

# MARSKE MILL GARDENS

## MARSKE MILL LANE

### SALTBURN-BY-THE-SEA



An opportunity for home buyers looking for something more spacious.

These 14 detached properties are up to 50% larger than the average new build home with gardens to match.

Marske Mill Gardens offers a choice of traditionally built and extremely spacious 3, 4 & 5 bedroom homes. This unique development offers home owners the chance to purchase high quality and energy efficient new housing.

#### The top three things people look for when moving home are...

*outside space (49%)  
size of the rooms (42%),  
proximity to services (42%),*

**Marske Mill Gardens**  
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RIBA Case for Space



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Information correct as of September 2016

# MARSKE MILL GARDENS

-  **The Ryedale** plots 1 & 9  
3 bedroom house, with internal single garage
-  **The Eskdale** plots 3, 4, 5, 7 & 10  
4 bedroom house, with various garage permutations
-  **The Raisdale** plots 6 & 8  
4 bedroom house, with attached single garage
-  **The Swaledale** plots 2  
4 bedroom house, with internal single garage
-  **The Wharfedale** plots 11, 12, 14 & 15  
5 bedroom house, with detached double garage

Saltburn by the Sea is an attractive Victorian seaside resort situated between the Heritage Coast of Cleveland and the North York Moors National Park. With its towering cliff faces and rolling countryside it is an area of stark contrasts and surprises. Marske Mill Gardens is ideally located to enjoy pleasant walks in these settings while also being conveniently located close to shops, schools and all other local amenities. Sports facilities are close at hand with the Saltburn Cricket, Bowls and Tennis Club opposite and many other activities in the nearby Leisure Centre.



Tree planting (indicative only)  
Artist impression. Site plan not to scale



**Marske Mill Gardens**  
**Marske Mill Lane**  
**Saltburn-by-the-Sea**

**The Ryedale**  
**plots 1 & 9**

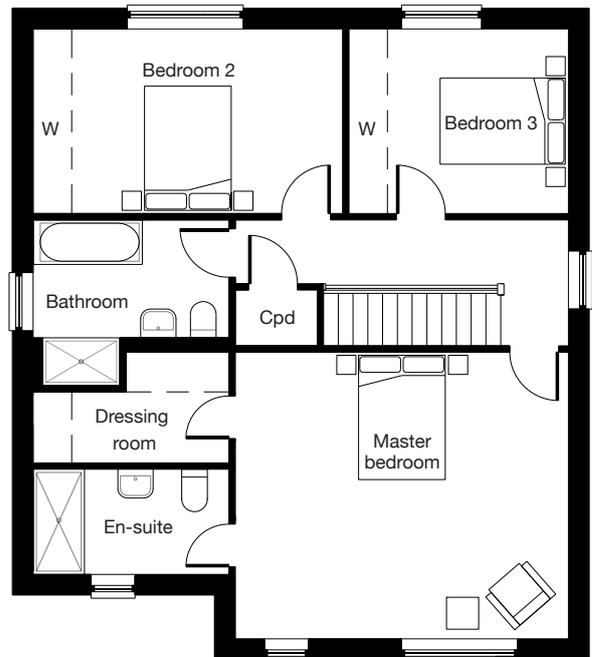
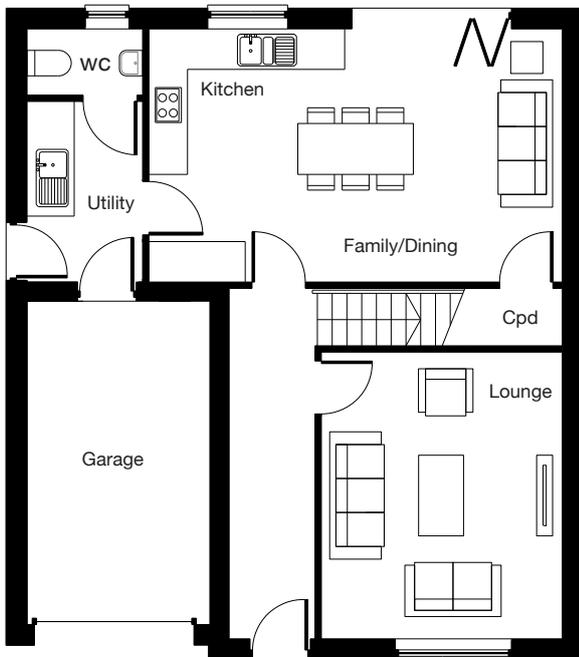
3 bedroom house  
 Integral single garage  
 Floor area **136sqm** (1468 sq ft)  
 excluding garage

**Ground Floor**

<b>kitchen / dining</b>	3900mm x 6400mm	12'10" x 21'
<b>lounge</b>	4430mm x 3700mm	14'6" x 12'
<b>utility</b>	2835mm x 1765mm	9'3" x 5'9"
<b>garage</b>	5077mm x 2850mm	16'7" x 9'4"

**First Floor**

<b>master bedroom</b>	4432mm x 5120mm	14'6" x 16'9"
<b>en-suite</b>	1615mm x 3000mm	5'3" x 9'10"
<b>dressing room</b>	1740mm <sub>max</sub> x 3000mm	5'8" x 9'10"
<b>bedroom 2</b>	2865mm x 4785mm	9'4" x 15'8"
<b>bedroom 3</b>	2865mm x 3385mm	9'4" x 11'1"
<b>bathroom</b>	2600mm <sub>max</sub> x 3000mm	8'6" x 9'10"



As built may vary. Floor plans not to scale. Measurements to +/- 50mm  
 The sq m measurement equates to the Gross internal area as per the RICS guidance notes



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**Marske Mill Gardens**  
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**The Swaledale**  
 plot 2

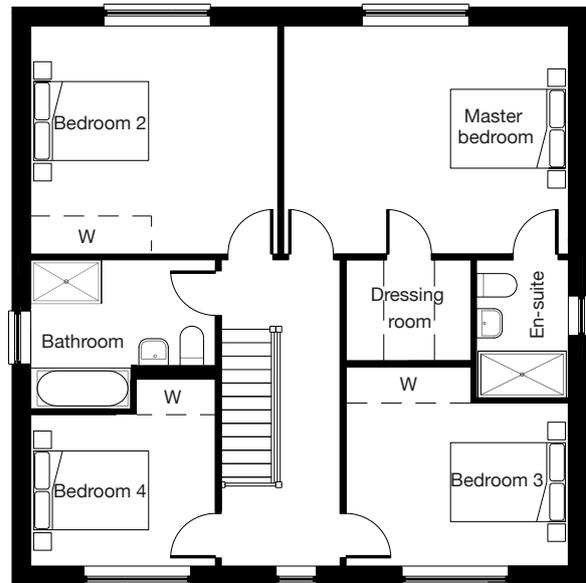
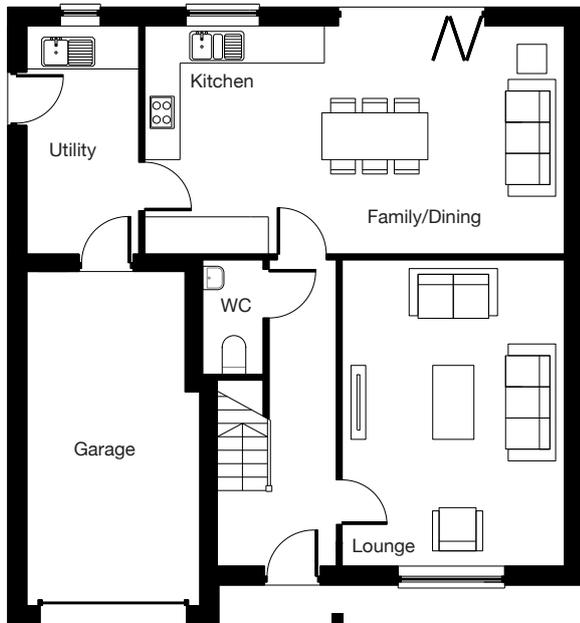
4 bedroom house  
 Integral single garage  
 Floor area **149 sqm (1607 sq ft)**  
 excluding garage

**Ground Floor**

<b>kitchen / dining</b>	3900mm x 7100mm	12'10" x 23'4"
<b>lounge</b>	5150mm x 3700mm	16'11" x 12'2"
<b>utility</b>	3900mm x 1865mm	12'10" x 6'1"
<b>garage</b>	5665mm x 2935mm	18'7" x 9'7"

**First Floor**

<b>master bedroom</b>	3900mm x 4800mm	12'10" x 15'8"
<b>en-suite</b>	2270mm x 1620mm	7'7" x 5'3"
<b>dressing room</b>	1650mm x 2000mm	5'5" x 6'7"
<b>bedroom 2</b>	3900mm x 4160mm	12'9" x 13'8"
<b>bedroom 3</b>	3380mm <sub>max</sub> x 3700mm	11'1" x 12'2"
<b>bedroom 4</b>	3050mm <sub>max</sub> x 3075mm	10' x 10'1"
<b>bathroom</b>	2600mm <sub>max</sub> x 3075mm	8'6" x 10'1"



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# Marske Mill Gardens Marske Mill Lane Saltburn-by-the-Sea

## The Eskdale plot 3, 4, 5, 7 & 10

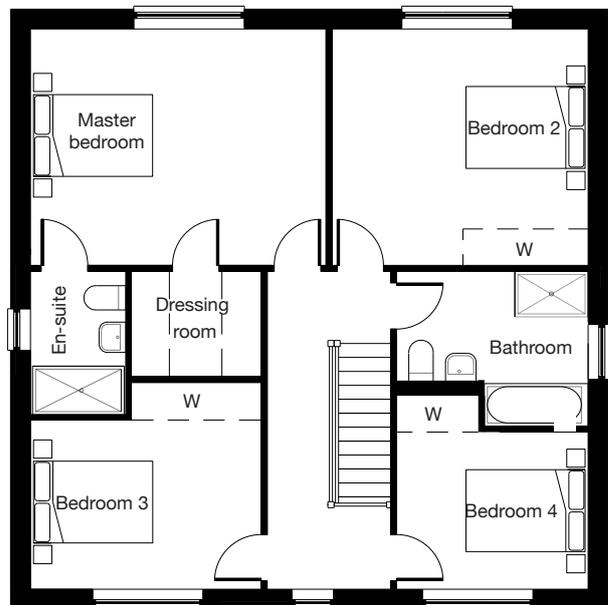
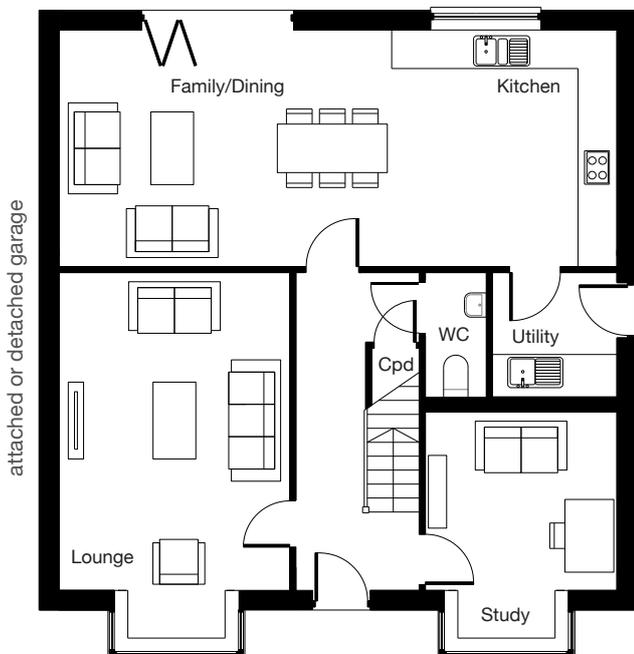
4 bedroom house  
Various garage permutations  
Floor area **168sqm** (1813 sq ft)  
excluding garage

### Ground Floor

<b>kitchen / dining</b>	3900mm x 9050mm	12'10" x 29'8"
<b>lounge</b>	5900mm <sub>max</sub> x 3700mm	19'4" x 12'2"
<b>study</b>	3775mm <sub>max</sub> x 3075mm	12'5" x 10'1"
<b>utility</b>	2000mm x 1950mm	6'7" x 6'5"
<b>garage</b> (attached single)	5940mm x 3125mm	19'6" x 10'3"
<b>garage</b> (attached double)	5940mm x 5940mm	19'6" x 19'6"
<b>garage</b> (detached double)	5790mm x 5600mm	19' x 18'4"

### First Floor

<b>master bedroom</b>	3900mm x 4800mm	12'10" x 15'8"
<b>en-suite</b>	2270mm x 1620mm	7'7" x 5'3"
<b>dressing room</b>	1650mm x 2000mm	5'5" x 6'7"
<b>bedroom 2</b>	3900mm x 4160mm	12'9" x 13'8"
<b>bedroom 3</b>	3380mm <sub>max</sub> x 3700mm	11'1" x 12'2"
<b>bedroom 4</b>	3050mm <sub>max</sub> x 3075mm	10' x 10'1"
<b>bathroom</b>	2600mm <sub>max</sub> x 3075mm	8'6" x 10'1"



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## The Raisdale plot 6 & 8

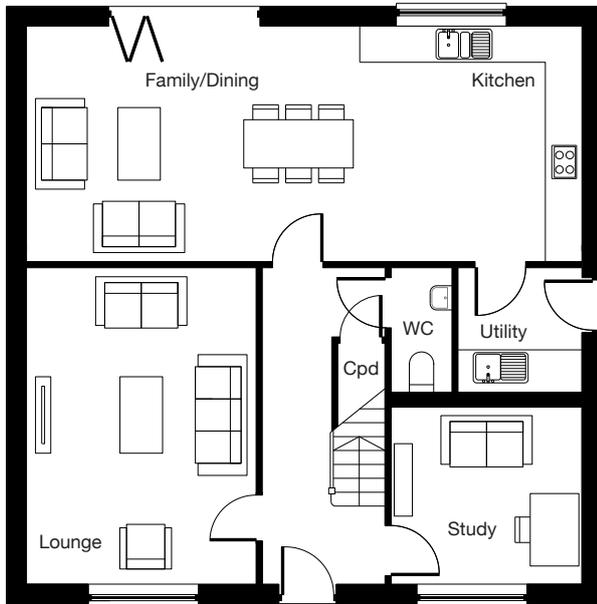
4 bedroom house  
Attached single garage  
Floor area **166 sqm** (1786 sq ft)  
excluding garage

### Ground Floor

kitchen / dining	3900mm x 9050mm	12'10" x 29'8"
lounge	5150mm x 3700mm	16'11" x 12'2"
study	2975mm x 3075mm	9'9" x 10'1"
utility	2000mm x 1950mm	6'7" x 6'5"
garage	5940mm x 3125mm	19'6" x 10'3"

### First Floor

master bedroom	3900mm x 4800mm	12'10" x 15'8"
en-suite	2270mm x 1620mm	7'7" x 5'3"
dressng room	1650mm x 2000mm	5'5" x 6'7"
bedroom 2	3900mm x 4160mm	12'9" x 13'8"
bedroom 3	3380mm <sub>max</sub> x 3700mm	11'1" x 12'2"
bedroom 4	3050mm <sub>max</sub> x 3075mm	10' x 10'1"
bathroom	2600mm <sub>max</sub> x 3075mm	8'6" x 10'1"



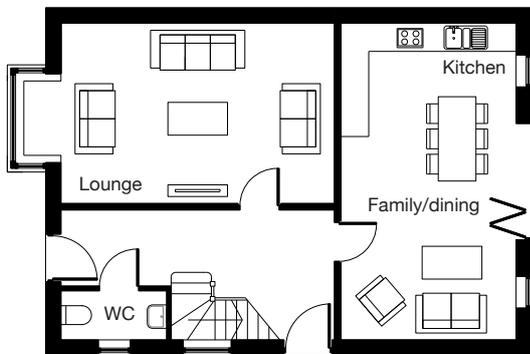
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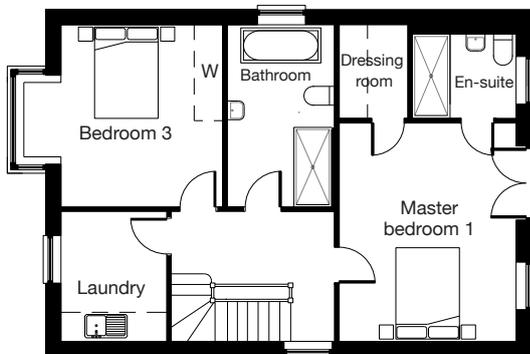
## The Wharfedale plot 11, 12, 14 & 15

5 bedroom house  
Detached double garage  
Floor area **198 sqm (2131 sq ft)**  
excluding garage



### Ground Floor

kitchen / dining	6700mm x 3650mm	22' x 12'
lounge	6500mm x 3800mm	21'4" x 12'6"
garage	5790mm x 5600mm	19' x 18'4"



### First Floor

master bedroom 1	4600mm x 3700mm	15'1" x 12'2"
dressing room	1975mm x 1420mm	6'6" x 4'8"
en-suite	2175mm x 1975mm	7'2" x 6'6"
bathroom	3825mm x 2245mm	12'7" x 7'4"
bedroom 3	3825mm x 3400mm	12'7" x 11'2"
laundry	2700mm x 2200mm	8'10" x 7'3"



### Second Floor

master bedroom 2	4600mm x 3700mm	15'1" x 12'2"
dressing room	1975mm x 1420mm	6'6" x 4'8"
en-suite	2175mm x 1975mm	7'2" x 6'6"
bathroom	3825mm x 2245mm	12'7" x 7'4"
bedroom 4	3825mm x 3400mm	12'7" x 11'2"
bedroom 5	2700mm x 2200mm	8'10" x 7'3"

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