby, The Paddock offers a superb collection of just seven luxury 3 & 4 bedroom homes built to the very highest standard.



The finest choice of new homes

The specification and quality that these homes are built to is second-to-none. With countless things included as standard there really isn't much more you could want in a new build home.

Every Mandale home is built with you, the buyer in mind. With items such as up-rated insulation, solid grade doors, and every detail considered you can be certain that every Mandale home has been built with the longevity you would expect from a new build home.

As with all Mandale homes, depending on build stage, you are able to choose your internal finishes from our extensive range on this development. If you're looking for something a little bit special there are countless extras and upgrades available to choose from.*

If all of this sounds out of your reach then think again. Both Help to Buy schemes are available on this development meaning you could afford a more expensive home than you originally thought. Have a property to sell? No problem! Mandale Homes have Assisted Move and Part Exchange schemes available on selected plots to help get you moving too.





Although small, the village of Thorganby is steeped in history, with occupation dating back to the Vikings, Romans, Iron Age and beyond.

About Thorganby

Perfectly positioned within easy reach of both York and Selby, Thorganby is a highly sought after rural village set amongst idyllic, peaceful countryside.

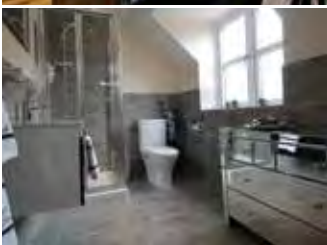
The village itself offers a well equipped outdoor children's play area, a village hall that stages regular events throughout the year and a traditional country pub. The neighbouring village of Wheldrake provides a post office and convenience store.

Approximate distances and journey times (by car) to surrounding points of interest are as follows:

A19	6.4 miles	11 mins
York	10.5 miles	21 mins
Selby	9.9 miles	15 mins
Pocklington	13.6 miles	23 mins

The Paddock is the ideal location for those who enjoy the great outdoors. The beautiful Wheldrake Ings Nature Reserve is just minutes away and is home to a superb variety of wildlife – the perfect place for an afternoon stroll. Golfers will be pleased to know that Swallow Hall Golf Course is only a few miles away, whilst anglers can while away the hours at the nearby Westerly Lake Fisheries.





So, why choose us?

Small developments

We believe small developments are better. Who wants to move into a home on a building site? Small developments mean that even if you are one of the first to move in, your neighbours are sure to follow shortly after. Large developments take years to build, small ones don't.

Experienced, personal service

Our knowledgeable sales staff can help you every step of the way. If this is your first home, you are a bit rusty on the whole sales process, or just need a helping hand our staff are there to assist. Small developments allow us to build a relationship with each buyer, so you can always be sure of that personal touch.

Experts at building

Here at Mandale we have been building for over 30 years, and our experience is not just housebuilding. From a marina, to hi-rise office blocks, to huge apartment complexes, Mandale has construction knowledge of all complexities. It's safe to say we know the odd thing about it.

Your home, your way

At Mandale Homes, we build houses. It's you that makes it a home. We offer each buyer the opportunity to select their internal finishes from our extensive range.* If you fancy something a little bit special we have upgrade options too. We appreciate that everyone is different, so why would they all want to live in the same house?

Quality & detail

At every step of the construction process the detail of our homes are carefully considered to ensure they are the best they can be. We analyse layouts, materials, and everything in between to ensure that you will get the most out of your home. We use premium materials and systems where beneficial to ensure maximum efficiency and value for money. We strive to not just meet standards & expectations, but exceed them.

Specification & warranty

Most new homes are built to a much higher quality than second hand homes due to current materials and building regulations. With a Mandale Home you can be sure of a specification that other homes, new and old, will struggle to compete with. Team that with our 2 year warranty, and 10 year structural warranty and you have a home beyond comparison.

Money saving

The efficiency of new build homes has increased drastically over recent years. According to the Home Builders Federation, you could save an average £1,410 per year on energy bills for a four bedroom home when compared to a Victorian equivalent. Not only would you save money on your bills, but a new build home requires no repairs or renovation, saving you time and money which could be better spent elsewhere.

Less hassle

It is common knowledge that moving house can be stressful. There is a whole list of things to sort before you even move. Mandale Homes can help. We can put you in contact with an independent financial advisor and an approved legal team to help take some of the headache away. It is not unusual to find a second hand home that requires a bit of a touch up - we can make sure that your home is ready to be lived in from the day you move in.



At Mandale Homes we believe that you deserve the home you want, without the compromise.

*Depending on stage of build, extra cost may be incurred.



Bring this siteplan to life on your smartphone or tablet!

Thanks to the Vieweet Scan app, you can now view this siteplan in interactive 3D...

1. Simply download the Vieweet Scan app to your device
2. Open the app, and hold your device over the siteplan on this page
3. The app will scan the siteplan, and then open the 3D model
4. Take a unique look around the development!



THE PADDOCK

Site Plan

- THE SKIPWORTH
A 3 bedroom detached home
PLOTS 1, 3, 6
- THE BRIGHTON
A 3 bedroom detached home
PLOTS 2, 7
- THE KIRKHAM
A 4 bedroom detached home
PLOT 4
- THE THORNTON
A 4 bedroom detached home
PLOT 5

The Development Layout does not show details of gradients of land, boundary treatments, local authority street lighting or landscaping. It is our intention to build in accordance with this layout. However, there may be occasions when the house designs, boundaries, landscaping and positions of roads and footpaths change as the development proceeds. Please check the details of your chosen property with your Sales Executive prior to reservation.

THE SKIPWORTH

3 bedroom detached home

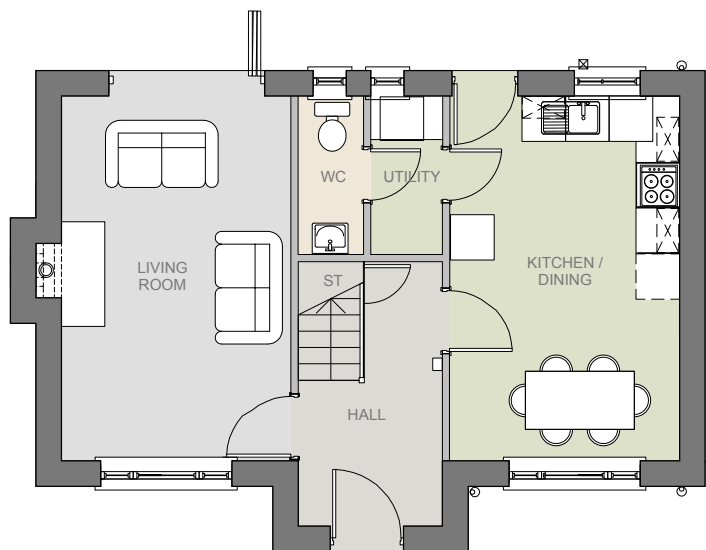
mandalehomes.com

Features

- A modern open plan kitchen and dining area
- A spacious dual aspect lounge with bi-folding doors to the rear garden
- Three generous bedrooms
- An en-suite shower room to the master bedroom
- A stylish family bathroom

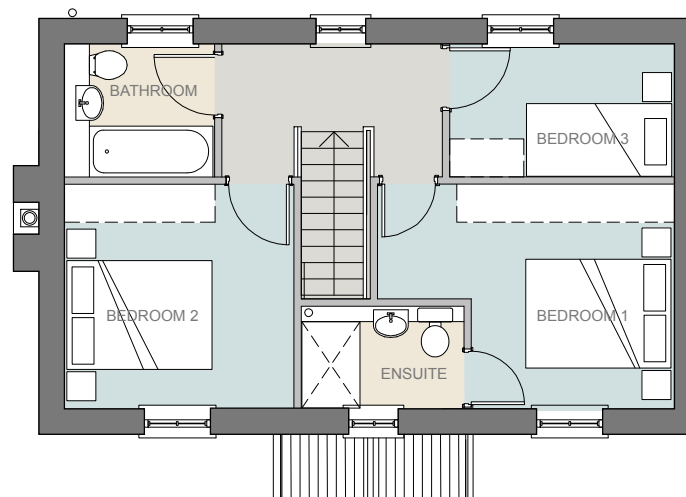



Mandale
Homes



Ground Floor Plan (l x w)

Living Room	5020mm x 3160mm	16'5" x 10'4"
Kitchen	2280mm x 3170mm	7'6" x 10'5"
Dining Area	2740mm x 3170mm	8'11" x 10'5"



First Floor Plan (l x w)

Bedroom 1	3090mm x 2800mm	10'2" x 9'2"
Ensuite	1410mm x 2240mm	4'8" x 7'4"
Bedroom 2	3160mm x 3090mm	10'4" x 10'2"
Bedroom 3	3090mm x 1830mm	10'2" x 6'
Bathroom	1830mm x 2070mm	6' x 6'9"

The floor plans depict a typical layout of this house type. For exact plot specification, details of external and internal finishes, dimensions, site plan and floor plan differences please consult your sales advisor. Dimensions given are estimated from architects drawings and subject to change. Approximate dimensions are provided to give a general indication of the proposed development and floor layout and should not be used for carpet sizes, appliance spaces or items of furniture. Floor plans are not displayed to scale. CGIs and photographs are for illustration purposes only. Sales plans are for illustrative purposes only and layouts/window positions may vary from plot to plot. For accurate layouts and room dimensions please refer to individual mechanical and electrical drawings.



Contact us

Head Office
033 0005 0001

Email
thepaddock@mandale.com

Or visit
mandalehomes.com

Mandale
Homes

THE BREIGHTON

3 bedroom detached home

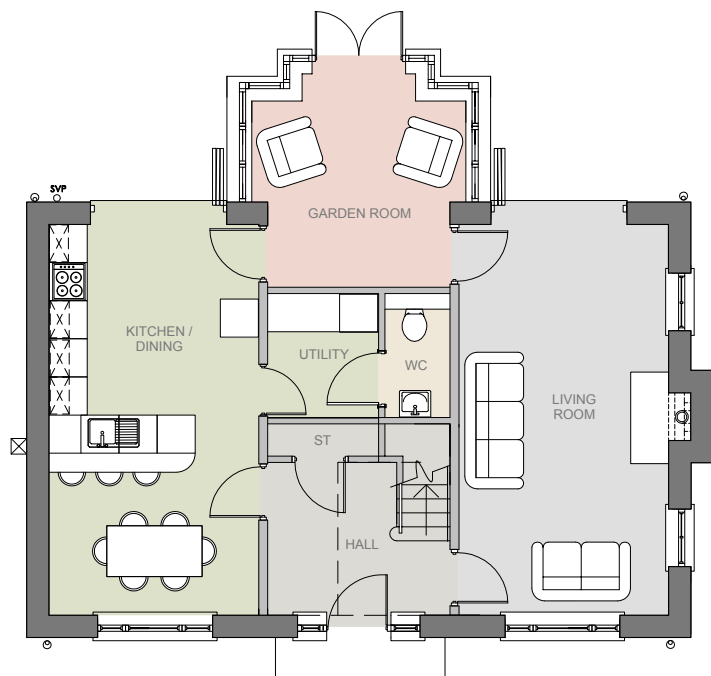
mandalehomes.com

Features

- An open plan kitchen and dining area with bi-folding doors to the rear garden
- A spacious dual aspect lounge, also with bi-folding doors to the garden
- A beautiful garden room
- Three generous double bedrooms
- An en-suite shower room to the master bedroom
- A stylish family bathroom

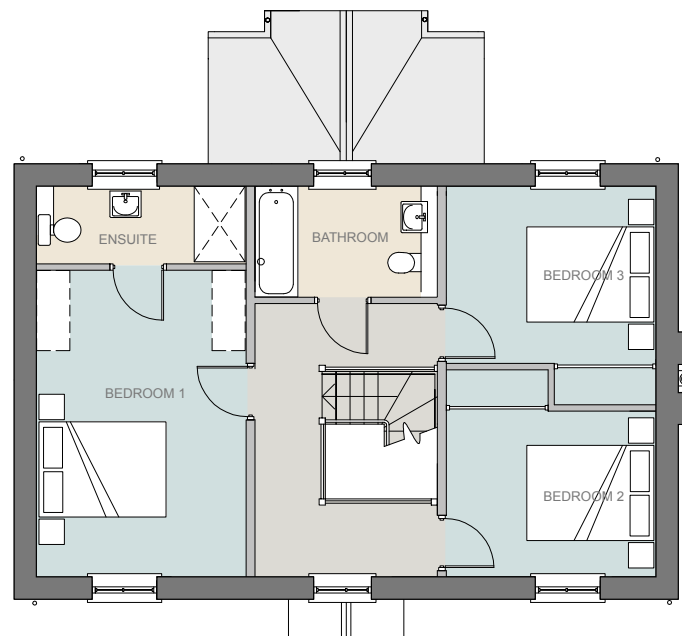



Mandale
Homes



Ground Floor Plan (l x w)

Living Room	3340mm x 6150mm	10'11" x 20'2"
Kitchen	3300mm x 3340mm	10'9" x 10'11"
Dining Area	2850mm x 3340mm	9'4" x 10'11"
Garden Room	2930mm x 3370mm	9'7" x 11'1"



First Floor Plan (l x w)

Bedroom 1	4830mm x 3340mm	15'10" x 10'11"
Ensuite	3340mm x 1220mm	10'11" x 4'0"
Bedroom 2	3340mm x 3440mm	10'11" x 11'3"
Bedroom 3	3340mm x 2610mm	10'11" x 8'7"
Bathroom	1750mm x 2870mm	5'9" x 9'5"

The floor plans depict a typical layout of this house type. For exact plot specification, details of external and internal finishes, dimensions, site plan and floor plan differences please consult your sales advisor. Dimensions given are estimated from architects drawings and subject to change. Approximate dimensions are provided to give a general indication of the proposed development and floor layout and should not be used for carpet sizes, appliance spaces or items of furniture. Floor plans are not displayed to scale. CGIs and photographs are for illustration purposes only. Sales plans are for illustrative purposes only and layouts/window positions may vary from plot to plot. For accurate layouts and room dimensions please refer to individual mechanical and electrical drawings.



Contact us

Head Office
033 0005 0001

Email
thepaddock@mandale.com

Or visit
mandalehomes.com

Mandale
Homes



THE KIRKHAM

4 bedroom detached home

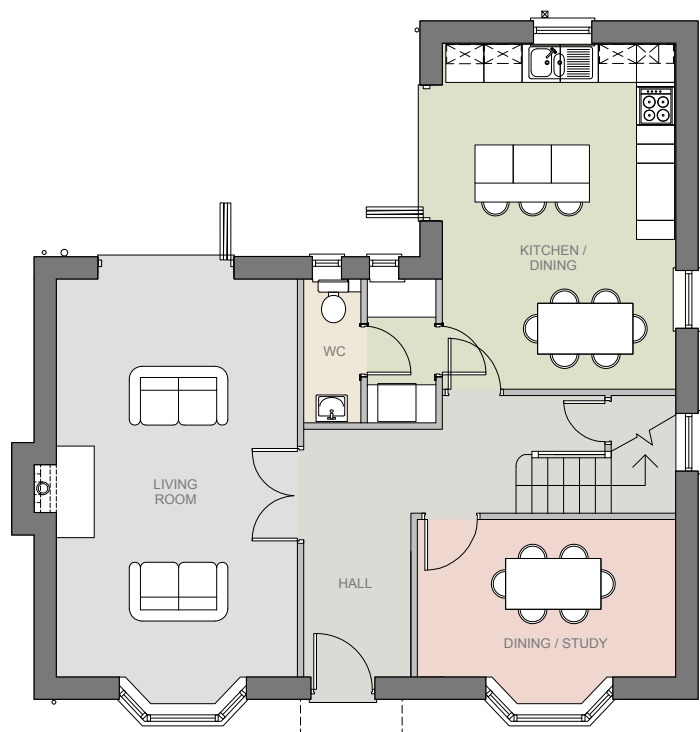
mandalehomes.com

Features

- An open plan kitchen and dining area with bi-folding doors to the rear garden
- A spacious dual aspect lounge, also with bi-folding doors to the garden
- A separate dining room with a bay window
- Four generous double bedrooms
- En-suite shower rooms to two of the bedrooms
- A stylish family bathroom

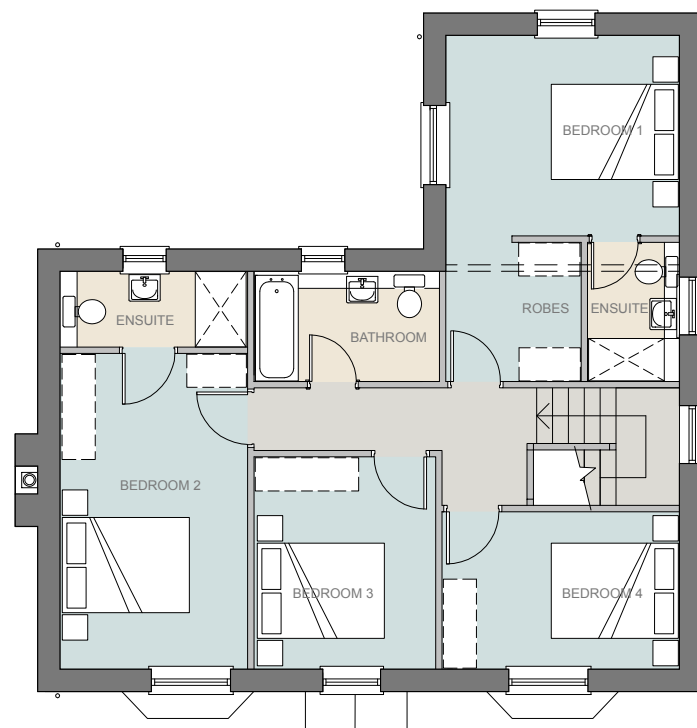



Mandale
Homes



Ground Floor Plan (l x w)

Kitchen/Dining	5450mm x 3680mm	17'11" x 12'1"
Living Room	6270mm x 3800mm	20'7" x 12'5"
Dining/Study	2480mm x 4070mm	8'2" x 13'4"



First Floor Plan (l x w)

Bedroom 1	4980mm x 2950mm	16'4" x 9'8"
Ensuite to Bedroom 1	1190mm x 2950mm	3'11" x 9'8"
Bedroom 2	3160mm x 3680mm	10'4" x 12'1"
Ensuite to Bedroom 2	1450mm x 2190mm	4'9" x 7'2"
Bedroom 3	3740mm x 2480mm	12'3" x 8'2"
Bedroom 4	2860mm x 3340mm	9'5" x 10'11"
Bathroom	1730mm x 2920mm	5'8" X 9'7"

The floor plans depict a typical layout of this house type. For exact plot specification, details of external and internal finishes, dimensions, site plan and floor plan differences please consult your sales advisor. Dimensions given are estimated from architects drawings and subject to change. Approximate dimensions are provided to give a general indication of the proposed development and floor layout and should not be used for carpet sizes, appliance spaces or items of furniture. Floor plans are not displayed to scale. CGIs and photographs are for illustration purposes only. Sales plans are for illustrative purposes only and layouts/window positions may vary from plot to plot. For accurate layouts and room dimensions please refer to individual mechanical and electrical drawings.



Contact us

Head Office
033 0005 0001

Email
thepaddock@mandale.com

Or visit
mandalehomes.com

Mandale
Homes



THE THORNTON

4 bedroom detached home

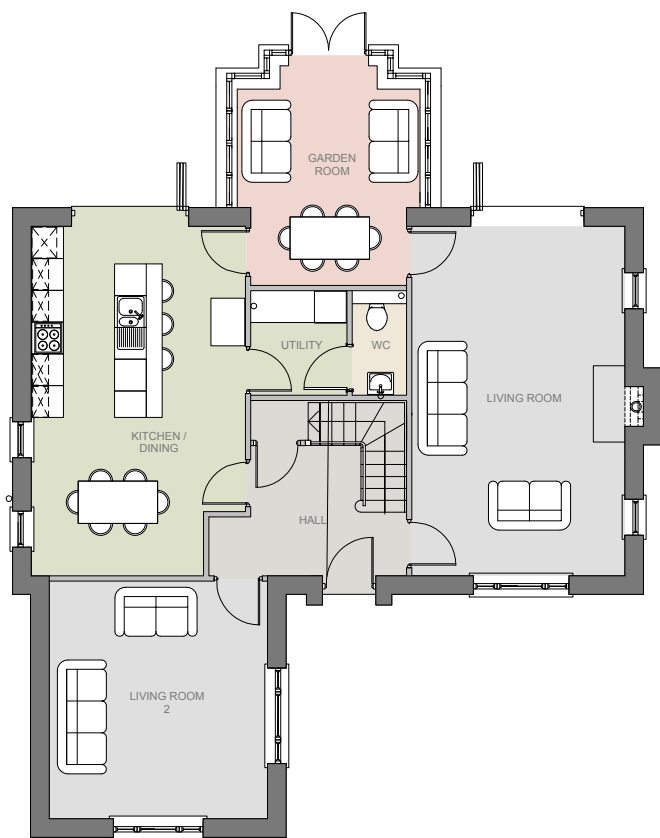
mandalehomes.com

Features

- An open plan kitchen and dining area with bi-folding doors to the rear garden
- A spacious dual aspect lounge, also with bi-folding doors to the garden
- A beautiful garden room
- Another reception room makes the ideal family room or snug
- A separate utility room
- Four generous double bedrooms
- En-suite shower rooms to two of the bedrooms
- A walk-in wardrobe to the master bedroom
- A stylish family bathroom

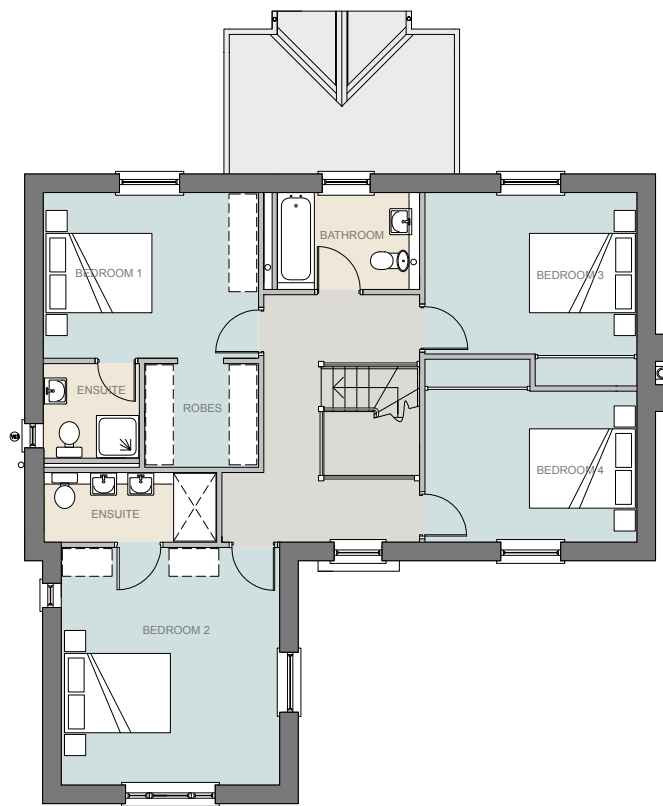

Mandale
Homes





Ground Floor Plan (l x w)

Kitchen/Dining	3260mm x 6600mm	10'8" x 21'8"
Living Room	4020mm x 6600mm	13'2" x 21'8"
Living Room 2	4490mm x 4120mm	14'9" x 13'6"
Garden Room	3300mm x 4100mm	10'10" x 13'5"



First Floor Plan (l x w)

Bedroom 1	4130mm x 4490mm	13'7" x 14'9"
Ensuite to Bedroom 1	1340mm x 3270mm	4'5" x 10'9"
Wardrobe	2150mm x 1620mm	7'1" x 5'4"
Bedroom 2	4060mm x 3130mm	13'4" x 10'3"
Ensuite to Bedroom 2	1620mm x 1830mm	5'4" x 6'0"
Bedroom 3	3650mm x 4010mm	12'0" x 13'2"
Bedroom 4	2850mm x 4010mm	9'4" x 13'2"
Bathroom	2940mm x 1830mm	9'8" x 6'0"

The floor plans depict a typical layout of this house type. For exact plot specification, details of external and internal finishes, dimensions, site plan and floor plan differences please consult your sales advisor. Dimensions given are estimated from architects drawings and subject to change. Approximate dimensions are provided to give a general indication of the proposed development and floor layout and should not be used for carpet sizes, appliance spaces or items of furniture. Floor plans are not displayed to scale. CGIs and photographs are for illustration purposes only. Sales plans are for illustrative purposes only and layouts/window positions may vary from plot to plot. For accurate layouts and room dimensions please refer to individual mechanical and electrical drawings.



Contact us

Head Office
033 0005 0001

Email
thepaddock@mandale.com

Or visit
mandalehomes.com

Mandale
Homes



HALLWAY/STAIRS	<ul style="list-style-type: none"> • Chrome down lights • Choice of flooring 	UTILITY ROOM	<ul style="list-style-type: none"> • Fitted designer units in a range of colours & styles with soft close doors (where applicable) • Choice of ceramic / luxury vinyl flooring 	BEDROOM 1 (MASTER)	<ul style="list-style-type: none"> • Digital Aerial & Media Plate • Choice of Flooring • Wardrobes
W/C	<ul style="list-style-type: none"> • White sanitary ware with stylish vanity unit & chrome mixer tap • Choice of Ceramic tiling or luxury vinyl flooring • Choice of contemporary tiled splashback • Chrome down lights • Chrome heated towel warmer • Choice of upgraded ceramic flooring 	LIVING ROOM	<ul style="list-style-type: none"> • Digital Aerial & Media Plate • Log Burner • Choice of flooring 	ALL OTHER BEDROOMS	<ul style="list-style-type: none"> • Digital TV Aerial • Choice of flooring • Wardrobes
KITCHEN / DINING AREA	<ul style="list-style-type: none"> • Fully fitted designer kitchen in a range of colours & styles with soft close doors & drawers • Upgraded kitchen doors • Worktops with 100mm upstands • Upgraded granite/quartz/conglomerate worktops with 100mm upstands • Cutlery drawer • Integrated stainless steel fan assisted single oven • Ceramic hob • Induction hob • Integrated dishwasher • Integrated cooker hood • Opaque glass splashback behind hob • Integrated fridge freezer (size dependent on house type) • Integrated washing machine • Integrated dryer • Integrated washer/dryer • Single bowl and drainer • Choice of stylish chrome mixer tap • Digital TV aerial • Chrome down lights • Under / over unit lighting • Plinth lighting • Choice of ceramic / luxury vinyl flooring • Choice of upgraded tiling 	GARDEN ROOM (IF APPLICABLE)	<ul style="list-style-type: none"> • Chrome downlights • Digital TV Aerial 	INTERNAL	<ul style="list-style-type: none"> • Oak doors • Ceilings finished in white and walls finished with natural hessian throughout • Skirting and architrave • Oil heating and radiators • Loft and exterior wall insulation • Intruder alarm • Smoke detectors • White sockets and switches • Chrome sockets and switches • Digital TV Aerial to kitchen/dining area and all bedrooms • Satellite system wired seperately to living room and bedroom 1
		FAMILY BATHROOM	<ul style="list-style-type: none"> • Shower bath with glass screen • White sanitaryware & vanity unit with chrome mixer tap • Mirrored wall unit • Chrome towel warmer • Chrome down lights • Shaver socket • Tiling to wet area including splashback • Tiling to floor • Half height tiling to all other walls or full height tiling to two walls • Choice of upgraded ceramic floor and wall tiles 	EXTERNAL	<ul style="list-style-type: none"> • Front courtesy light • Rear courtesy light • Outside tap to garden • Weatherproof socket • Electric roller shutter door to garage (where applicable) • Power and light to garage (where applicable) • Front of house landscaped to meet planning requirements • Double glazed windows • Turf to rear
		ENSUITE	<ul style="list-style-type: none"> • Shower with glass doors • White sanitaryware with vanity unit and chrome mixer tap • Mirrored wall unit • Chrome towel warmer • Chrome down lights • Shaver socket • Tiling to wet area including splashback • Tiling to floor • Half height tiling to all other walls or full height tiling to two walls • Choice of upgraded ceramic floor and wall tiles 		

THE PADDOCK

Specification

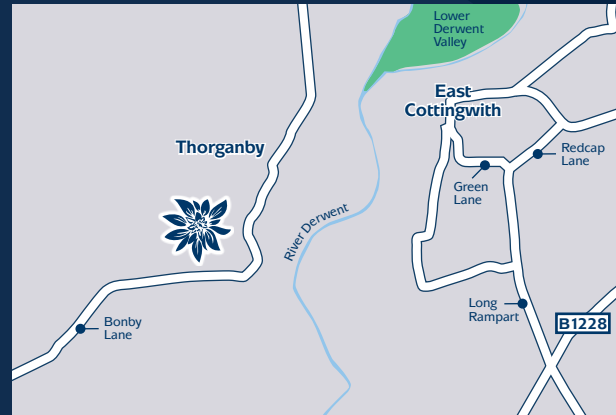
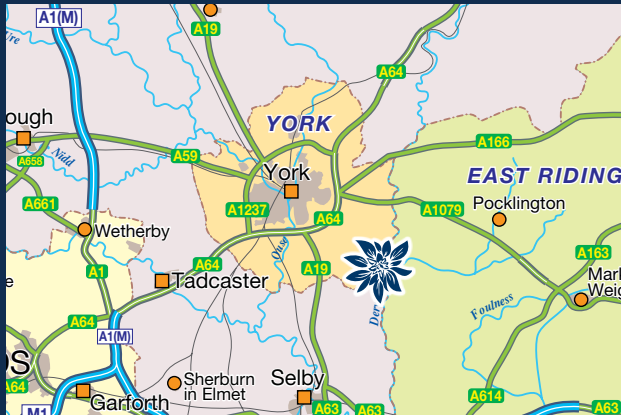


All housetypes

Mandale
Homes

THE PADDOCK

Main Street, Thorganby, York, YO19 6DB.



Head Office 033 0005 0001 Email thepaddock@mandale.com