THE BLUEBELLS AT TANTON FIELDS

STOKESLEY

A STUNNING COLLECTION OF

3, 4 & 5 BEDROOM HOMES

TILIA HOMES

Welcome to The Bluebells at Tanton Fields

This charming collection of three, four and five bedroom homes are situated on the banks of River Leven, Stokesley, in the Hambleton district of North Yorkshire. Surrounded by local amenities and rural countryside, it's a great place to live, work and enjoy life.



Education

With it's close proximity to local schools, families will benefit from the ideal location of The Bluebells at Tanton Fields.

Stokesley Primary Academy

Just a 4-minute drive from the development, Stokesley Primary Academy welcomes children between the ages of 2–11 years. With an Ofsted rating of 'Good', this school provides many facilities, including before and after school care and a nursery.

Stokesley School and Sixth Form College

Stokesley School and Sixth Form College is an age 11–18 comprehensive school at the heart of Stokesley. This Ofsted rated 'Good' school offers the Duke of Edinburgh's award scheme as well as over 40 extra-curricular clubs and activities.

Marwood Church of England V C Infant School

This 'Good' Ofsted rated Infant school is just a 6-minute drive from the development and caters for children ages 5–7. It offers children a variety of extra-curricular activities such as fitness clubs, yoga and choir club, as well as morning and afternoon care and holiday club.



Although the schools listed above are nearby, we cannot guarantee admission. Car travel times taken from google.co.uk/maps and are approximate only.



Connections

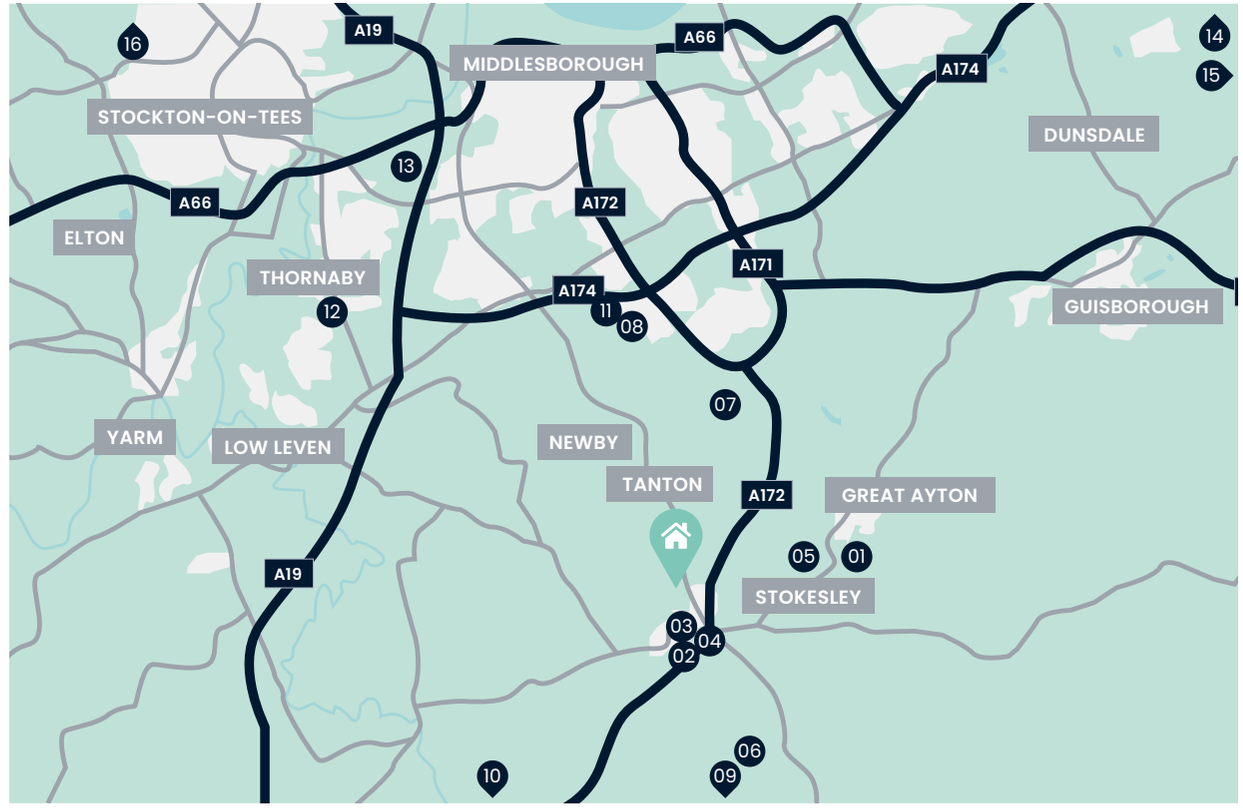
Good transport links to nearby towns, cities and further afield.

Destinations by car

20 min	Middlesbrough	11.1 miles
50 min	Sunderland	37.1 miles
1 hr 4 min	York	43.1 miles

Destinations by train
Great Ayton Station

21 min	Middlesbrough	
1 hr 41 min	Newcastle upon Tyne	
1 hr 46 min	York	



Your nearest transport links

Great Ayton

A172

Teeside International Airport

Up to 2 Miles

01. Stokesley Veterinary Practice
02. Stokesley Globe Community Library
03. Stokesley School
04. Stokesley Leisure Centre

Up to 5 Miles

05. Angrove Country Park
06. Emmersons Riding School
07. Middlesbrough Golf Club
08. Tesco Extra

Up to 10 Miles

09. Lord Stones Country Park
10. Whorlton Castle
11. Newham Grange Farm
12. Crazy Corner Adventure Play Centre

Up to 25 Miles

13. Teeside Shopping Centre
14. Redcar Racecourse
15. Marske By The Sea Beach
16. University Hospital of North Tees

Map shown is not to scale. Times, distances and directions are approximate only and are taken from google.co.uk/maps and nationalrail.co.uk. April 2023.



The benefits of buying new

All our homes also come with a ‘2-year Tilia Homes Customer Care Warranty’ and a further ‘8-year NHBC Warranty’ for added peace of mind.

Energy-Efficient

new homes are built to the latest specifications and standards meaning a more energy-efficient home.

No Chain

you are not buying into a chain. This means a faster, easier buying process without the hassle.

Great Schemes

benefit from schemes only available when buying a new build, such as our Part Exchange and Smooth Move schemes.

Personalise your home

you can make changes to your home by choosing from our extensive list of finishing touches subject to build stage.

Low Maintenance

with the latest regulations and specifications it’s unlikely you’ll need to worry about repairs for a while. New homes also include a 10-year NHBC warranty to cover structural defects.

It’s Brand New

be the first to live in the property. It’s brand new – and all yours!

Moving Schemes

Tilia Homes likes to make sure that you can move into your new dream home, whatever your situation. We can help you overcome almost any obstacle that you face as a new homebuyer.

Part Exchange

If you want to ensure a smooth and easy move to your new home by Tilia Homes, you may wish to consider our Part Exchange scheme.

Smooth Move

We'll do all we can to ensure that your existing home is sold quickly, at the best possible price – and we'll pay the estate agent's fees.



Customer Commitment

Our aim is to do our best to take care of everything.

From carefully choosing the ideal location for our new community to designing and building homes that fit perfectly into the natural environment.

We'll make sure you have all the information you need every step of the way, whether that's letting you know what's happening with your sale or introducing you to every detail of your new home – we know homebuilding doesn't stop once you've moved in.

We pride ourselves on being there for our customers throughout the buying and selling process – and beyond.

Helping build homes and communities we can all be proud of, for many years to come.

TILIA HOMES

NEW HOMES QUALITY CODE

NEW HOMES OMBUDSMAN SERVICE

Tilia Homes in their efforts to improve designs reserve the right to alter site plans, floorplans, elevations and specifications without notice. All lifestyle and location imagery used within this brochure is indicative only. Maps shown are not to scale. Times, distances and directions are approximate only and are taken from google.co.uk/maps and nationalrail.co.uk. Information is correct at the time of going to print. Please see the development page on our website for further details. For terms and conditions on our schemes and incentives including Part Exchange or Smooth Move, go to tiliahomes.co.uk. Please speak to your Sales Executive for further details. April 2023.

THE BLUEBELLS AT TANTON FIELDS

STOKESLEY

Our charming development of 3, 4 & 5 bedroom new build homes in Stokesley, North Yorkshire. Set on the banks of the River Leven, yet just 10 miles* to Middlesbrough town centre.



2 Bedroom Homes

- The Horsham

3 Bedroom Homes

- The Holmewood
- The Northwood
- The Oakwood

4 Bedroom Homes

- The Mapleford
- The Oakford
- The Sten U

5 Bedroom Homes

- The Kenilworth

N

Sunset Sunrise

- – Affordable Homes
- BCP – Bin Collection Point
- LEAP – Local Equipped Area for Play
- SS – Sub-Station
- V – Visitor Parking

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. The location of affordable homes is indicative and subject to change, properties coloured blue will remain affordable housing tenure and are not available for general sale. The remaining homes on the development are available for open market sale to purchasers, who could be private individuals or another type of purchaser (for example local authorities, housing associations or other commercial landlords), and therefore the mix of tenures on a development may change. Site plan is not to scale. Please speak to our Sales Executives for more details. July 2024.

The Holmewood

3 Bedroom Home

TILIA HOMES



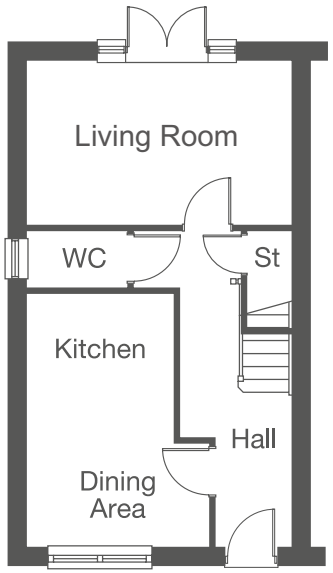
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The Holmewood

3 Bedroom Home

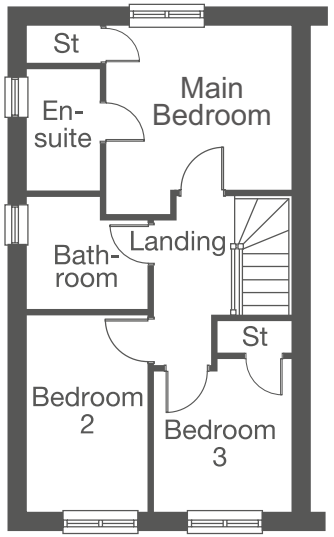
Total Area 906 sq. ft.

A delightful 3 bedroom home with a kitchen/dining area and a spacious living room and double doors to the garden. Upstairs, the luxurious bedroom includes a sizeable en suite, whilst the two additional bedrooms have access to the family bathroom.



Ground Floor

Kitchen	4.56m x 3.29m max | 14'9" x 10'7" max
Living Room	4.74m x 2.96m | 15'5" x 9'7"



First Floor

Main Bedroom	3.40m max x 2.63m max | 11'1" max x 8'6" max
Bedroom 2	3.55m x 2.18m | 11'6" x 7'1"
Bedroom 3	2.76m max x 2.47m max | 9'0" max x 8'1" max

AC – Airing Cupboard B – Boiler - - - - Reduced Head Height ⊠ – Rooflight St – Store WC – Cloakroom

The floorplans depict a typical layout of this housetype. All dimensions are + or – 50mm and are not shown to scale. They are not intended to be used for carpet sizes, appliance sizes or items of furniture. These floorplans are a guide only and may be subject to change. Total area is approximate. For exact plot specification, details of external and internal finishes, dimensions and floorplan differences consult our Sales Executive. March 2026.

TILIA HOMES

The Sten U

4 Bedroom Home

TILIA HOMES



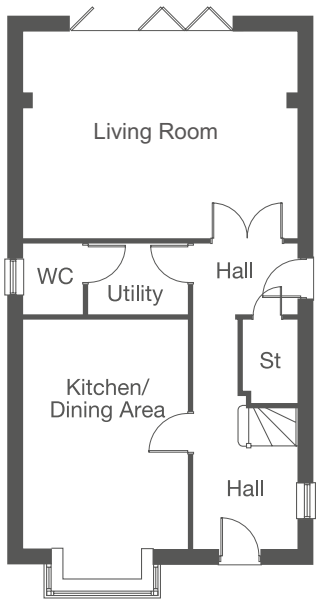
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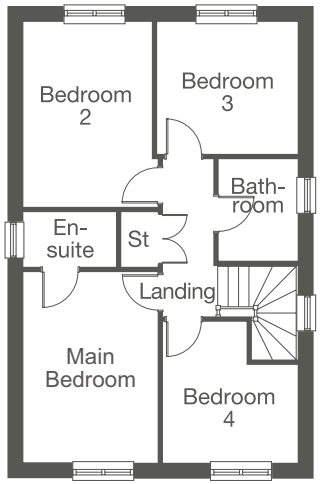
The Sten U

4 Bedroom Home

Total Area 1,350 sq. ft.

A large 4 bedroom family home featuring a bay window in the kitchen/dining area, plus bi-fold doors leading to the garden from the spacious living room. Upstairs there is the main bedroom and en suite, plus three additional bedrooms and the family bathroom.





Ground Floor

Kitchen/Dining Area	4.96m min x 3.59m max | 16'2" min x 11'7" max
Living Room	5.92m x 4.48m | 19'4" x 14'6"
Utility	2.19m x 1.55m | 7'1" x 5'0"

First Floor

Main Bedroom	4.14m x 2.92m | 13'5" x 9'5"
Bedroom 2	4.00m x 2.79m min | 13'1" x 9'1" min
Bedroom 3	3.04m x 2.86m | 9'9" x 9'3"
Bedroom 4	3.09m max x 2.94m max | 10'1" max x 9'6" max

AC – Airing Cupboard B – Boiler - - - - Reduced Head Height ⊠ – Rooflight St – Store WC – Cloakroom

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The Mapleford

4 Bedroom Home

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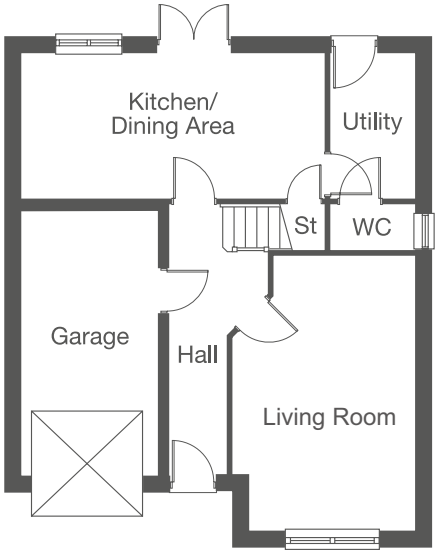
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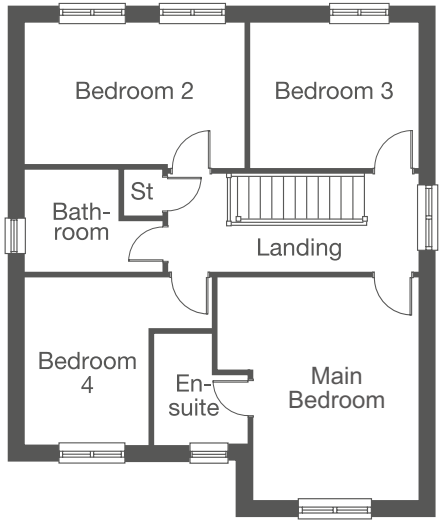
The Mapleford

4 Bedroom Home

Total Area 1,376 sq. ft.

A charming 4 bedroom home featuring a spacious living room, a kitchen/dining area with doors leading out to the garden and a downstairs cloakroom.
The upstairs has the main bedroom with en suite, plus 3 further bedrooms and the family bathroom.





Ground Floor

Kitchen/Dining Area	6.15m x 2.95m | 20'1" min x 9'6"
Living Room	5.55m max x 3.68m max | 18'2" max x 12'0" max
Utility	2.95m x 1.71m | 9'6" x 5'6"

First Floor

Main Bedroom	4.50m x 3.35m | 14'7" x 10'9"
Bedroom 2	4.46m x 2.95m | 14'6" x 9'6"
Bedroom 3	3.40m x 2.95m | 11'1" x 9'6"
Bedroom 4	3.38m max x 2.51m min | 11'0" max x 8'2" min

AC – Airing Cupboard B – Boiler - - - - Reduced Head Height ⊠ – Rooflight St – Store WC – Cloakroom

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TILIA HOMES

The Oakford

4 Bedroom Home

TILIA HOMES



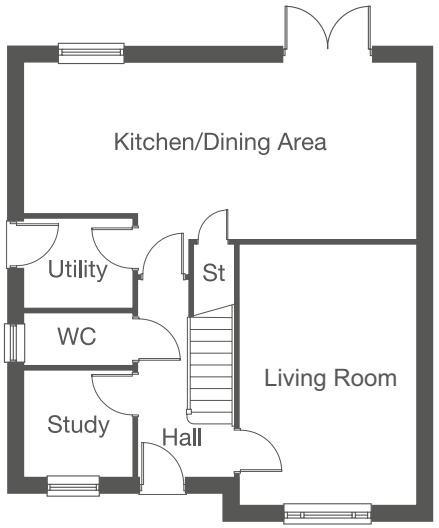
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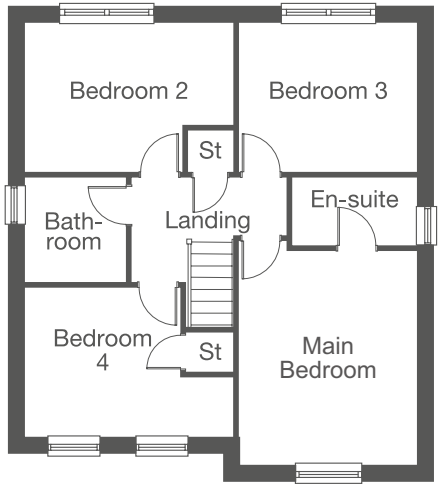
The Oakford

4 Bedroom Home

Total Area 1498 sq. ft.

A lovely 4 bedroom home with a social kitchen/dining area at the rear, and a large living room at the front. Upstairs there are 4 good-sized bedrooms, one being the main with an en suite, plus the family bathroom.





Ground Floor

Kitchen/Dining Area	7.95m x 3.65m min | 26'0" min x 11'6" min
Living Room	5.27m x 3.57m | 17'2" x 11'7"
Utility	2.21m x 1.83m | 7'2" x 6'0"

First Floor

Main Bedroom	4.43m x 3.62m | 14'2" x 11'8"
Bedroom 2	4.24m max x 3.03m max | 13'9" max x 9'9" max
Bedroom 3	3.62m x 3.03m | 11'8" x 9'9"
Bedroom 4	4.24m max x 3.04m max | 13'9" max x 9'9" max

AC – Airing Cupboard B – Boiler - - - - Reduced Head Height ⊠ – Rooflight St – Store WC – Cloakroom

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TILIA HOMES

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TILIA HOMES

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