

DEER GLADE PARK

DARLEY, NORTH YORKSHIRE

The Story of Deer Glade Park

In the heart of Nidderdale's picturesque village of Darley, where Darley Beck winds gently through meadow and woodland, stands one of the dale's most historic landmarks, the former Darley Mill. Today, this remarkable site is being transformed into Deer Glade Park, a distinctive residential development blending heritage character with contemporary rural living.

The history of Darley Mill stretches back centuries, with milling believed to have taken place here since at least the 17th century. The surviving mill buildings, dating largely from around 1800, were constructed from traditional local gritstone beneath stone slate roofs, reflecting Yorkshire's rich rural industrial heritage.

For generations, the mill served the surrounding farming communities as a working corn mill, powered by its impressive 1874 breast-shot waterwheel beside the beck. Inside, cast-iron columns, timber beams and vast open interiors created a building full of character and craftsmanship.

As industry evolved, milling eventually ceased in the 1960s. The site later found new life as a restaurant, visitor attraction and eventually the much-loved Darley Mill Centre, drawing visitors from across Yorkshire. Following its closure in 2016, the mill fell silent once more, yet its Grade II listed status and architectural significance ensured it remained an important part of Darley's identity.

Today, Deer Glade Park offers a rare opportunity to sensitively restore and reimagine this historic landmark for a new generation.

deergladepark.com

View site flythrough [here](#)



DARLEY

Darley is nestled within some of Yorkshire's most prized and unspoilt landscape and offers a highly desirable village lifestyle, while remaining within easy reach of the fashionable spa towns of Harrogate and Ilkley, together with the market towns of Otley and Skipton. The wider business centres of West Yorkshire and the A1 corridor are also readily accessible.



Overlooking Nidderdale and retaining a traditional village character, Darley benefits from a strong sense of community. Together with the neighbouring villages of Dacre and Summerbridge, it provides a range of local amenities including village shops, primary schooling, traditional pubs, churches of various denominations and sports clubs.

LOCAL AREA

The location is particularly well placed for Harrogate and Knaresborough, approximately 8 miles to the east, which offer a vibrant retail and leisure environment with a mix of independent and high-street shops, recreational facilities and an excellent selection of restaurants, cafés and tea rooms.

Transport links are excellent, with the nearby A59 connecting Harrogate and Skipton, while the A1 to the east provides fast north-south commuter routes. For longer-distance travel, Leeds Bradford International Airport lies around 14 miles away.



THE YORKSHIRE DALES
NATIONAL PARK

NIDDERDALE NATIONAL
LANDSCAPE

Lightwater Valley

Ripon

Pateley Bridge

Brimham Rocks

Darley

A61

A19

A1

A1

A58

Harrogate

Knaresborough

A59

Bolton Abbey

A59

Skipton

Ilkley

A65

York

Wetherby

Leeds Bradford
Airport

Tadcaster

A19

A64

A629

Bradford

Leeds

A1

M1

A63

A63

A629

Halifax

A58

M62

M62

M1

↙ Rio de Janeiro

DARLEY

Perfectly positioned in the heart of Nidderdale, Darley offers the rare balance of idyllic Yorkshire village living with excellent access to many of the region's key towns and transport connections.

Harrogate lies just 6.4 miles away, with Skipton 14.3 miles, Leeds 17.4 miles and York 23.7 miles from the village. Leeds Bradford Airport is within easy reach at approximately 14 miles, providing convenient national and international travel connections.

Darley also benefits from excellent commuter accessibility via nearby rail links at Harrogate, connecting residents to Leeds, York, London and beyond. Surrounded by beautiful countryside yet centrally located, Darley is an exceptionally well-connected place to call home.

Distance from Darley (miles)

Harrogate	6.4
Ilkley	9.4
Skipton	14.3
Bradford	17.3
Leeds	17.4
Wetherby	14.4
York	23.7
Rio de Janeiro	5,881.5



Phase 1

The first phase of Deer Glade Park comprises 12 beautifully designed homes, including 8 carefully crafted mill conversions alongside 4 exceptional new build properties, all thoughtfully positioned within this historic setting. At the heart of the development lies the sensitive restoration of the original Darley Mill, transformed into a collection of distinctive character apartments where the building's rich heritage remains proudly evident.

Throughout the conversions, lofty ceilings, exposed structural features and the rhythm of original openings have been retained to honour the mill's industrial past. Stone walls that once sheltered machinery now frame elegant contemporary living spaces, while historic beams and cast-iron columns provide texture, warmth and authenticity rarely found in modern homes. Expansive windows, originally designed to flood the mill with light and ventilation, now capture the beauty of the surrounding Nidderdale landscape and changing seasons.

Complementing the conversions are four beautifully designed new homes, carefully integrated into the site to reflect the character and materials of the historic mill setting. Together, the homes at Deer Glade Park represent far more than a simple conversion scheme, they are the thoughtful revival of a landmark building that has stood at the heart of Darley's story for generations.









SPECIFICATION



Kitchen

- Contemporary Nolte German individually designed kitchens.
- Quartzia work surface with feature splashback.*
- Stainless steel under-mount sink with mixer tap.*
- Soft-close hinges to cabinet doors and drawers.
- Downlights to the kitchen area, LED feature lighting to the underside of the wall units and work surfaces.
- Bosch integrated single electric oven.
- Bosch integrated combination microwave oven.
- Bosch integrated fridge/freezer and dishwasher.
- Bosch integrated 4 ring induction hob.
- Integrated concealed extractor.
- Space saving recycling bins.
- Luxury Italian tiled or vinyl flooring.*

Utilities

- Plots 1, 3, 4, 7, 8, 9, 10, 11 & 12 contemporary designed utilities with fitted wall and base units, including laminated worktops.*
- Plots 2, 5 & 6 have utility cupboards.*

Bathrooms

- Single-ended bath with tiled panel.
- Chrome thermostatic wall-mounted mixer/diverter with fixed shower head, separate handheld shower and chrome trim hinged glass shower screen over the bath.*
- Low-level vanity unit with storage and surface mounted basin.
- Integrated built in mirror cabinet with light, demister and shaver socket.*
- High-level fixed mirror with light and demister.*
- Villeroy & Boch basin with chrome basin mixer tap.
- Villeroy & Boch WC with soft-close seat, concealed cistern and dual flush button.
- Chrome, electric, ladder style heated towel radiator with timer.
- Luxury Italian tiled floors with complementary full height tiled walls.
- Extractor ventilation.
- Recessed LED downlights.

Shower Rooms

- Low profile shower tray with glass shower screen.
- Chrome wall-mounted mixer/diverter with fixed shower head and separate hand shower.*
- Low-level vanity unit with storage and surface mounted basin.
- Integrated built in mirror cabinet with light, demister and shaver socket.*
- High-level fixed mirror with light and demister.*
- Villeroy & Boch basin with chrome basin mixer tap.
- Villeroy & Boch WC with soft-close seat, concealed cistern and dual flush button.
- Chrome, electric, ladder style heated towel radiator with timer.
- Luxury Italian tiled floors with complementary full height tiled walls.
- Extractor ventilation.
- Recessed LED downlights.

Interior Finishes

- Ash Grey Veneer timber internal doors with polished chrome door furniture.
- Painted feature profile architraves and skirting.
- Matt emulsion paint finish to walls and ceiling.
- Luxury vinyl or Italian tiled flooring to hallway, living area, kitchen and dining spaces.*

Electrics

- Recessed white LED / Energy efficient spotlights throughout.
- Generous supply of double sockets, polished chrome finish, throughout.
- Dimmer switches to principal rooms.
- Solar Panels to Plots 10 & 11.
- EV Charging point to all plots.

Media

- BT line to each apartment.
- HD terrestrial TV available via Wi-Fi.**
- All Sky services available through Wi-Fi.
- Fibre to the cabinet (FTTC) Broadband available.
- Ceiling mounted Wi-Fi boosters in halls and landings.*

Security and Heating

- Plots 1, 2, 3, 4, 5, 7, 8, 9, 10 & 11 Wet underfloor heating with split zoning to all living areas. Modern thermostatic controlled radiators to bedrooms.
- Plot 6 Wet underfloor heating with split zoning throughout second floor. Modern thermostatic controlled radiators to third floor.
- Plot 12 Wet underfloor heating with split zoning throughout.
- Heated UFH to all bath and shower rooms
- High specification combination gas boiler to Plots 2, 3, 4, 5, 7, 8, 9, 10 & 11.
- Hot water cylinder and high specification gas boiler to Plots 1 and 6.
- Air source heat pump and hot water cylinder to Plot 12.
- Intruder alarm.
- Fire and smoke detectors.
- Plots 2, 3, 4, 5 & 6 video and audio entry door system .

Private Outside Space

- Plot 1 extensive mature private garden with double car port.
- Plots 2, 3 & 4 dedicated external patio area
- Plots 5 & 6 large external balconies.
- Plot 7 external paved areas with stunning view down the mill pond.
- Plots 8, 9, 10, 11 & 12 have private gardens.
- Two dedicated parking spaces to all plots with EV charging.

Building Specification

- Construction: local stone; render; and natural slate roofs.
- Natural local stone heads and cills.
- Cast aluminium gutters and downpipes.
- High quality timber double glazed windows and doors to plots 1 to 9.
- High quality aluminium windows and doors to plots 10 to 12.
- Conservation roof lights.
- All windows and doors fitted with polished chrome ironmongery.

Communal Space (Mill Building)

- 4 person stainless steel passenger lift serving all floors.
- Internal mailboxes within the ground floor hall.
- Communal bin store.
- Residents bike store.
- Sympathetic external lighting.
- External water supply.

External Space

- Mature rural setting in over five acres.
- Natural stone pathways.
- Tarmac and gravel private roads.
- Visitor parking bays.
- Sympathetic external lighting.

Tenure

- Plots 1, 7, 8, 9, 10, 11 & 12 – Freehold.
- Plots 2, 3, 4, 5 & 6 – 999 year lease.
- Leaseholders own the management company and control the service charge.
- Peppercorn Ground Rent.
- All plots benefit from a 10-year build warranty for complete peace of mind.
- Product warranties on appliances.

Management

Managing agents will be appointed to administer the effective operation and maintenance of the communal facilities, for which service charges will be fairly apportioned in accordance with the facilities and services provided.

Please note that the CGI images are for illustrative purposes only and the specification of the properties should be checked before committing to purchase. The developers reserve the right to amend the plans and specification without prior notice.

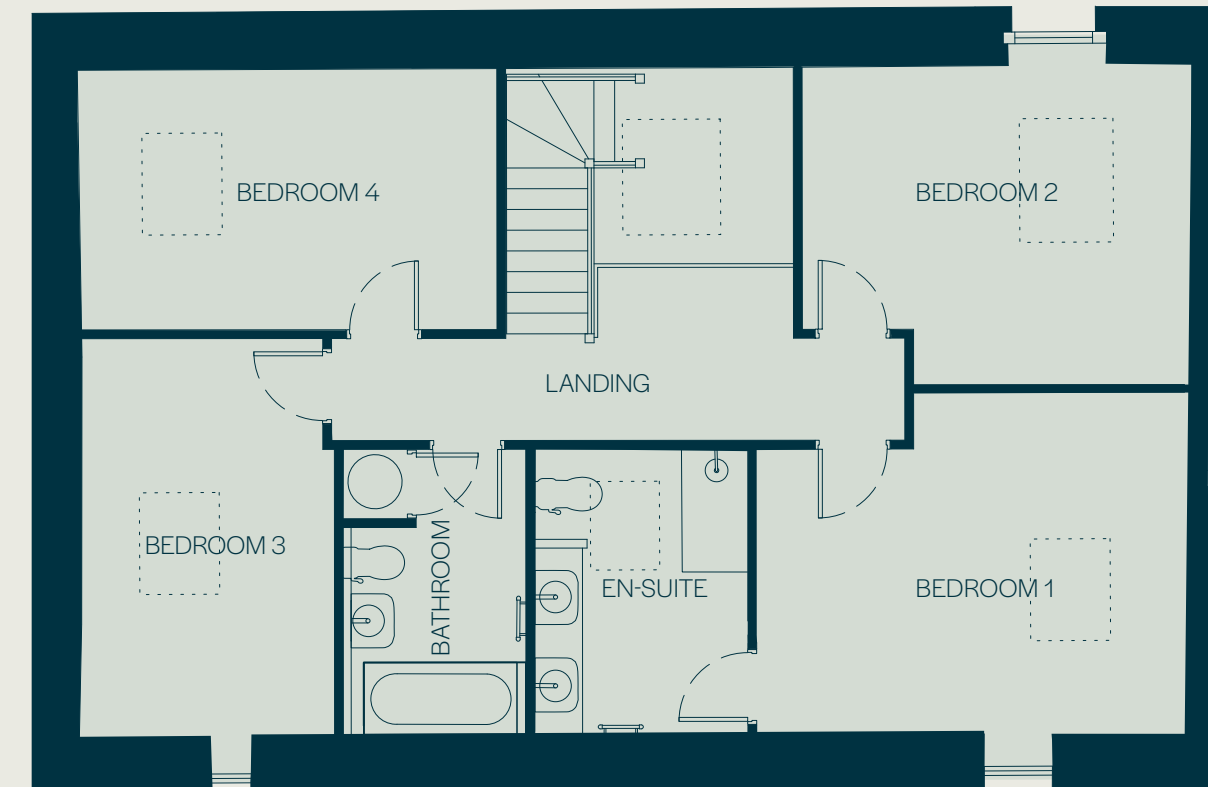
*Slight variation between apartments.
** Streaming platform or device is required.

PLOT 1

The Barn

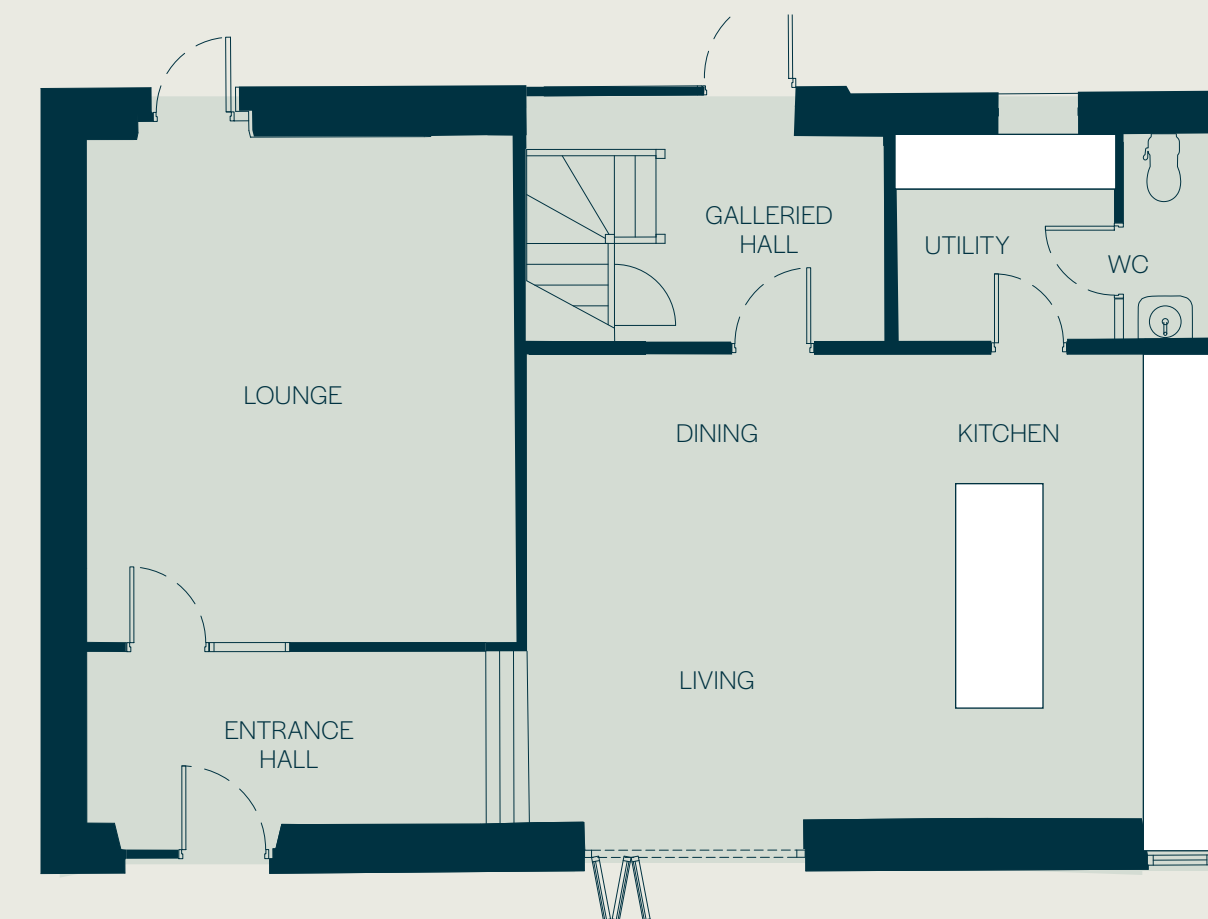


The Barn is an exceptional four-bedroom converted residence blending striking contemporary design with the character of traditional Yorkshire stone architecture. Offering expansive open-plan living, a galleried hallway, luxury kitchen, generous lounge and private landscaped garden, this beautifully crafted home delivers elegant countryside living within the unique setting of Deer Glade Park.



FIRST FLOOR

Bedroom 1	4.3 x 3.7m	14'0 x 12'3
En-suite	3.2 x 2.4m	10'6 x 7'9
Bedroom 2	4.3 x 3.6m	14'0 x 11'9
Bedroom 3	4.4 x 2.8m	14'6 x 9'3
Bedroom 4	4.7 x 2.9m	15'6 x 9'6
Bathroom	3.2 x 2.0m	10'6 x 6'6



GROUND FLOOR

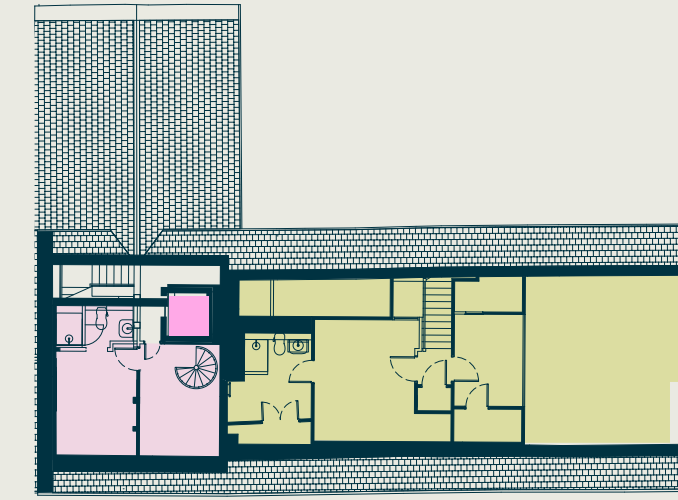
Living/Dining/Kitchen	7.6 x 5.0m	25'0 x 16'6
Lounge	5.4 x 4.3m	17'9 x 14'0
Utility	2.5 x 2.2m	8'3 x 7'3
Galleried Hall	3.0 x 2.1m	9'9 x 6'9
Entrance Hall	4.3 x 1.8m	14'0 x 6'0

Total area: 174 Sq. M / 1,877 Sq. Ft

The Mill Building



THIRD FLOOR



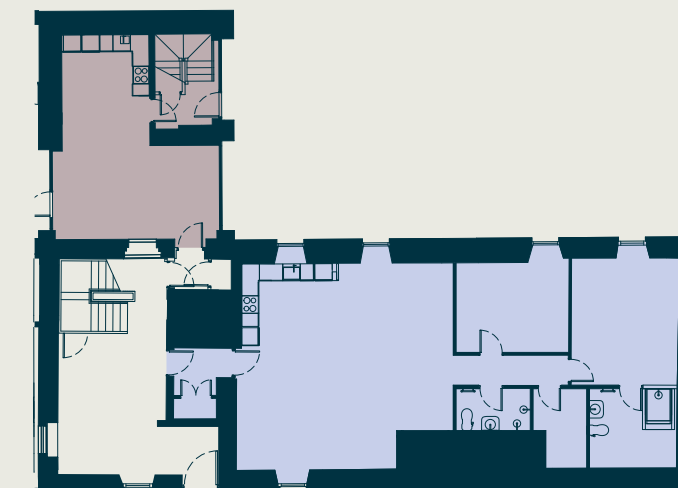
SECOND FLOOR



FIRST FLOOR



GROUND FLOOR



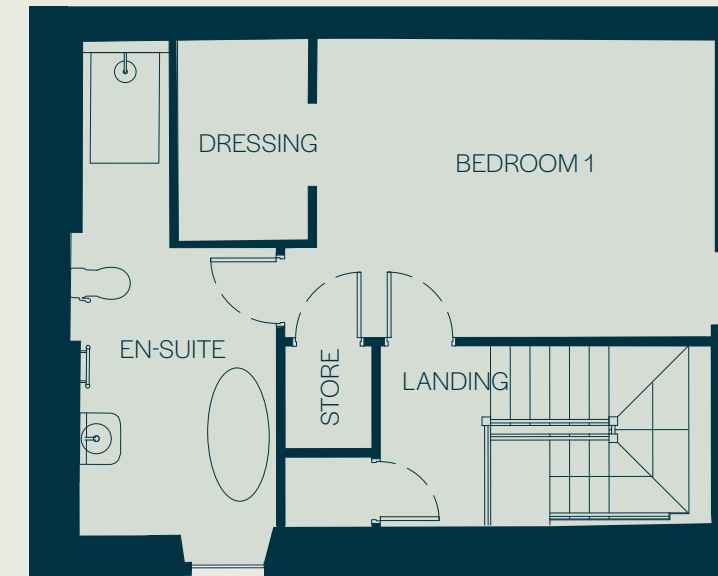
- PLOT 2
- PLOT 3
- PLOT 4
- PLOT 5
- PLOT 6
- COMMON AREA

PLOT 2

The Mill Building

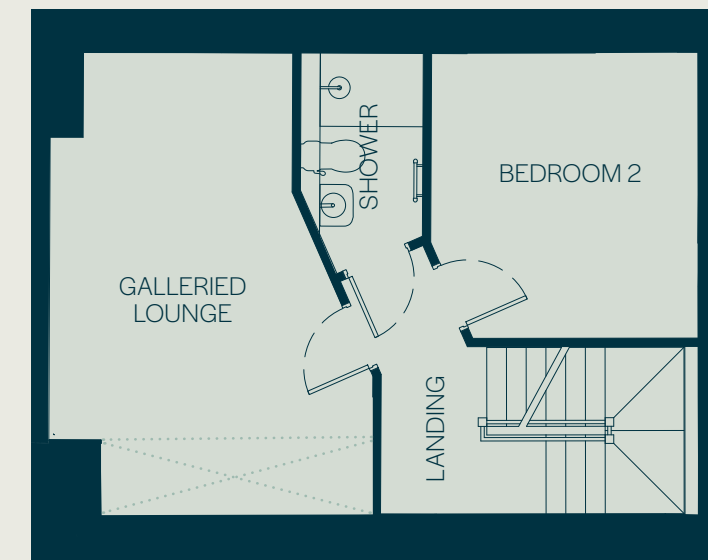


Plot 2, The Mill Building, is an exceptional three-storey residence within the beautifully restored former Darley mill. Featuring dramatic arched glazing, elegant open-plan living spaces and a stunning galleried lounge, the home offers over 1,160 Sq. Ft of characterful accommodation, including two generous bedrooms, dressing area, en-suite and private external terrace.



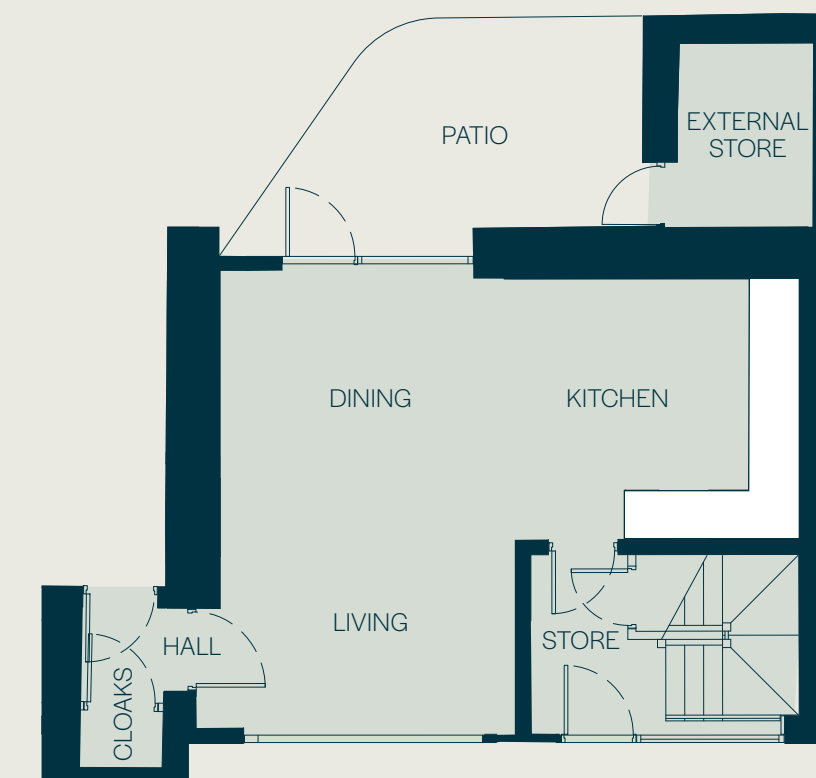
SECOND FLOOR

Bedroom 1	4.5 x 3.3m	14'9 x 10'9
Dressing	2.2 x 1.5m	7'3 x 5'0
En-suite	5.5 x 2.3m	18'0 x 7'6



FIRST FLOOR

Galleried Lounge	4.5 x 3.6m	14'9 x 11'9
Shower Room	2.1 x 1.4m	7'0 x 4'6
Bedroom 2	3.2 x 3.2m	10'6 x 10'6



GROUND FLOOR

Living / Dining / Kitchen	6.9 x 5.7m	22'9 x 18'9
External Store	2.1 x 1.8m	7'0 x 6'0
External Patio	5.0 x 2.5m	16'6 x 8'3
External Terrace	5.8 x 5.4m	19'0 x 17'9

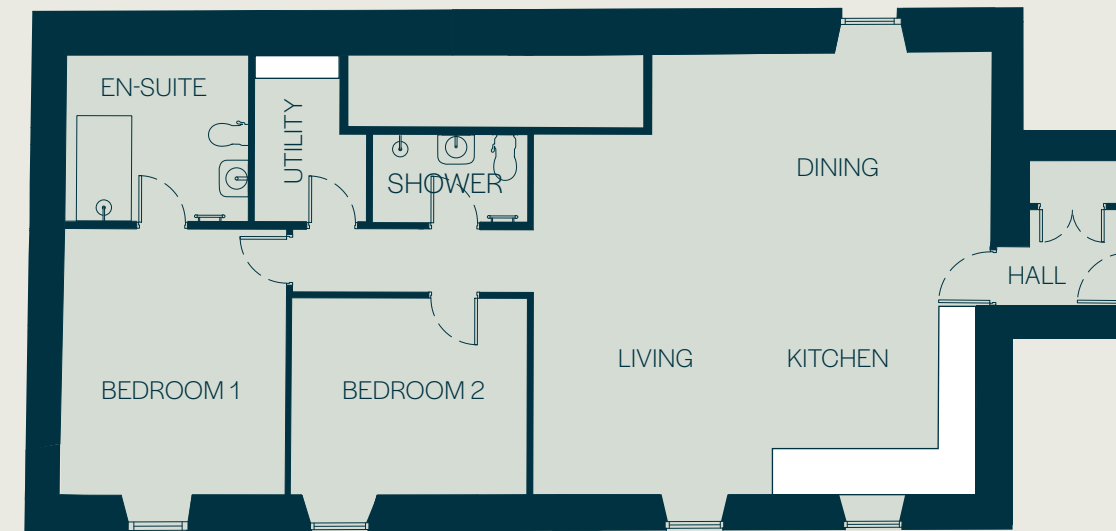
Total area: 108 Sq. M / 1,167 Sq. Ft

PLOT 3 & 4

The Mill Building



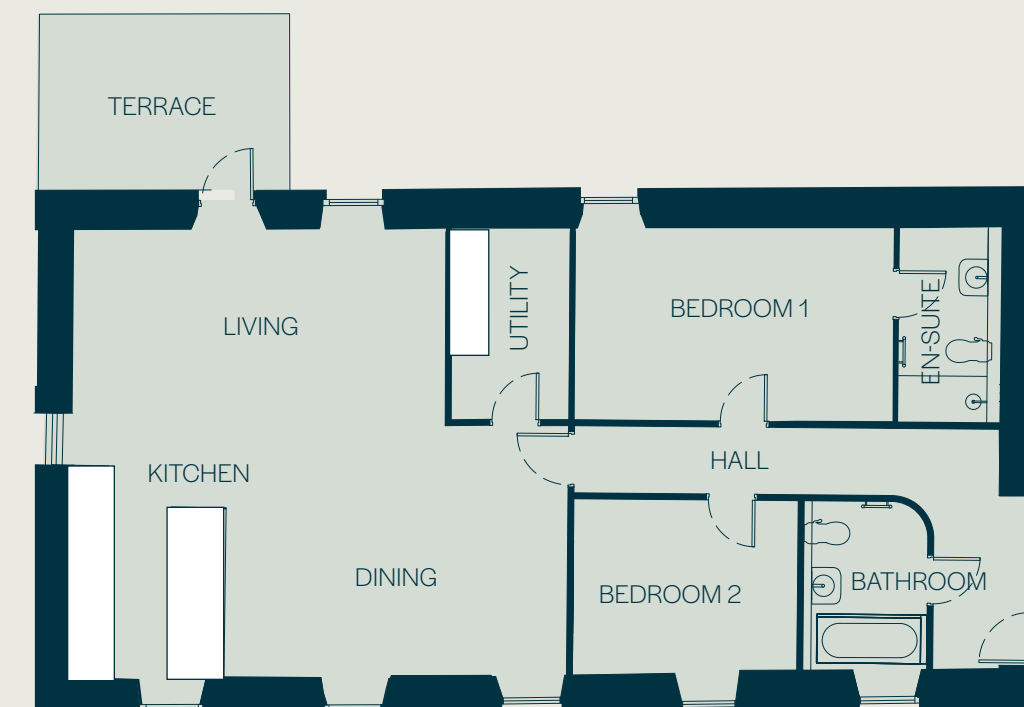
Plots 3 & 4 at The Mill Building offer beautifully crafted two-bedroom apartments within the heart of the restored historic mill. Combining spacious open-plan living with elegant bedrooms, en-suite facilities and private terraces, each residence blends contemporary comfort with timeless character, creating unique homes full of charm, natural light and architectural heritage.



GROUND FLOOR (PLOT 3)

Living / Dining / Kitchen	7.3 x 7.0m	24'0 x 23'0
Bedroom 1	4.2 x 3.5m	13'9 x 11'6
En-suite	2.9 x 2.6m	9'6 x 8'6
Bedroom 2	3.8 x 3.1m	12'6 x 10'3
Shower Room	2.5 x 1.4m	8'3 x 4'6
Utility	2.6 x 1.8m	8'6 x 6'0
External Terrace	6.1 x 4.6m	20'0 x 15'0

Total area: 103 Sq. M / 1,103 Sq. Ft



FIRST FLOOR (PLOT 4)

Living / Dining / Kitchen	8.2 x 7.2m	27'0 x 23'6
Utility	3.1 x 2.0m	10'3 x 6'6
Bedroom 1	5.8 x 3.1m	19'0 x 10'3
En-suite	3.1 x 1.6m	10'3 x 5'3
Bedroom 2	3.7 x 2.9m	12'3 x 9'6
Bathroom	2.8 x 2.0m	9'3 x 6'6
Terrace	2.7 x 2.5m	8'9 x 8'3

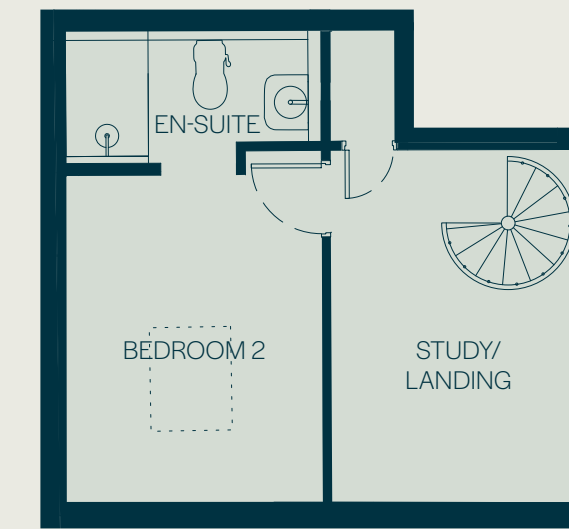
Total area: 112 Sq. M / 1,207 Sq. Ft

PLOT 5

The Mill Building

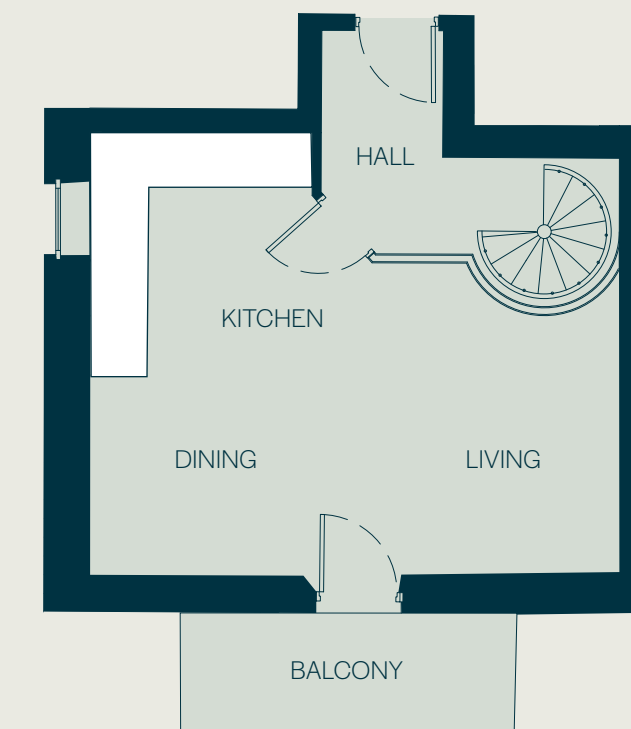


Plot 5 is a truly unique three-storey home within the restored mill building, centred around the original historic mill wheel which provides a striking architectural focal point. Arranged across three floors, the property offers contemporary open-plan living, balcony, two bedrooms, en-suite facilities and a dramatic study landing, blending heritage character with modern luxury.



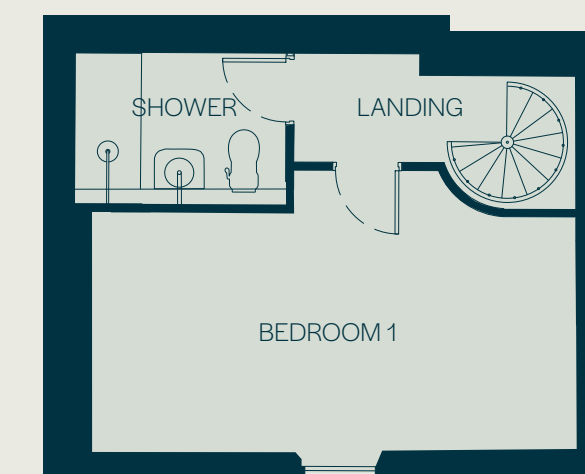
THIRD FLOOR

Bedroom 2	3.6 x 2.8m	11'9 x 9'3
En-suite	2.6 x 1.4m	8'6 x 4'6
Study / Landing	3.9 x 2.8m	12'9 x 9'3



SECOND FLOOR

Living / Dining / Kitchen	6.0 x 4.3m	19'9 x 14'0
Balcony	3.6 x 1.8m	11'9 x 6'0



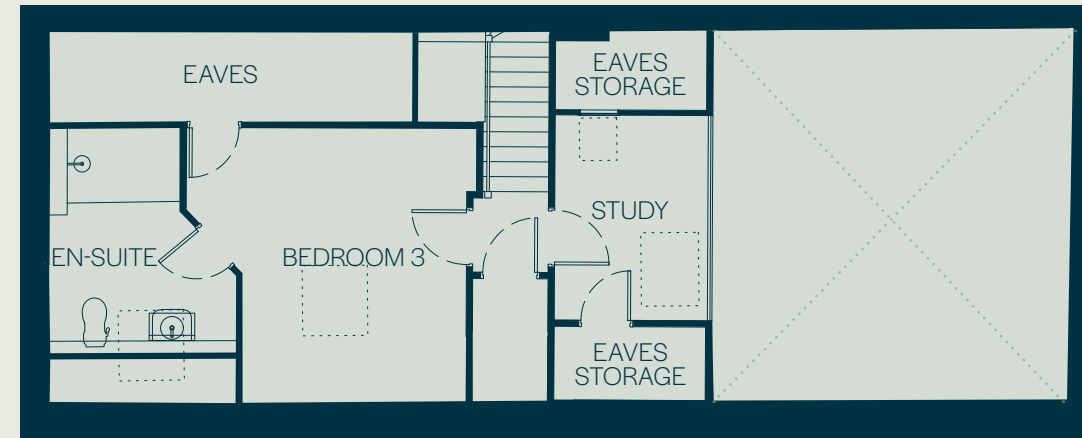
FIRST FLOOR

Bedroom 1	5.6 x 3.2m	18'3 x 10'6
Shower room	2.6 x 1.8m	8'6 x 6'0

Total area: 80 Sq. M / 864 Sq. Ft

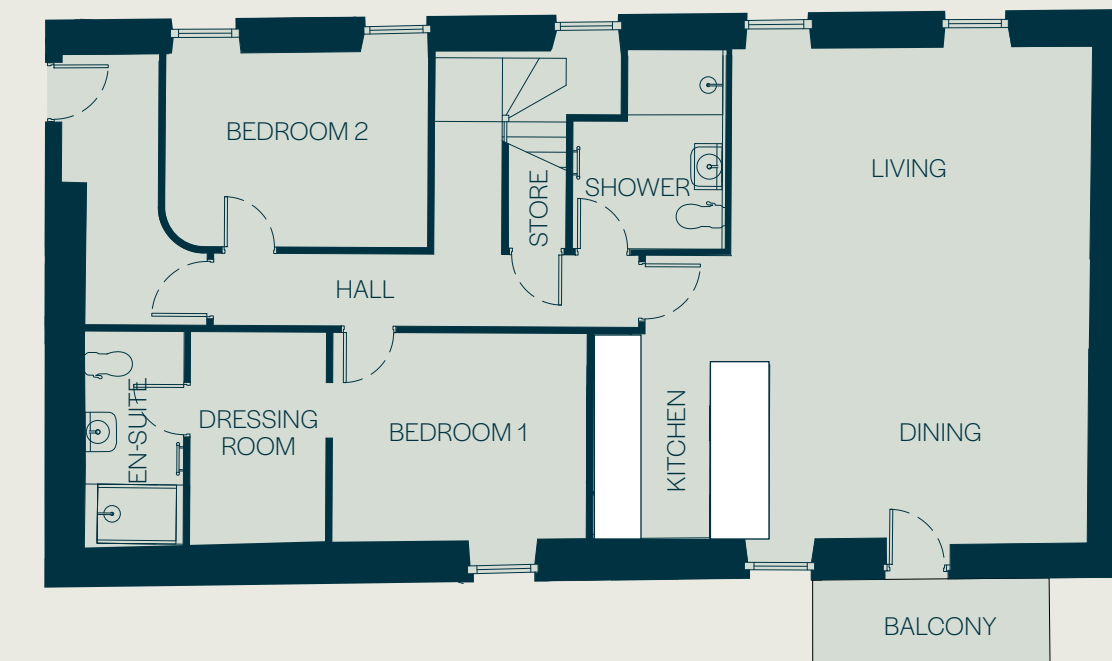
PLOT 6

The Mill Building



THIRD FLOOR

Study	3.2 x 2.4m	10'6 x 7'9
Bedroom 3	4.8 x 4.2m	15'9 x 13'9
En-suite	3.0 x 2.2m	9'9 x 7'3



SECOND FLOOR

Living / Dining / Kitchen	7.4 x 7.4m	24'3 x 24'3
Bedroom 1	3.9 x 3.1m	12'9 x 10'3
Dressing	3.3 x 2.1m	10'9 x 7'0
En-suite	3.3 x 1.5m	10'9 x 5'0
Bedroom 2	4.0 x 2.9m	13'0 x 9'6
Shower Room	2.9 x 2.3m	9'6 x 7'6
Balcony	3.6 x 1.8m	11'9 x 6'0



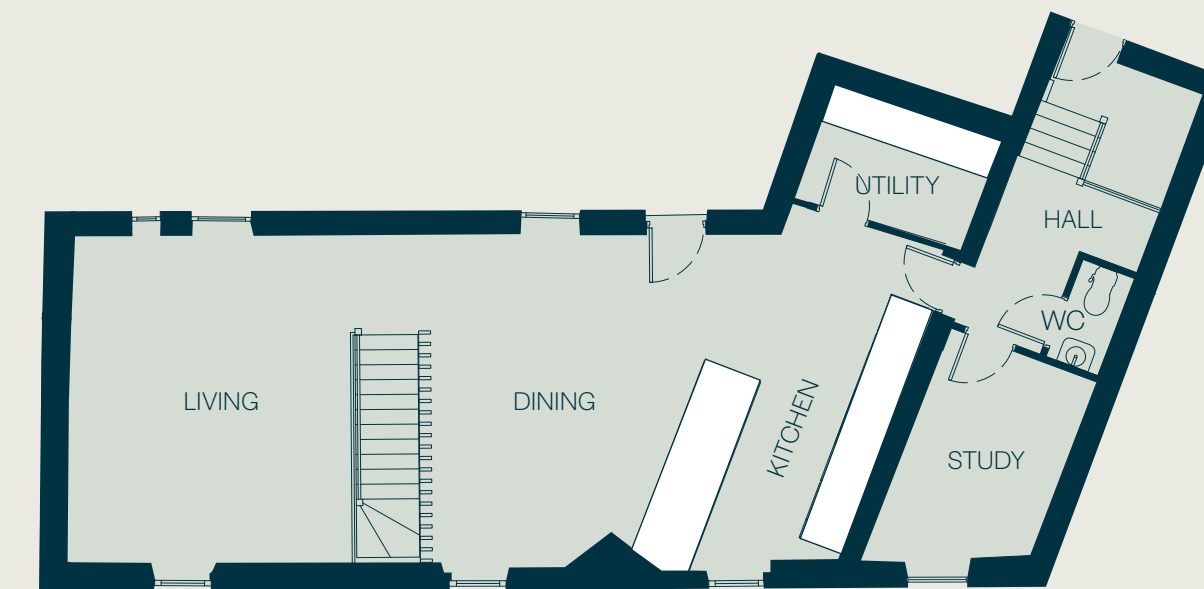
Plot 6 is an exceptional duplex residence within the converted mill, combining striking heritage features with expansive contemporary living. Overlooking the original mill wheel and landscaped grounds, the home offers over 1,700 Sq. Ft of accommodation, including three bedrooms, elegant open-plan living space, balcony, dressing area, study and beautifully appointed en-suite facilities.

PLOT 7

The Engine House

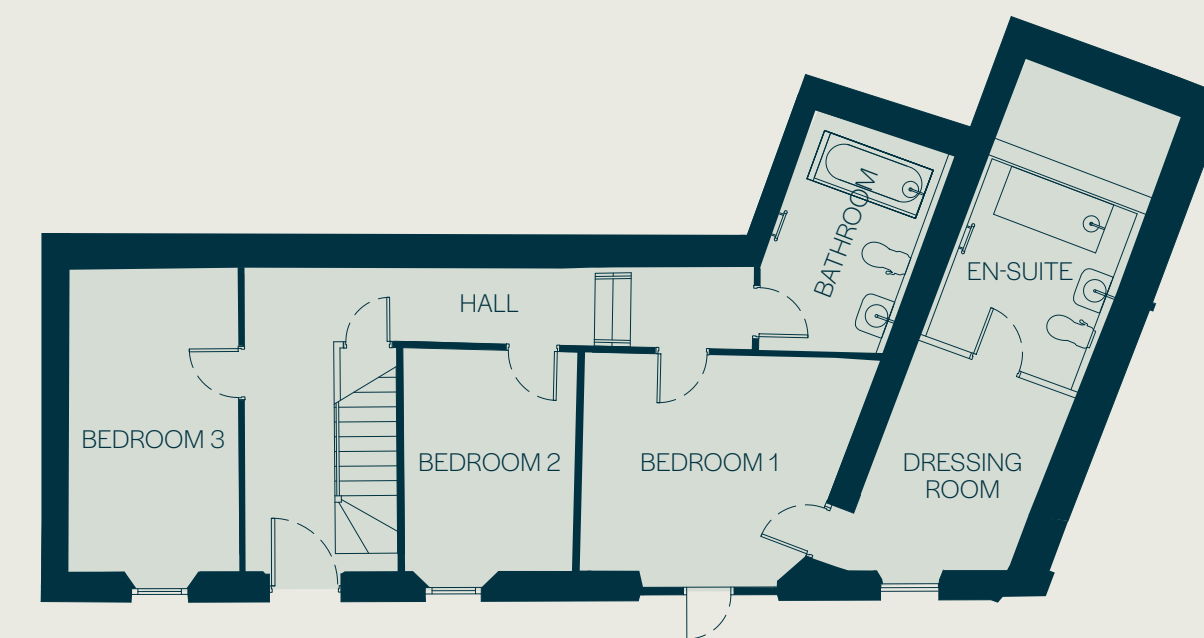


The Engine House, is a striking heritage conversion offering over 1,580 Sq. Ft of beautifully designed accommodation across two floors and a south west facing garden area overlooking the length of the mill pond. Blending period character with refined modern elegance, the home features expansive open-plan living, three generous bedrooms, dressing room, study and luxurious en-suite facilities, creating a distinctive and highly individual residence.



FIRST FLOOR

Kitchen / Dining	7.7 x 4.6m	25'3 x 15'0
Living	4.8 x 4.3m	15'9 x 14'0
Utility	2.2 x 1.6m	7'3 x 5'3
Study	3.8 x 2.4m	12'6 x 7'9



GROUND FLOOR

Bedroom 1	4.3 x 3.1m	14'0 x 10'3
Dressing	3.0 x 2.1m	9'9 x 7'0
En-suite	2.9 x 2.1m	9'6 x 7'0
Bedroom 2	3.2 x 2.6m	10'6 x 8'6
Bedroom 3	4.3 x 2.8m	14'0 x 9'3
Bathroom	3.2 x 1.8m	10'6 x 6'0

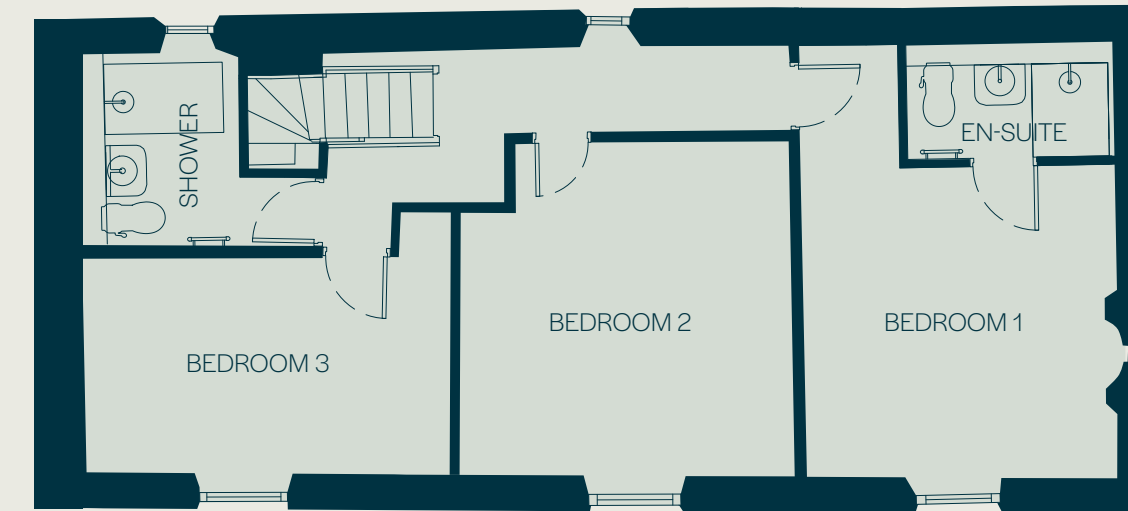
Total area: 147 Sq. M / 1,584 Sq. Ft

PLOT 8

The Miller's Cottage

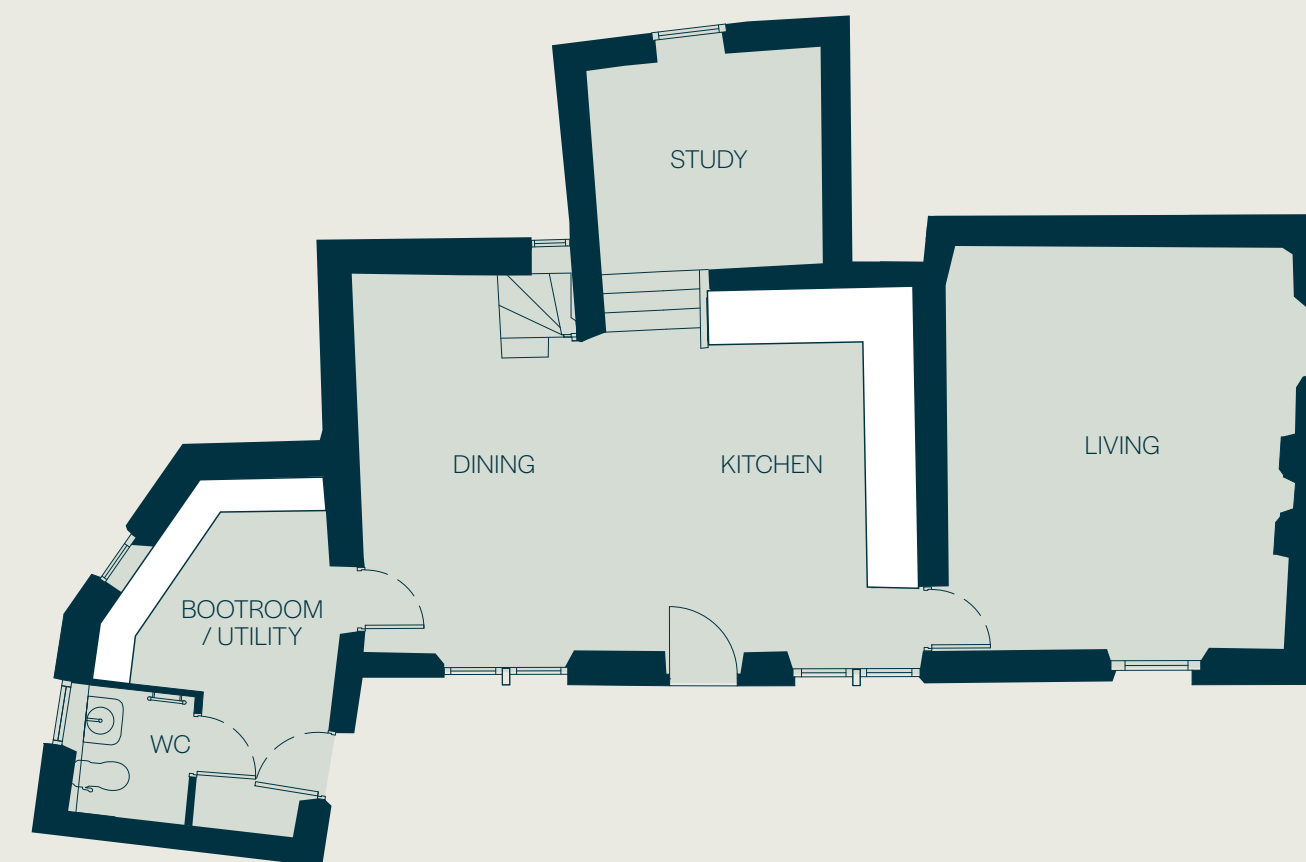


The Miller's Cottage, is a beautifully designed three-bedroom home combining charming cottage styling with spacious, thoughtfully arranged interiors. Extending to over 1,250 Sq. Ft, the property features generous living accommodation, an open-plan kitchen and dining space, study, utility room and elegant en-suite bedroom, all centred around attractive landscaped courtyard gardens.



FIRST FLOOR

Bedroom 1	5.0 x 3.4m	16'6 x 11'3
En-suite	2.3 x 1.1m	7'6 x 3'6
Bedroom 2	3.7 x 3.3m	12'3 x 10'9
Bedroom 3	4.1 x 2.8m	13'6 x 9'3
Shower Room	2.0 x 1.4m	6'6 x 4'6



GROUND FLOOR

Kitchen / Dining	7.6 x 4.5m	25'0 x 14'9
Living	4.8 x 3.5m	15'9 x 11'6
Study	2.3 x 2.2m	7'6 x 7'3
Boot Room / Utility	4.0 x 2.5m	13'0 x 8'3

Total area: 117 Sq. M / 1,259 Sq. Ft

PLOT 9

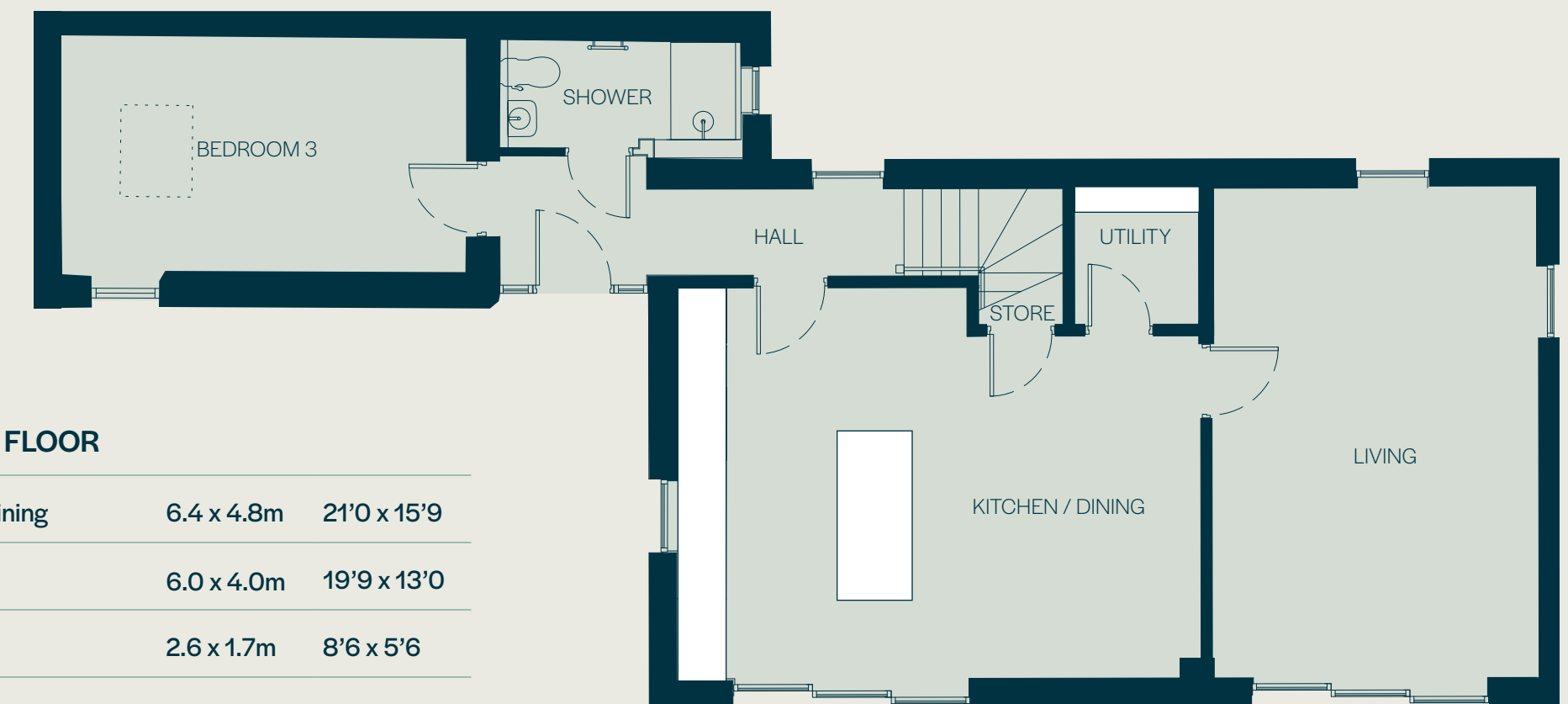
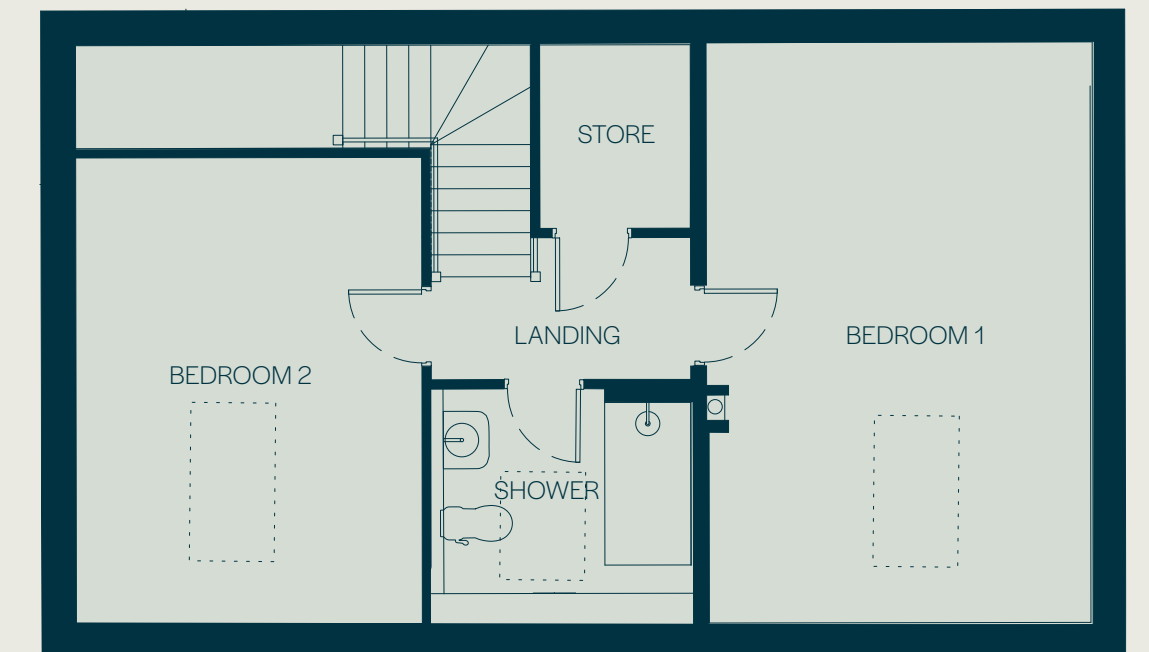
The Garden House



Plot 9, The Garden House, is an impressive, detached home offering beautifully balanced accommodation across two floors. Extending to almost 1,500 Sq. Ft, the property features spacious open-plan kitchen and dining areas, elegant living space, three generous bedrooms, utility room and private gardens, all finished in a timeless and highly individual architectural style.

FIRST FLOOR

Bedroom 1	5.6 x 4.0m	18'3 x 13'0
Bedroom 2	4.9 x 3.4m	16'0 x 11'9
Shower Room	2.9 x 1.9m	9'6 x 6'3
Store	1.9 x 1.4m	6'3 x 4'6



GROUND FLOOR

Kitchen / Dining	6.4 x 4.8m	21'0 x 15'9
Living	6.0 x 4.0m	19'9 x 13'0
Utility	2.6 x 1.7m	8'6 x 5'6
Bedroom 3	4.7 x 2.6m	15'6 x 8'6
Shower Room	3.0 x 1.3m	9'9 x 4'3

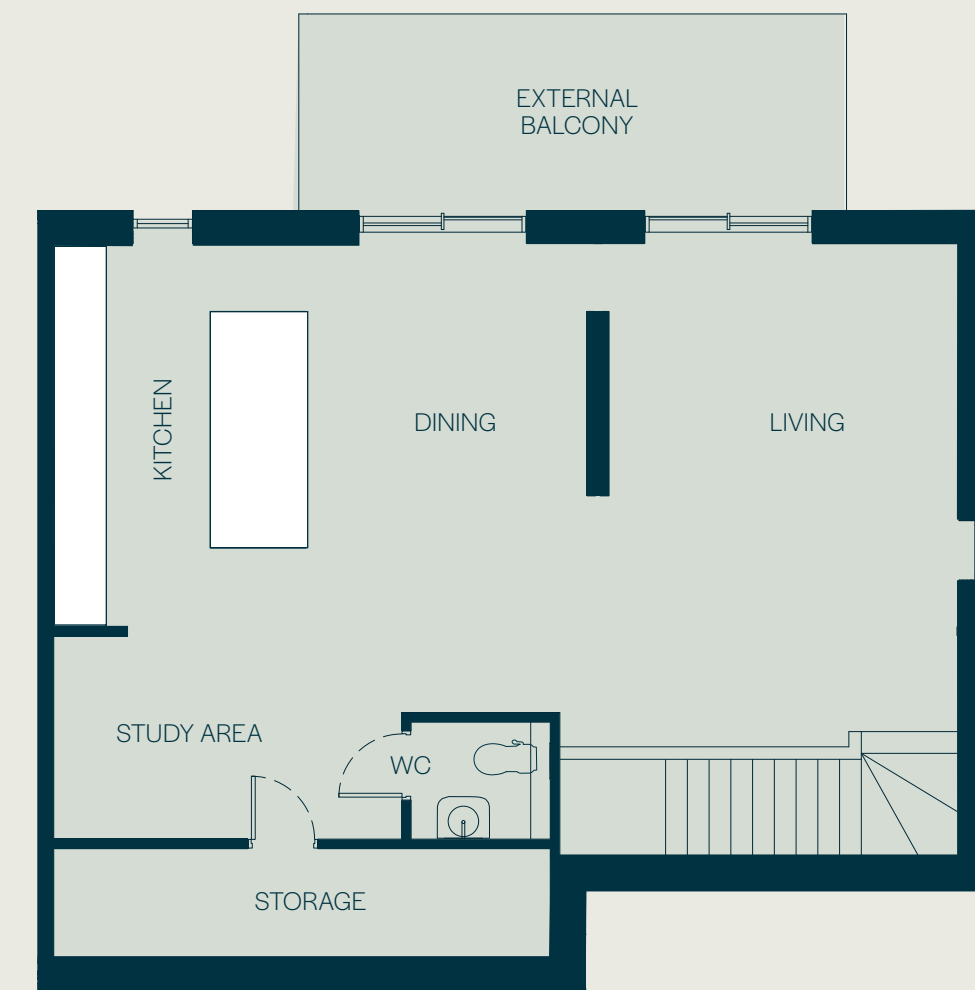
Total area: 138 Sq. M / 1,485 Sq. Ft

PLOT 10

Waters Edge

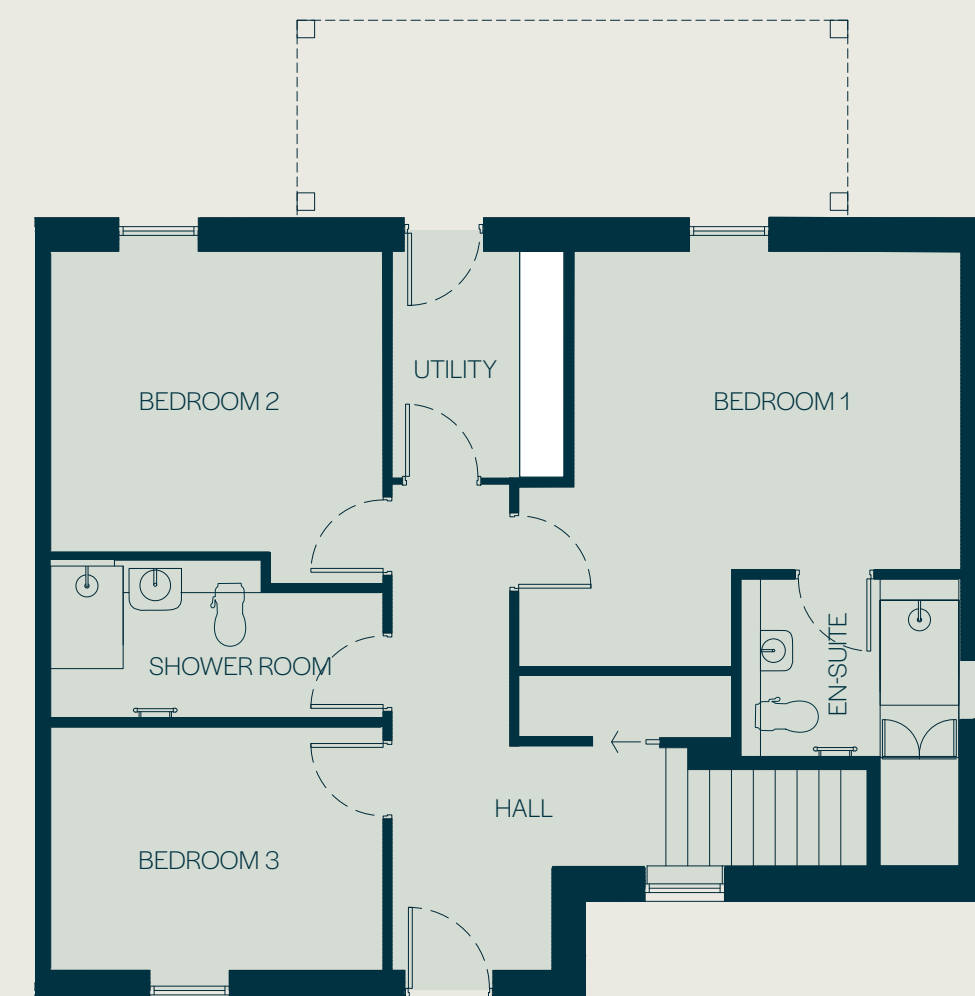


Waters Edge, is a beautifully crafted home positioned beside the tranquil waterside setting of the restored mill development. Offering spacious and light-filled accommodation, the property combines elegant open-plan living with thoughtfully designed bedrooms and refined finishes, creating a distinctive home that perfectly balances character, comfort and picturesque surroundings.



FIRST FLOOR

Living	6.2 x 4.0m	20'3 x 13'3
Dining / Kitchen	6.2 x 6.2m	20'3 x 20'3
Study Area	2.4 x 2.3m	7'9 x 7'6
External Balcony	6.3 x 2.3m	20'3 x 7'6



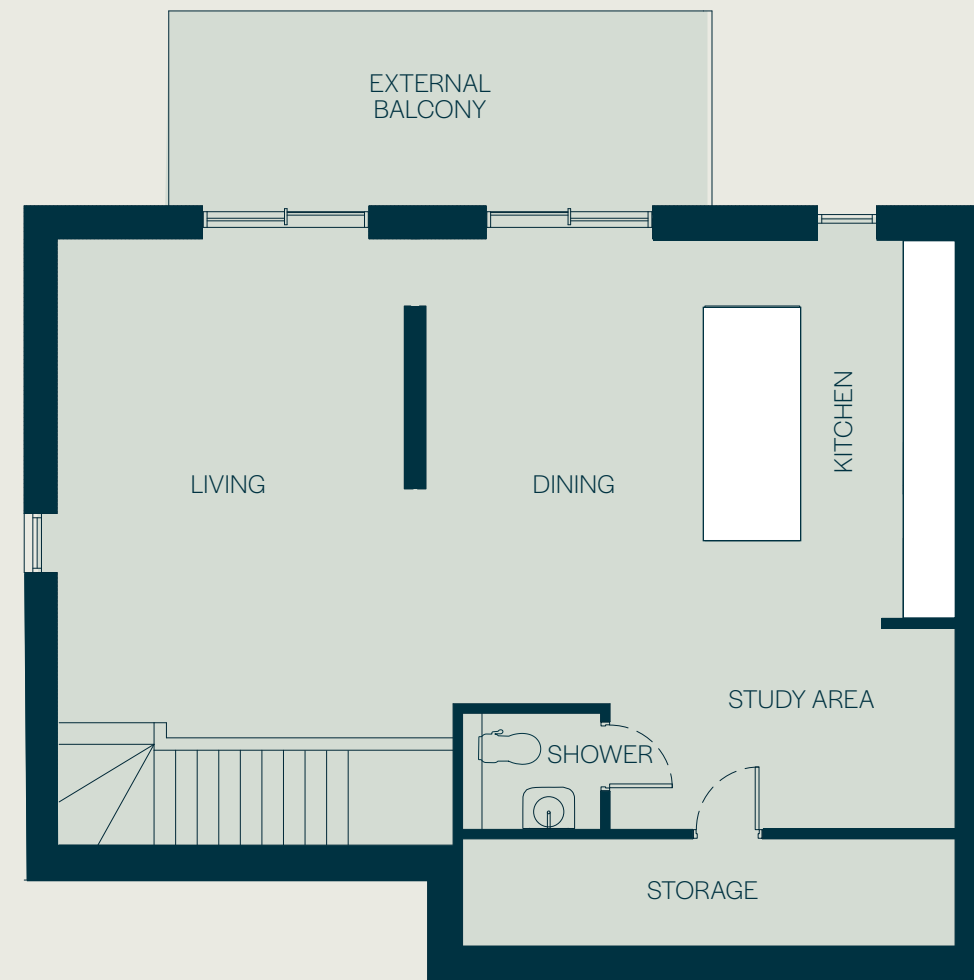
GROUND FLOOR

Bedroom 1	4.4 x 3.7m	14'6 x 12'3
En-suite	2.5 x 2.1m	8'3 x 7'0
Bedroom 2	3.8 x 3.7m	12'6 x 12'3
Bedroom 3	3.8 x 2.8m	12'6 x 9'3
Shower Room	3.8 x 1.8m	12'6 x 6'0
Utility	2.6 x 2.0m	8'6 x 6'6

Total area: 152 Sq. M / 1,637 Sq. Ft

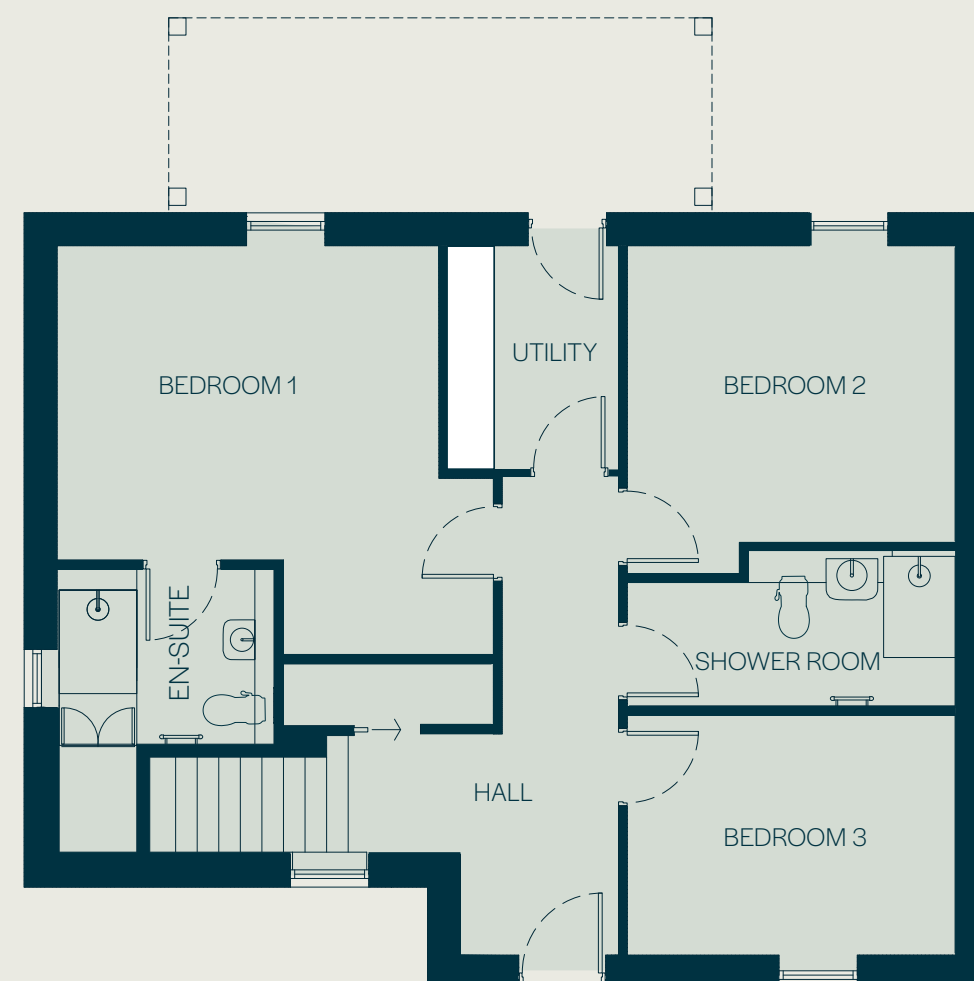
PLOT 11

Woodland Edge



FIRST FLOOR

Living	6.2 x 4.0m	20'3 x 13'3
Dining & Kitchen	6.2 x 6.2m	20'3 x 20'3
Study Area	2.4 x 2.3m	7'9 x 7'6
External Balcony	6.3 x 2.3m	20'3 x 7'6



GROUND FLOOR

Bedroom 1	4.4 x 3.7m	14'6 x 12'3
En-suite	2.5 x 2.1m	8'3 x 7'0
Bedroom 2	3.8 x 3.7m	12'6 x 12'3
Bedroom 3	3.8 x 2.8m	12'6 x 9'3
Shower Room	3.8 x 1.8m	12'6 x 6'0
Utility	2.6 x 2.0m	8'6 x 6'6

Total area: 152 Sq. M / 1,637 Sq. Ft



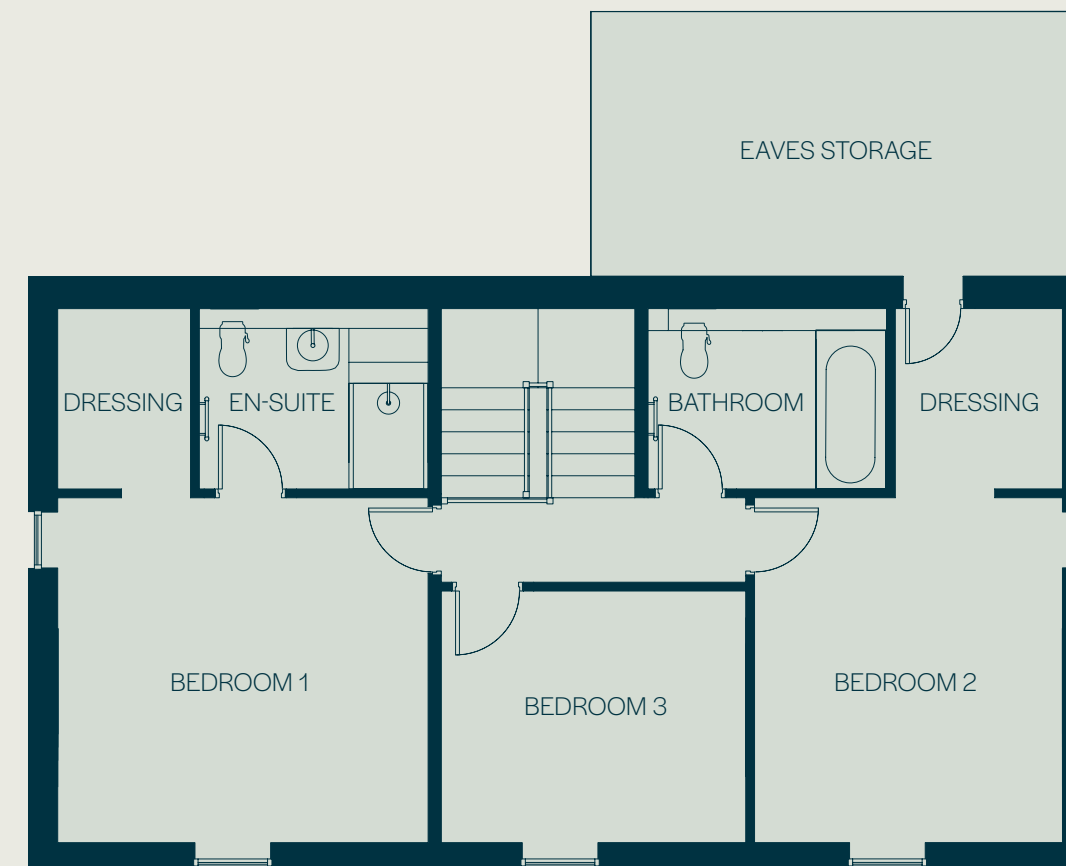
Woodland Edge, is a striking three-bedroom waterside residence extending to over 1,630 Sq. Ft. Thoughtfully arranged across two floors, the home features expansive open-plan living with a dramatic full-width balcony overlooking the water, alongside luxurious bedroom accommodation, en-suite facilities, study area and beautifully landscaped private surroundings.

PLOT 12

Beck House

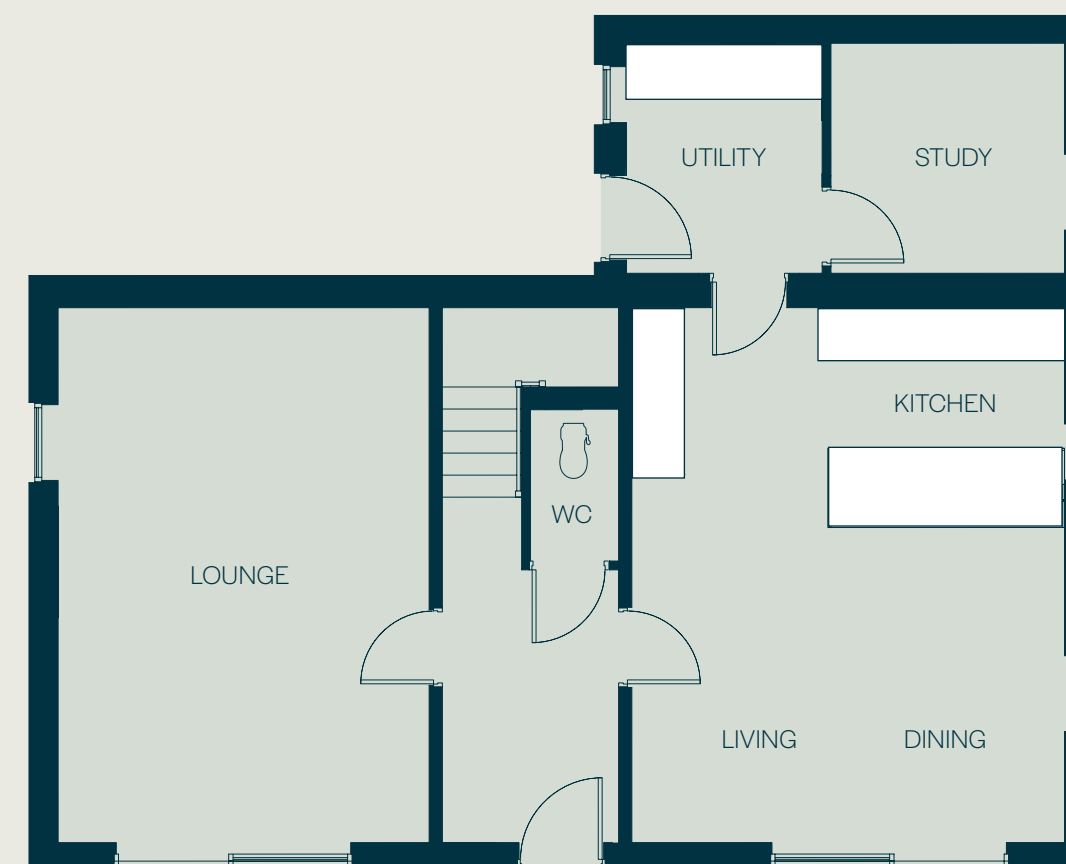


Beck House, is a beautifully designed detached family home extending to over 1,650 Sq. Ft, positioned within the restored mill setting. Offering spacious open-plan living alongside a separate lounge, study and utility room, the property also features three generous bedrooms, dressing areas and elegant en-suite facilities, creating a superbly balanced home.



FIRST FLOOR

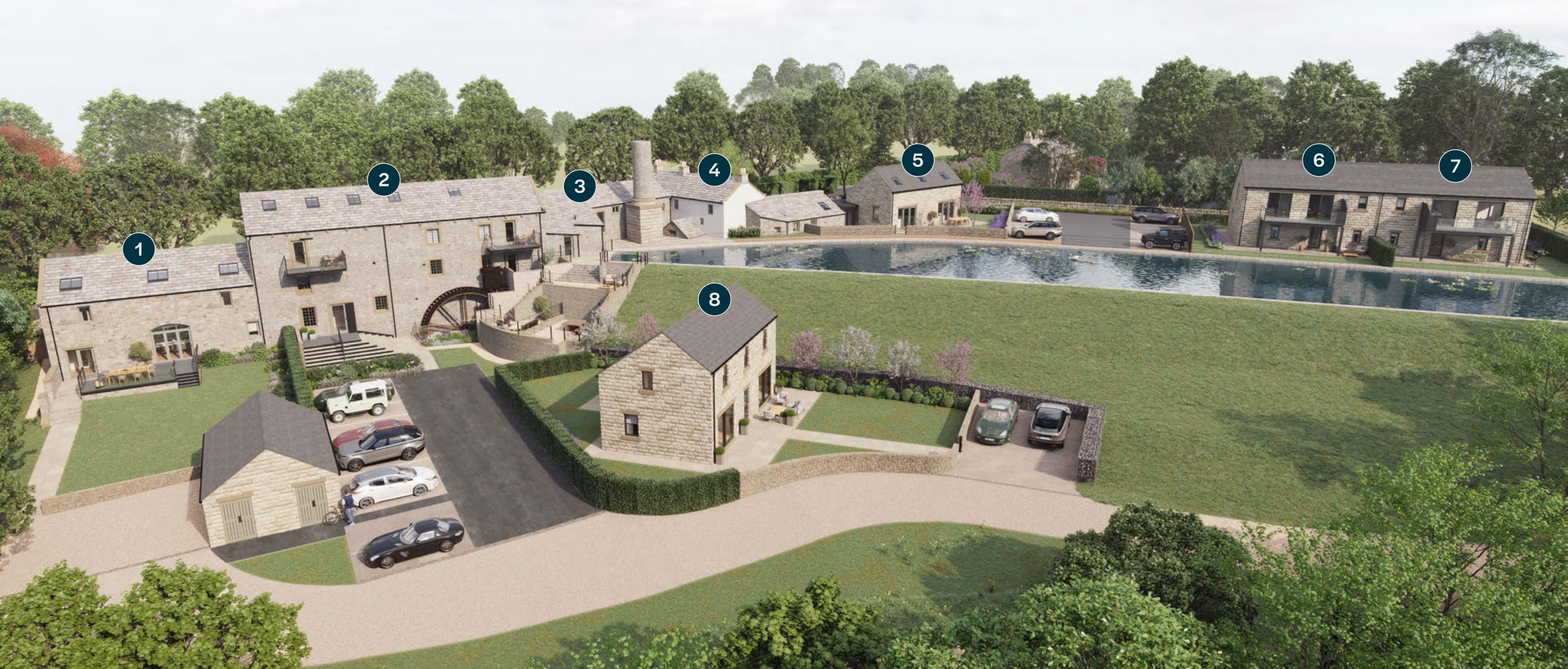
Bedroom 1	4.3 x 4.0m	14'0 x 13'0
Dressing	2.1 x 1.6m	7'0 x 5'3
En-suite	2.6 x 2.1m	8'6 x 7'0
Bedroom 2	4.0 x 3.5m	13'0 x 11'6
Dressing	2.1 x 1.9m	7'0 x 6'3
Bedroom 3	3.5 x 2.9m	11'6 x 9'6
Bathroom	2.8 x 2.1m	9'3 x 7'0



GROUND FLOOR

Living / Dining / Kitchen	6.1 x 5.0m	20'0 x 16'6
Lounge	6.1 x 4.3m	20'0 x 14'0
Utility	2.6 x 2.3m	8'6 x 7'6
Study	2.7 x 2.6m	8'9 x 8'6
Entrance Hall	2.8 x 2.1m	9'3 x 7'0

Total area: 154 Sq. M / 1,652 Sq. Ft



1

Plot 1
The Barn

3

Plot 7
The Engine House

5

Plot 9
The Garden House

7

Plot 11
Woodland Edge

2

Plots 2, 3, 4, 5 & 6
The Mill Building

4

Plot 8
The Millers Cottage

6

Plots 10
Waters Edge

8

Plot 12
Beck House

DEER GLADE PARK

DARLEY, NORTH YORKSHIRE

DIRECTIONS

From Harrogate (approx. 20 minutes)

Leave Harrogate via the A61 Ripon Road and turn left onto Skipton Road, A59. Travel West to just beyond Kettlesing Head and turn right onto Cold Cotes Road. Move forward over the crossroads onto Stumps Lane and take in the breathtaking views winding down into the beautiful and picturesque village. Take a left onto Main Street and travel for around half a mile until Main Street junctions with the B6165. With the Wellington Inn directly to the left, turn right and Deer Glade Park is 100 yards on the left-hand side clearly signposted.

From Ripon (approx. 15 minutes)

Travel south-west via the B6265 before joining the B6165 towards Darley at Lupton Bank. At the junction with Summerbridge, turn right onto the B6451 and meander through Dacre Banks. Enjoy the scenic approach through rolling Nidderdale countryside where after around a mile you will arrive at Deer Glade Park on the right-hand side clearly signposted.

From Leeds (approx. 45 minutes)

Take the A61 north towards Harrogate and continue through the town to the junction of Skipton Road A59. Join the A59, travel west following the same directions above from Harrogate.

From York (approx. 40 minutes)

Follow the A59 west towards Harrogate, continuing through the beautiful Yorkshire countryside to Blubberhouses. Turn onto the B6165 towards Darley and follow the road into the village. Continue through the village centre before arriving at Deer Glade Park, located a short distance beyond the Wellington Inn.

From Bradford (approx. 35 minutes)

Take the A658 north towards Harrogate before joining the A59 west. At Blubberhouses, turn onto the B6165 towards Darley and continue into the village. Pass through the village centre and beyond the Wellington Inn, where Deer Glade Park is located shortly thereafter.

Sat Nav: HG3 2QQ

What3Words: ///trash.florists.chief

Please note that some satellite navigation systems may direct you to the centre of Darley.

Follow local signage to Deer Glade Park upon arrival.

PRICE LIST

Plot	Name	Size	Price
1	The Barn	1,877 Sq. Ft	£835,000
2	The Mill Buiding 1	1,167 Sq. Ft	£450,000
3	The Mill Buiding 2	1,103 Sq. Ft	£425,000
4	The Mill Buiding 3	1,207 Sq. Ft	£485,000
5	The Mill Buiding 4	864 Sq. Ft	£350,000
6	The Mill Buiding 5	1,703 Sq. Ft	£595,000
7	The Engine House	1,584 Sq. Ft	£675,000
8	The Millers Cottage	1,259 Sq. Ft	£550,000
9	The Garden House	1,485 Sq. Ft	£625,000
10	Waters Edge	1,637 Sq. Ft	£725,000
11	Woodland Edge	1,637 Sq. Ft	£725,000
12	Beck House	1,652 Sq. Ft	£795,000

Further information can be found on our website [deergladepark.com](https://www.deergladepark.com)

Phase 2

Beyond the beautifully restored mill building, Deer Glade Park will soon introduce a limited collection of thoughtfully designed new homes set within the former mill grounds. Inspired by the character and charm of traditional Nidderdale villages, the homes will blend natural stone architecture, landscaped surroundings and refined modern living. Together, the restored mill and new homes will create an exceptional new community within the heart of Darley, offering a rare opportunity to enjoy heritage, countryside and contemporary comfort in one truly distinctive setting.

Here, history has not been replaced, it has been renewed.

View site flythrough [here](#)

DEER GLADE PARK

A Development By
 **YORPLACE**

Selling Agent

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