



# BURTON CHAMBERS

RIPON

LUXURY APARTMENTS



Dacre, Son & Hartley

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21 Yorkshire Offices



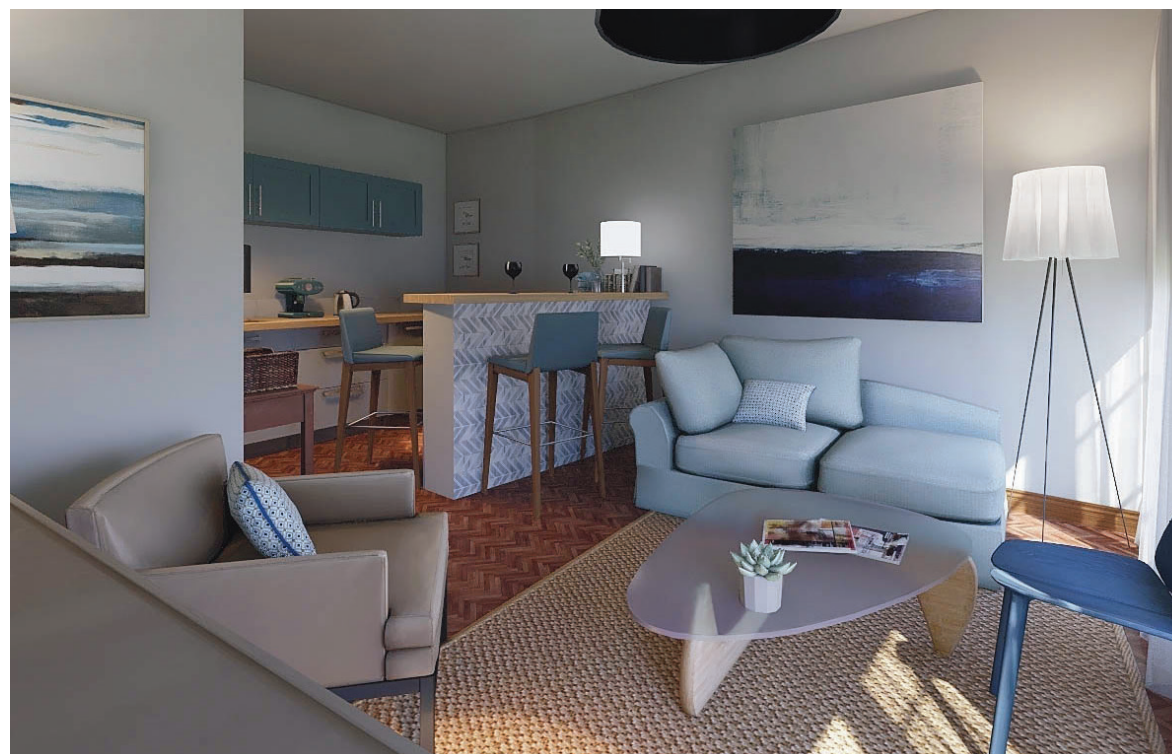


AN EXCEPTIONAL DEVELOPMENT OF EIGHT LUXURY APARTMENTS OCCUPYING THE UPPER FLOORS OF THIS DISTINCTIVE ART DECO PERIOD PROPERTY, VERY WELL-APPOINTED AND PROVIDING CONVENIENT CITY CENTRE LIVING OVERLOOKING THE MARKET SQUARE, WITH STYLISH INTERIORS AND SECURE PARKING AVAILABLE SEPARATELY.

## 28-29 Market Place West, Ripon, North Yorkshire, HG4 1BN

Harrogate 12.2 miles, York 25.8 miles, Leeds 35 miles  
(all distances approximate)

- A well-planned apartment scheme with a choice of one and two bedroom apartments
- Retaining period features such as parquet flooring and high ceilings with light and airy interiors
- Excellent city centre location overlooking the bustling market square
- Electric gated car park to the rear with parking spaces available separately







## BURTON CHAMBERS, RIPON







## RIPON

The historic cathedral city of Ripon is situated in the borough of Harrogate and is most famous for its beautiful 7th Century cathedral and its proximity to the ruins of Fountains Abbey. Ripon itself is the third smallest city in England with a population of around 17,000 residents.

The city is situated around a market square which holds the main market on Thursdays, with the town Bellman ringing his bell at 11am announcing the start of trading. Every night at 9pm the Hornblower blows his horn to set the night watch which is a popular tourist attraction. The cathedral is situated a minute's walk from the centre and up until the 19th century was classed as a collegiate church and then in the reformation period the church in Ripon was chosen as its cathedral.

Ripon's other most notable historical location is Fountains Abbey situated just 3 miles south-west of the centre. The monastery was founded in 1132 and operated until its dissolution in 1539 by order of King Henry VIII.

The monastery is now set in the grounds of the Studley Royal Deer Park which spans 800 acres of north Yorkshire countryside. The deer park and Fountains Abbey are the perfect place for those who enjoy a mixture of walking, nature spotting and indulging in English history.

If you enjoy sport Ripon has plenty to offer, there are many clubs around the city including Rugby Club, Football Club, Cricket Club and Golf course to name a few. Ripon has one of the most stunning racecourses in the north, the Garden Racecourse as it is well known is just a 15 minute walk from the centre and has a calendar of 17 race days annually.

In the city centre there are a number of well-known shops as well as some fascinating independent retailers. There are plenty of tea and coffee shops dotted all around too. There is a large choice of primary and secondary schools in Ripon, most notably the renowned Ripon Grammar School.

There is a regular bus service on the A61, to the nearby town of Harrogate and the city of Leeds, both are accessible by car too and provide more extensive amenities and rail links on the east coast mainline including regular journeys to London Kings Cross and there is an international airport at Leeds/Bradford. The A1 is very close by and gives access to the surrounding towns and cities, business centres and motorway network including the A1 and M1 link road.





## HISTORY OF BURTON CHAMBERS

Burton Chambers is an attractive building prominently-positioned overlooking the busy market square and Grade I Listed obelisk. The property was built by Burton tailors in the early to mid-20th century and is typical of their Art Deco design, the premises were designed in the 'house' style red-brick with neoclassical scroll headed columns. Originally the ground floor was the Gentlemen's outfitters and the upper floor a snooker hall.

### About the apartments

The attractive facade has been retained and the entrance to the apartments is via double doors on the ground floor which lead to an entrance vestibule with original mosaic flooring. A new door entry system gives access to the secure lit entrance doors with communal hallway and staircase leading to the private well appointed apartments on the first and second floors. Second floor apartments will enjoy roof terraces.



The apartments have been designed to provide an exceptional quality of finish, these high specification homes combine contemporary style with period features; there are high ceilings, large windows and original parquet flooring together with tall skirting boards, timber architraves and timber internal doors.

All of the apartments feature new efficient electric heating and double glazed windows, neutral décor and ceiling down lighters.

There is a an opportunity for the purchasers to personalise the finish of the kitchen and bathroom (depending on the stage of build at the time of reservation) with a choice of contemporary and traditional styles, the kitchens feature a range of units, oak work surfaces and integrated appliances. The shower rooms are fully tiled, with double shower enclosures and glazed shower screens, wall-mounted wash basin and wc.

Secure car parking is available to the rear of the building, accessed via remote controlled electric gates, the spaces are available to purchase at extra cost, at the time of reservation.

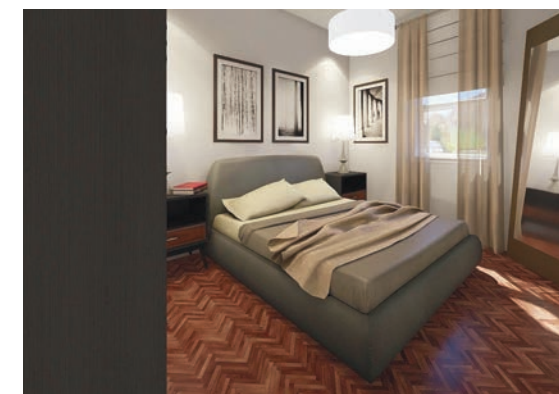






## SPECIFICATION OF THE APARTMENTS

- Secure door entry telephone system
- Electric heaters with independent thermostatic controls
- Double glazed windows
- Wooden parquet and tiled flooring
- Kitchen wall and base level units with brushed nickel handles
- Solid oak work surfaces
- Inset double sink unit with mixer tap
- Integrated fridge/freezer, oven, electric hob and extractor fan
- Ceiling down lighters in living areas and pendant lighting in bedroom
- Carpeted bedroom
- Fully tiled shower room
- White bathroom suite with wall-mounted wash basin, wc and double shower unit
- Communal cycle and refuse storage to the rear
- Secure gated parking to the rear (available separately)



## TENURE

All of the properties will be available leasehold with a 250 year lease starting 2019. There will be a management company with maintenance charges payable to include buildings insurance, lighting and maintenance of the communal areas and accounting. Ground rent will be payable annually at a cost of £225 per apartment .

The keeping of pets in the apartments is subject to consent by the management company. Single sub-letting will be permitted with landlords consent.

## DIRECTIONS

From our Queen Street office cross over the market square and the entrance to the properties can be found adjacent to Specsavers, identified by our for sale sign.

### Reservation Process

A reservation fee of £1,000 is payable to reserve an apartment. At the time of reservation purchasers will be required to provide proof of funding, solicitors' details and all purchaser's details s to comply with Anti-Money Laundering Regulations.





ARBA Group specialises in the coordination and delivery of retail and commercial developments, the promotion and delivery of strategic land sites, and the management of select real estate investments. Led by three inspiring individuals, ARBA combines extensive industry expertise in property development, asset management and construction. Focusing on the Midlands and Yorkshire, with access to private, institutional and bank funding, it has invested many millions of pounds in live projects within the region across the retail, commercial, and residential sectors. The ARBA team, supported by a national group of consultants and advisers, has robust expertise in delivering projects on time, in budget and to the satisfaction of all stakeholders.

## Dacre, Son & Hartley

21 Yorkshire Offices

We've been helping people with their Yorkshire property needs for almost 200 years and our market-leading Ripon branch has been assisting clients from our prominent Queen Street office for over 40 years. With more branches than any other estate agent in Yorkshire, supported by industry-leading technology, we know the region's property market inside out and we are delighted to be working closely with ARBA Group to deliver the highest quality apartment scheme which will appeal to a broad range of discerning purchasers.

### THINKING OF SELLING?

If you are thinking of selling your home, Dacre, Son & Hartley would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our Yorkshire offices we can arrange a Market Appraisal through a national network of quality and specially selected independent estate agents.

### AGENT'S NOTES

If any issue such as location, communications or condition of the property are of material importance to your decision to view then please discuss these priorities with us before making arrangements. Extensive information on all of our properties can be viewed online at [dacres.co.uk](http://dacres.co.uk)

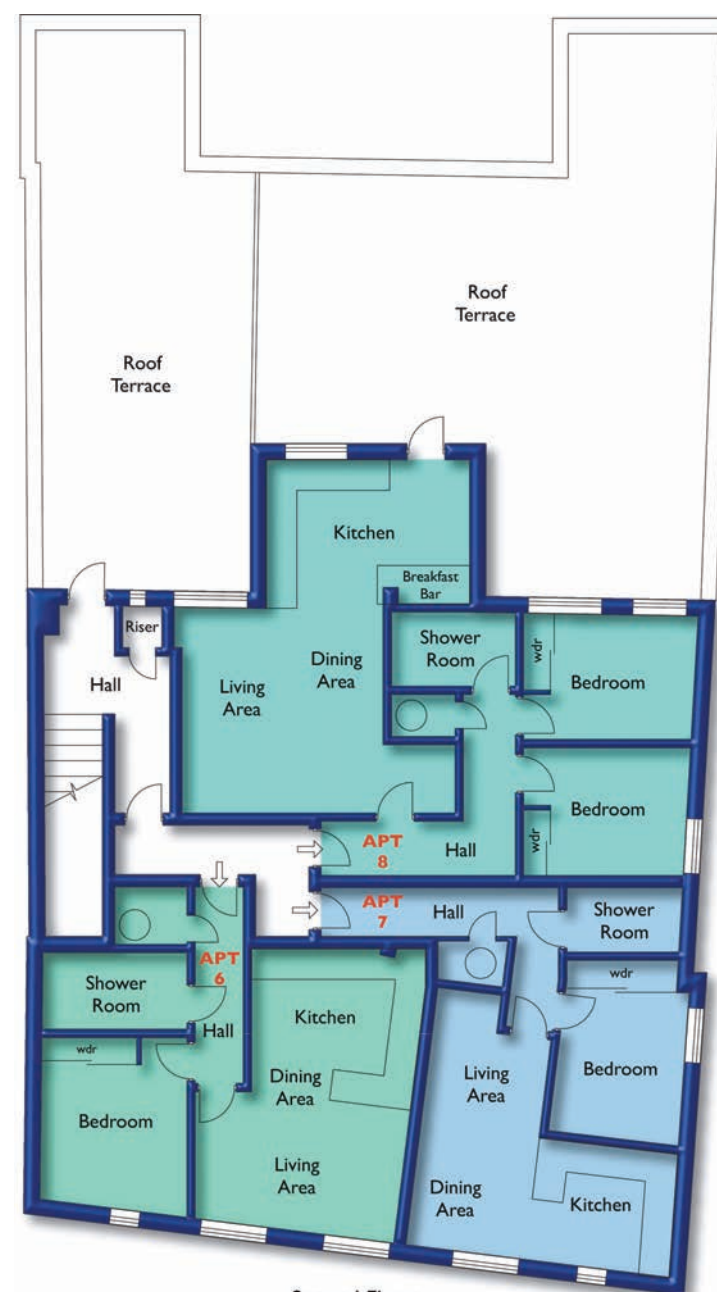
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First Floor

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Second Floor

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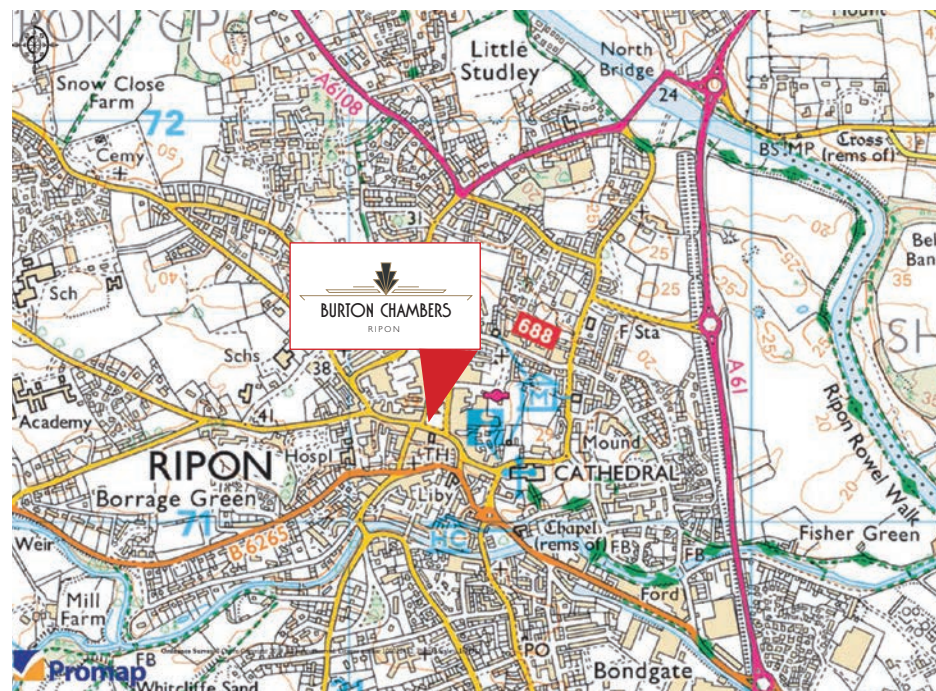
## BURTON CHAMBERS, RIPON







## LOCATION



  
**BURTON CHAMBERS**  
RIPON







## BURTON CHAMBERS, RIPON



01765 605151 | [ripon@dacres.co.uk](mailto:ripon@dacres.co.uk)

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