



THE

NURSERIES
KELFIELD

BROUGHT TO YOU BY



MARLEY
HOMES

Welcome to The Nurseries

A prestigious collection of six new homes, offering 4 bedrooms across three storeys.

Features include open-plan kitchen and dining areas, ensuite bathrooms, large private gardens, detached garaging and a tranquil village setting.

This low-density development provides both privacy and spacious living.





MARLEY
H O M E S

The Marley Homes Difference

The difference lies in our commitment to quality and high standards. We work with trusted local contractors, never outsourcing the site management or control, to ensure every project is managed in-house to our standards and ethos of meticulous attention to detail.

Our passion for high build quality is evident in our core approach to get things right first time.

Additionally, customers who reserve before the roof stage enjoy the opportunity to make personalised choices for their home.



THE
NURSERIES



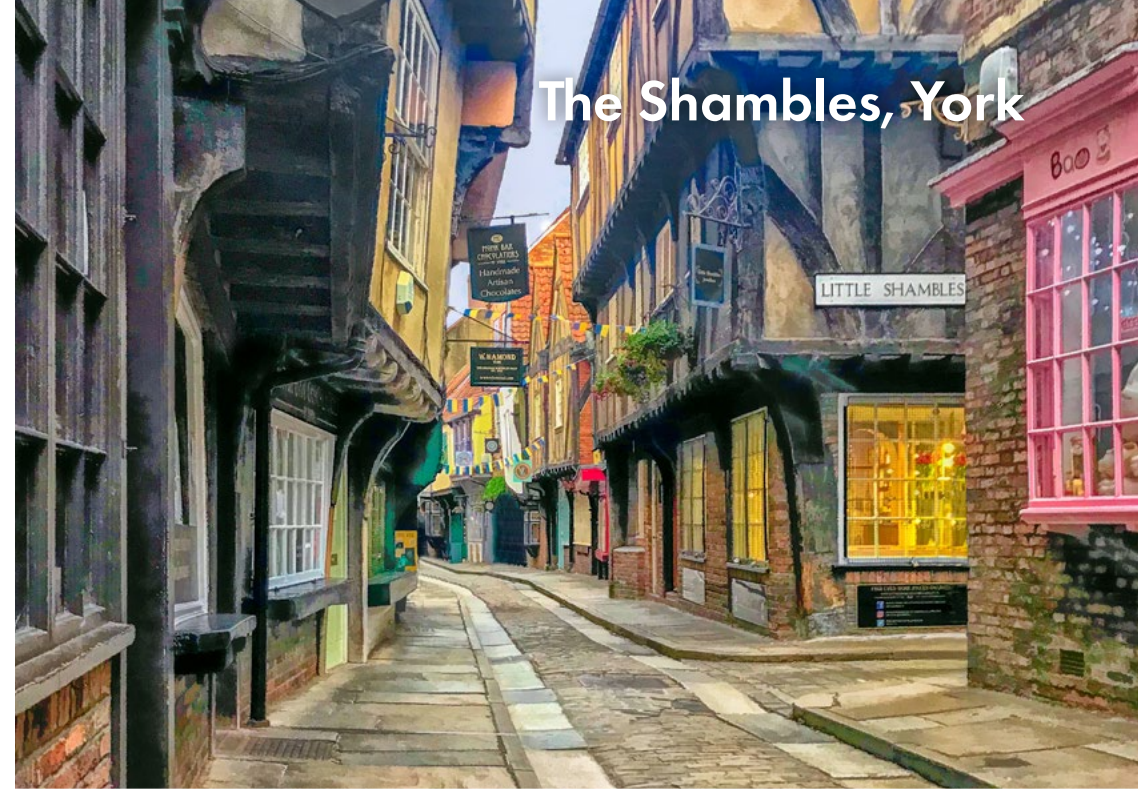
York Minster



Kelfield Village

is conveniently situated, offering seamless access to major cities like York and Leeds. Residents enjoy the charm of rural living while staying well-connected to urban amenities.

Kelfield boasts a tranquil and historically significant setting, perfect for those looking for a serene village lifestyle with opportunities for countryside living. Despite its peaceful atmosphere, the village benefits from excellent transport links to nearby towns and cities. York, just 20 minutes away, is rich in history and offers a variety of attractions, including exceptional restaurants, hotels, gyms, cinemas and the renowned McArthur Glen Designer Outlet.



The Shambles, York



The Ivy, York

Fulford School



Residents of Kelfield

enjoy a peaceful rural lifestyle, surrounded by scenic countryside and farmland. The village boasts a rich heritage, with its earliest recorded mention in the Domesday Book of 1086 under the name "Chelchefelt."

For secondary education, students typically attend Barlby High School or Fulford School, which was recognized in the Sunday Times 2025 as the top comprehensive school in the North of England. Fulford School is rated "Outstanding" and celebrated for its exceptional academic performance.

Kelfield features local amenities such as the Grey Horse pub, a village institute and a cricket club. Additional facilities and services can be found in nearby villages like Riccall and Cawood.



Riccall Village Green

Kelfield Sunset



SITE PLAN IS FOR ILLUSTRATIVE PURPOSES ONLY








Agricultural
Land



Site Plan

An exclusive
development of six
new detached homes

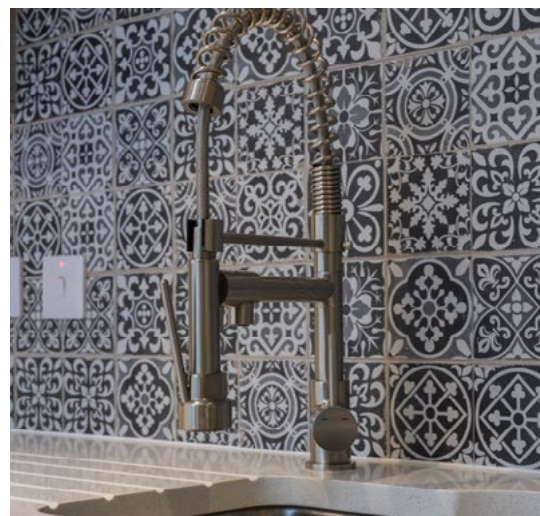
Key

-  Site Boundary
-  Plot Boundaries
-  'The Whenby' House Type
-  'The Brompton' House Type
-  Existing Structures & Boundaries

The Nurseries

stands out from among other new build developments in the area for several key reasons. Its spacious gardens and low housing density create a sense of space and privacy that is hard to find on new build developments.

Additionally, its location is uniquely protected by surrounding greenbelt land, ensuring there's no risk of future developments encroaching on the area, preserving its peaceful and natural setting for years to come.





THE
BROMPTON





Ground Floor

Living Area - 5136 x 3143mm

Dining Area - 3449 x 2909mm

Kitchen Area - 3477 x 4368mm

Utility Room - 2380 x 1824mm

WC - 973 x 1864mm

Entrance - 1864 x 3449mm



First Floor

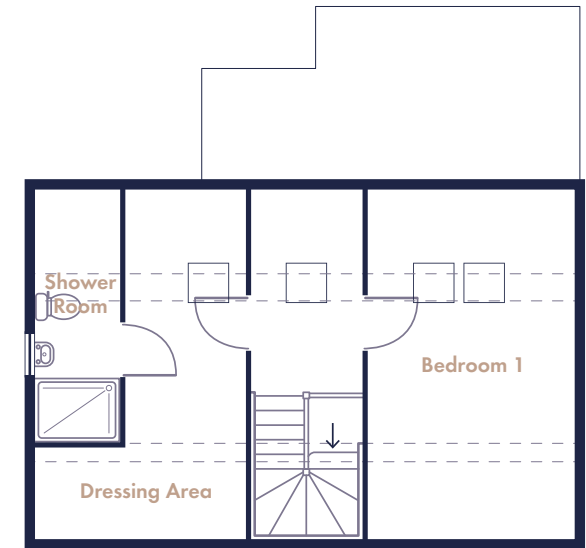
Bedroom 2 - 3143 x 3556mm

En-Suite - 2043 x 1466mm

Bedroom 3 - 3256 x 2564mm

Bedroom 4 - 3571 x 3064mm

Bathroom - 1716 x 2674mm



Second Floor

Bedroom 1 - 3064 x 3896mm

Dressing Area - 3143 x 2662mm

Shower Room - 1159 x 3143mm

170 sqm / 1,830 sqf

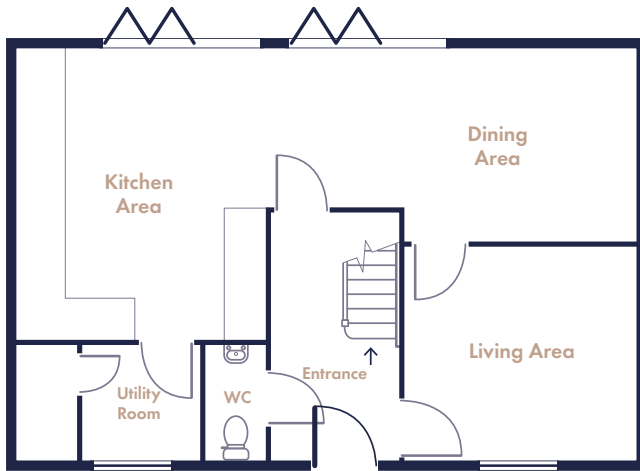
Plot 1 has a detached double garage

Plot 3 is opposite handed



THE
WHENBY





Ground Floor

Living Area - 3543 x 3276mm

Dining Area - 5424 x 2907mm

Kitchen Area - 3770 x 4438mm

Utility Room - 1745 x 1825mm

WC - 925 x 1745mm

Entrance - 1981 x 3687mm



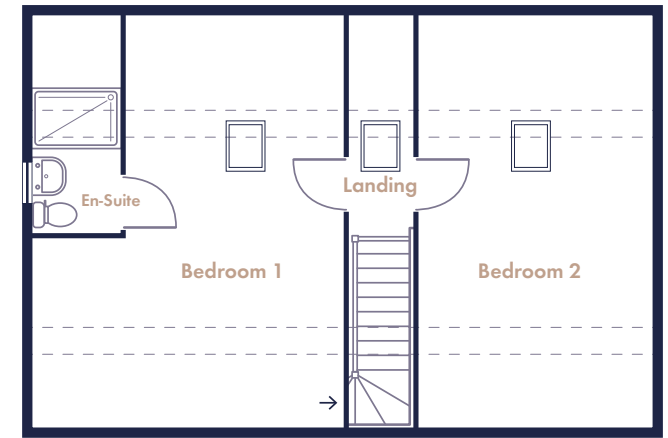
First Floor

Bedroom 3 - 4908 x 3543mm

En-Suite - 1274 x 3543mm

Bedroom 4 - 3095 x 3869mm

Bathroom - 3053 x 2668mm



Second Floor

Bedroom 1 - 6272 x 4755mm

En-Suite - 1290 x 3148mm

Bedroom 2 - 6272 x 3543mm

211 sqm / 2270 sqf

All have detached single garages

The MacArthur Glen Designer Outlet, York



The Nurseries is close to schools, shopping, dining, motorways and train stations, walks and family days out

- 📍 **York** 20 minutes
- 📍 **Fulford** 16 minutes
- 📍 **Riccall** 4 minutes
- 📍 **Cawood** 5 minutes
- 📍 **Leeds** 40 minutes



↑
YORK

THE
NURSERIES
KELFIELD, YORK, Y019 6RG



← **LEEDS**

A1237

A64

A64

A19

A64

A19

A19

The MacArthur
Glen Designer
Outlet, York

Queen
Margaret's
School

TADCASTER

River Wharfe

KIRKBY
WHARFE

ULLESKELF

RYTHER

CAWOOD

CHURCH FENTON

BARSTON ASH

BISHOPTHORPE

CORMANTHORPE

ACASTER MALBIS

FULFORD

HESLINGTON

WHELDRAKE

ESCRICK

SKIPWITH

NORTH DU

River Ouse

SCAN TO VIEW THIS & OTHER
MARLEY HOMES DEVELOPMENTS



MARLEY
H O M E S

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