
THE WOODLANDS

SCARCROFT PARK

WELCOME TO

THE WOODLANDS

SCARCROFT PARK

A stunning collection of two meticulously
designed detached homes and four
apartments by Ducale Developments.

Crafted with an unwavering commitment to
detail, sustainability, and timeless design, The
Woodlands embodies the essence of
design-led residences that inspire, elevate
and deliver a masterpiece you can call home.

A TRUE SENSE
OF ARRIVAL.



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A RARE BALANCE OF HERITAGE & MODERNITY.

Set within the historic grounds of Scarcroft Park, Oakridge and Braithmere capture the essence of refined contemporary living. The homes have been designed with clarity and purpose, generous in space, rich in light, and defined by craftsmanship. Featuring large south facing gardens. Framed by woodland and open spaces, yet minutes from the city, this is modern living with an enduring sense of calm.





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REFINED
CONTEMPORARY
LIVING.





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CRAFTED ARCHITECTURE, CONSIDERED DETAIL.

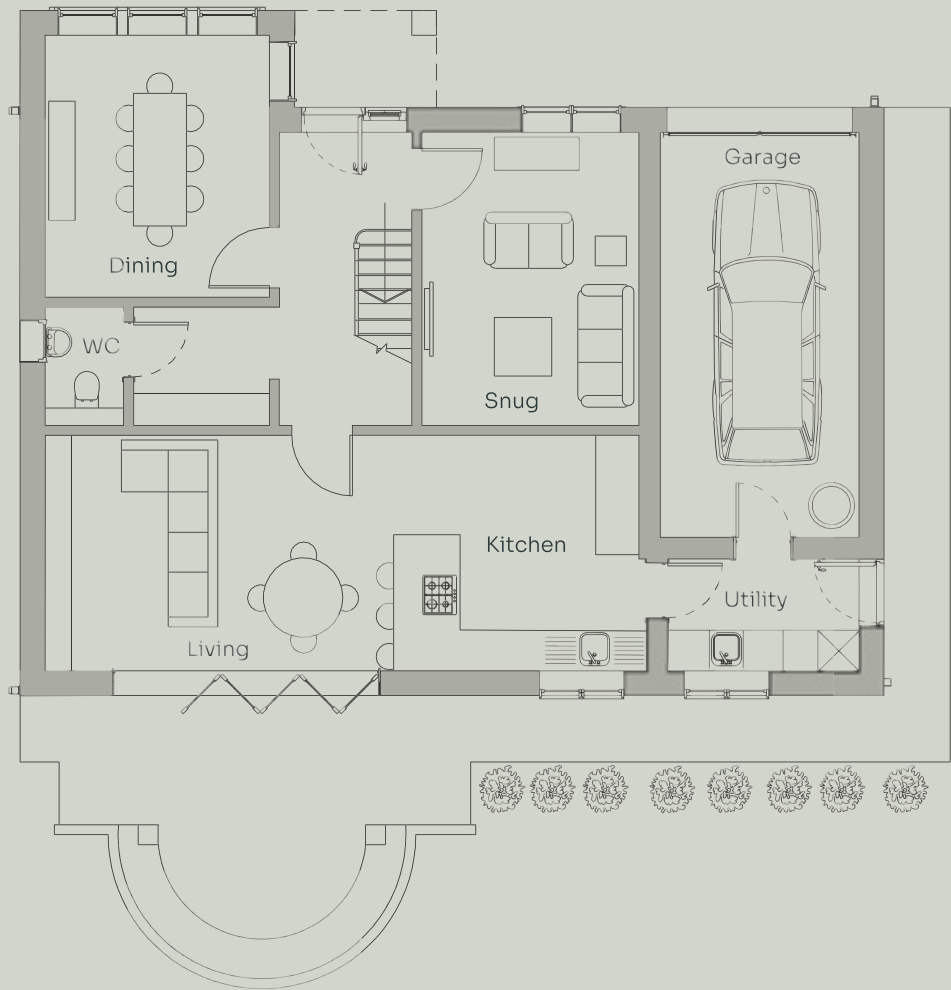
Designed with Ducale's hallmark precision, Oakridge and Braithmere reinterpret traditional Yorkshire architecture with a contemporary sensibility. Elegant façades, natural materials and expansive glazing create homes that feel grounded yet open, modern yet timeless. Every element, from proportion to palette, reflects an uncompromising approach to design.



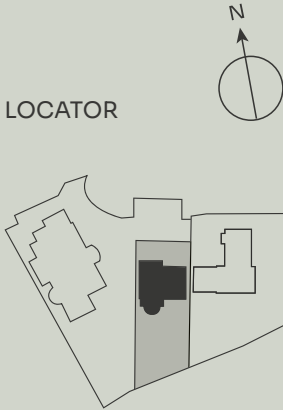
BRAITHMERE

THE
WOODLANDS
SCARCROFT PARK

GROUND FLOOR



LOCATOR



BRAITHMERE AREAS

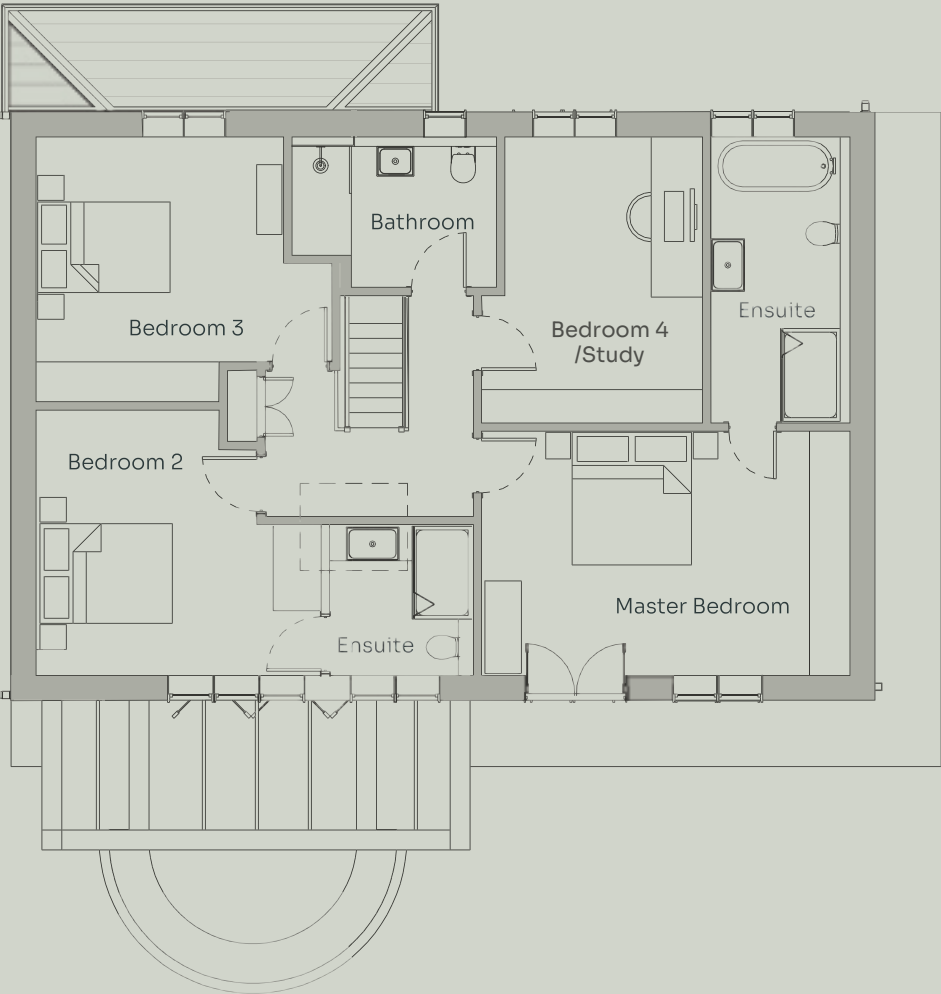
	GIA (sq.m)	GIA (sq.ft)
Including Garage	204.69	2003
Excluding Garage	183.29	1973

Floorplans shown are for approximate measurements only. Exact layouts and sizes may vary. All measurements vary within a tolerance of 5%. The dimensions are not intended to be used for carpet sizes, appliance sizes or items of furniture.

BRAITHMERE

THE
WOODLANDS
SCARCROFT PARK

FIRST FLOOR



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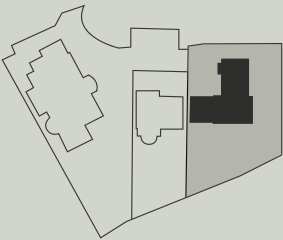
OAKRIDGE

THE
WOODLANDS
SCARCROFT PARK

GROUND FLOOR



LOCATOR



OAKRIDGE AREAS

	GIA (sq.m)	GIA (sq.ft)
Including Garage	305.65	3290
Excluding Garage	266.85	2872

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OAKRIDGE

THE
WOODLANDS
SCARCROFT PARK

FIRST FLOOR



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A REFINED SENSE OF HOME.

INTERIORS BY RICHARD GRAFTON INTERIORS

Inside, interiors curated by Richard Grafton Interiors bring warmth, depth and individuality. A natural palette of oak, stone and soft neutrals sets a calm tone throughout. Bespoke joinery, layered textures and subtle lighting combine to create spaces that feel harmonious, balanced and beautifully lived in from the moment you arrive.



CRAFTSMANSHIP IN EVERY DETAIL.

KITCHENS & BATHROOMS BY PORCELANOSA

Porcelanosa’s craftsmanship defines each kitchen and bathroom. Porcelain stonework, elegant fittings and sleek finishes come together in a palette inspired by natural simplicity. These are spaces that blend form and function, where daily rituals become quiet moments of indulgence.



HOUSES SPECIFICATION.

Individually gated homes offering privacy, presence and considered design.

KITCHENS

- Bespoke kitchens designed and fully fitted by Porcelanosa
- X-Stone worktops
- Miele oven, hob and microwave
- Soft-close cabinetry throughout
- Reginox sink with Reginox tap
- Elica extractor

BATHROOMS & EN-SUITE

- Porcelanosa sanitaryware
- Large-format Porcelanosa wall and floor tiling
- Walk-in showers with level access
- Frameless glass shower screens
- Under-basin storage
- Chrome heated towel rails

INTERNAL FINISHES

- Sweeping staircases to hallway with solid hardwood treads, elegant steel balusters and continuous hand finished rails
- Generously proportioned Georgian skirting with coordinating architraves, creating a strong architectural base to each room
- Plain-run cornice with a gentle curved profile, adding depth and definition at ceiling level
- Timber vertical sliding sash double-glazed windows
- Painted four-panel doors with bronze ironmongery
- Carpet to hall, living/dining areas and bedrooms
- Large-format non-slip ceramic tiles to kitchens and bathrooms
- Bespoke fitted joinery to principal bedroom suites

HEATING & COMFORT

- An energy-efficient Air Source Heat Pump system underpins each home’s comfort strategy
- Underfloor heating throughout all floors, independently zoned room by room, provides even, ambient warmth across generous living spaces
- Wall-mounted room controllers and mobile app-enabled control ensure precise and responsive comfort

- Fully independently controlled hot water system

LIGHTING, ELECTRICAL & DIGITAL INFRASTRUCTURE

- Architectural downlighting to kitchens, bathrooms and en-suites
- Feature pendant lighting to living areas and bedrooms
- Bronze sockets and switches throughout
- External terrace and garden lighting
- Full fibre connectivity to each home
- Structured Cat 6 data cabling to media walls and dedicated study/home working areas, delivering resilient, high-speed wired connectivity throughout
- Provision for TV, FM and satellite distribution

AUDIO & ENTERTAINMENT

- Integrated WiFi-enabled speaker system to living and dining areas
- Integrated terrace speaker system
- Controlled via the Sonos® app for seamless indoor-outdoor listening

GARDENS & GROUNDS

- Private gardens to each home
- Access to the landscaped shared garden area, creating a unified estate setting while preserving individual privacy

SECURITY & ACCESS

- Secure, gated development
- ANPR-controlled main entrance gate
- Private powered gates to each house
- Video intercom system
- CCTV coverage to shared areas and private side/rear elevations
- Private mechanical front doors
- Independent intruder alarm system to each house

SUSTAINABILITY

- Air Source Heat Pump technology
- Low-temperature underfloor heating throughout
- Low-energy lighting
- Water-efficient sanitaryware



UNRIVALLED INDIVIDUALITY.

CHARACTERFUL TOUCHES

Designed to maximise living space and light flowing in through the large elegant windows of the listed property. Interior design concepts created by Richard Grafton Interiors show how these stunning apartments can be dressed to compliment the architecture.

A large feature entrance hall gives access to the apartments, in turn having their own private hallway.

APARTMENT NO.1

- Two bedroom, two bathroom
- Ground floor apartment

APARTMENT NO.2

- Two bedroom, two bathroom
- Ground floor apartment

APARTMENT NO.3

- Two bedroom, two bathroom
- First floor apartment

APARTMENT NO.4

- Three bedroom, three bathroom
- Duplex apartment

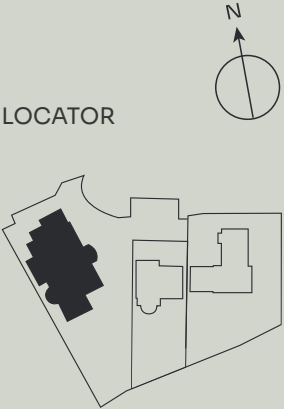


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1

WOODLANDS LODGE

APARTMENTS



APARTMENT AREAS

	GIA (sq.m)	GIA (sq.ft)
Apartment 1 (2 Bed)	143.95	1549
Apartment 2 (2 Bed)	142.57	1535

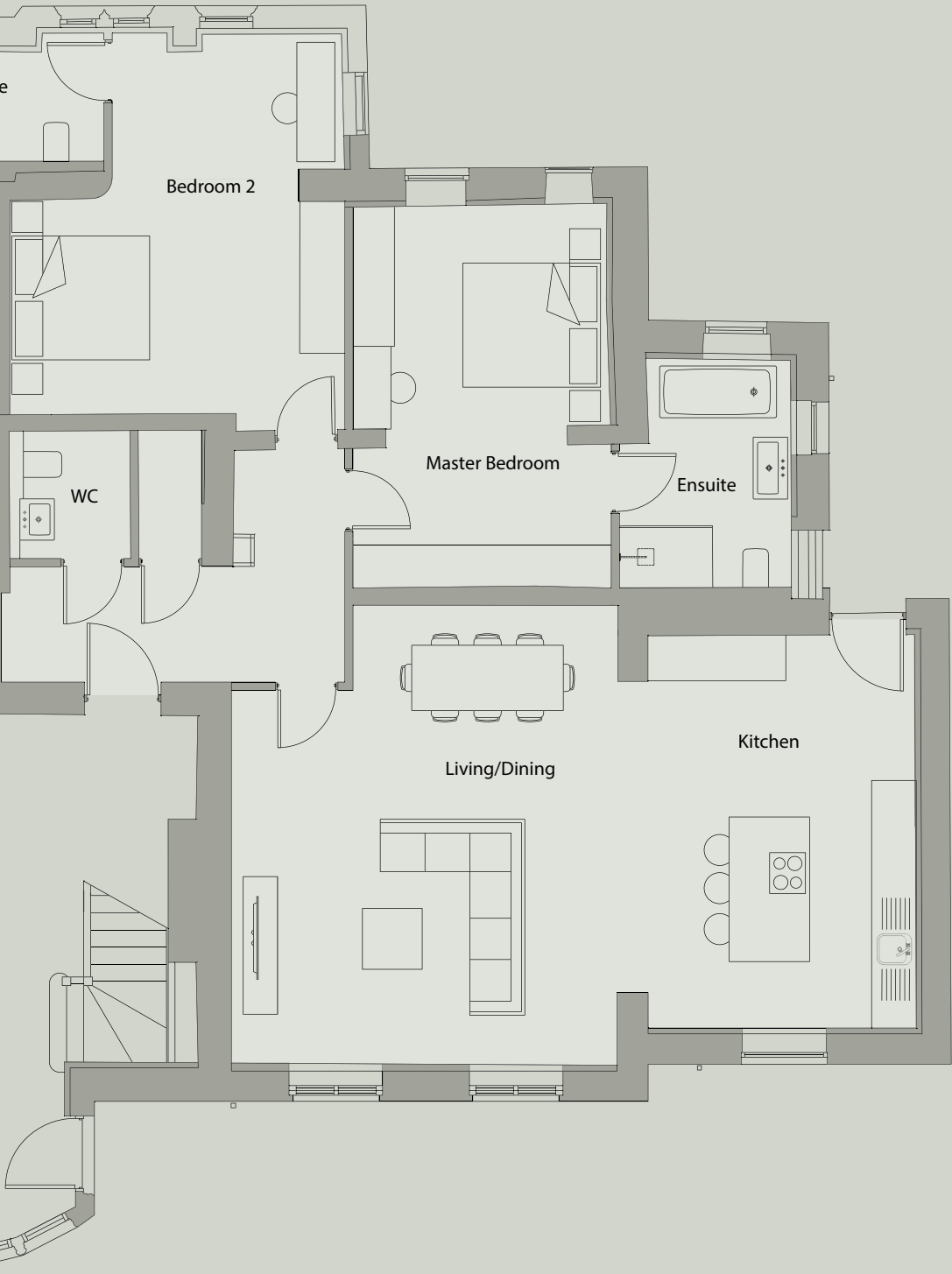
TOTAL: 1549 SQ.FT

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2

WOODLANDS LODGE

APARTMENTS



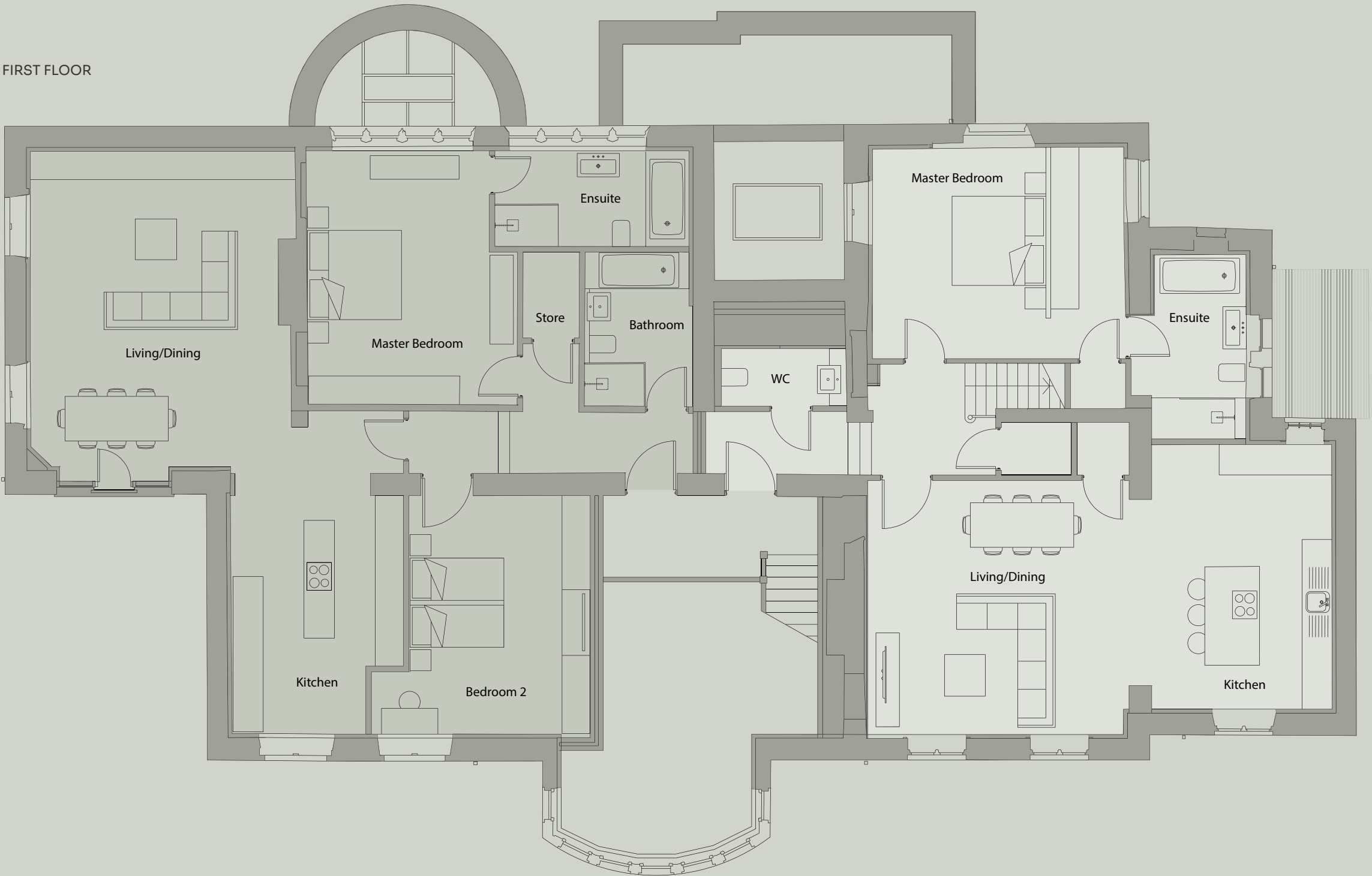
TOTAL: 1535 SQ.FT

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3
WOODLANDS LODGE
APARTMENTS

4
WOODLANDS LODGE
APARTMENTS

FIRST FLOOR



LOCATOR

APARTMENT AREAS

	GIA (sq.m)	GIA (sq.ft)
Apartment 3 (2 Bed)	137.78	1483
Apartment 4 (3 Bed Duplex)	194.87	2098

TOTAL: 1483 SQ.FT

TOTAL: 2098 SQ.FT

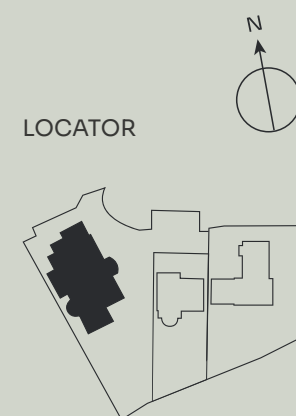
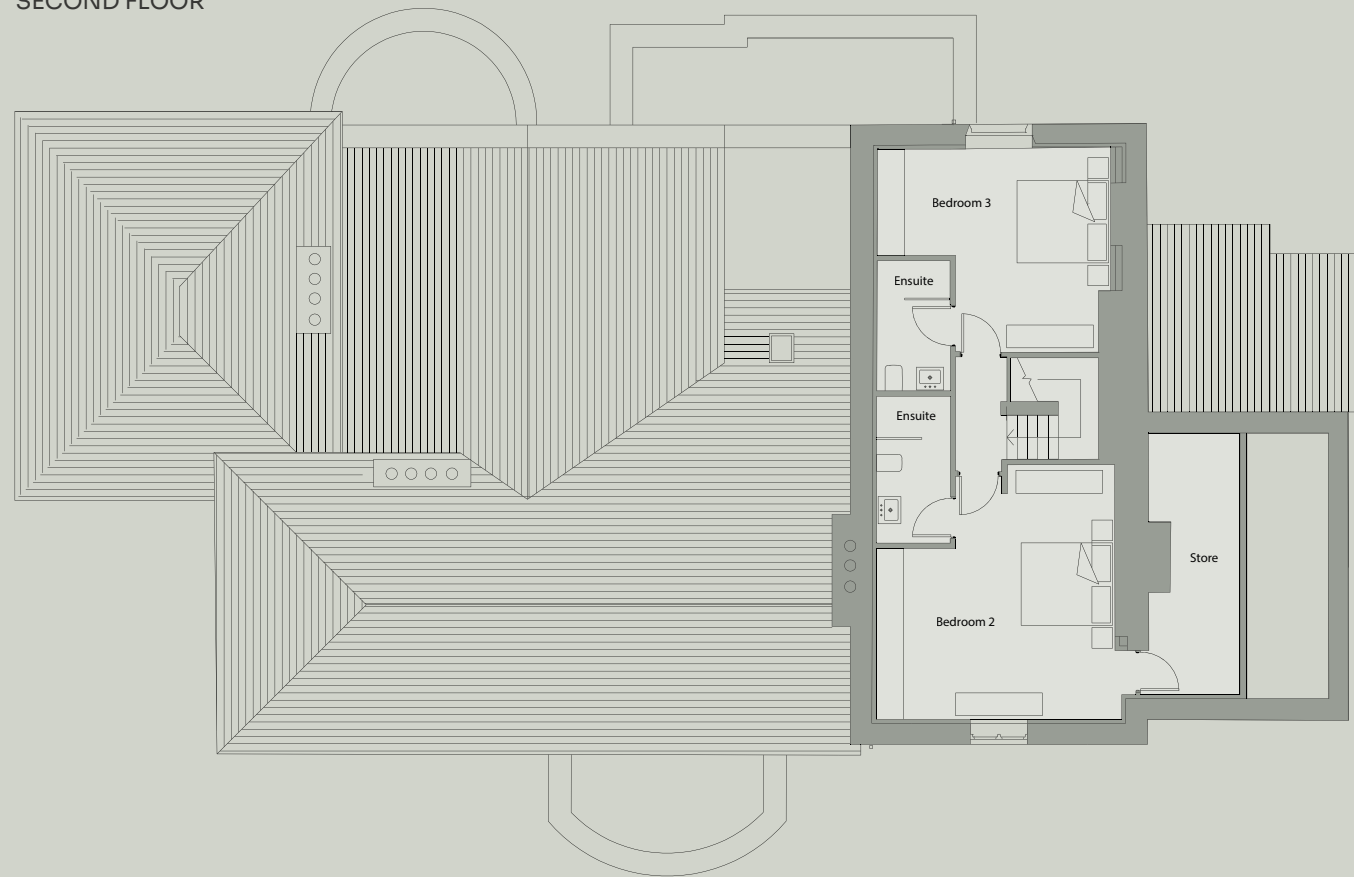
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4

WOODLANDS LODGE APARTMENTS

SECOND FLOOR



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Communal Gardens

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APARTMENTS SPECIFICATION.

Refined lateral living within a secure, landscaped setting.

KITCHENS

- Contemporary kitchens designed and fully fitted by Porcelanosa
- X-Stone worktops
- Miele oven, hob and microwave
- Soft-close cabinetry throughout
- Reginox sink with Reginox tap
- Elica extractor

BATHROOMS & EN-SUITE

- Porcelanosa sanitaryware
- Large-format Porcelanosa wall and floor tiling
- Walk-in showers with level access
- Frameless glass shower screens
- Under-basin storage
- Chrome heated towel rails

INTERNAL FINISHES

- Sweeping curved staircases to hallway with solid hardwood treads, elegant steel balusters and continuous hand finished rails
- Victorian moulded skirting and matching architraves, selected to complement the building's period proportions.
- Highgate Victorian cornice with a sculpted, multi-layered profile, adding refinement and definition at ceiling level
- Timber vertical sliding sash double-glazed windows
- Painted four-panel doors with bronze ironmongery
- Carpet to hall, living/dining areas and bedrooms
- Large-format non-slip ceramic tiles to kitchens and bathrooms
- Bespoke fitted joinery to principal bedroom suites

HEATING, COOLING & COMFORT

- An energy-efficient Air Source Heat Pump system provides sustainable, low-temperature heating suited to modern apartment living
- Underfloor heating throughout all floors, individually zoned room by room, delivers discreet, consistent warmth with precise control
- Wall-mounted room controllers in every space, supported by intuitive mobile app-enabled operation

- Fully independently controlled hot water system
- Air conditioning to living/dining areas and principal bedroom, ensuring balanced comfort throughout the seasons

LIGHTING, ELECTRICAL & DIGITAL INFRASTRUCTURE

- Architectural downlighting to kitchens, bathrooms and en-suites
- Feature pendant lighting to living areas and bedrooms
- Bronze sockets and switches throughout
- External lighting to terraces
- Full fibre connectivity to the building
- Structured Cat 6 data cabling to media walls and designated study/home working areas, providing stable, high-performance wired connectivity for streaming, conferencing and digital working
- Provision for TV, FM and satellite distribution

AUDIO & ENTERTAINMENT

- Integrated WiFi-enabled speaker system to living and dining areas
- Controlled via the Sonos® app for seamless multi-room audio

GARDENS & GROUNDS

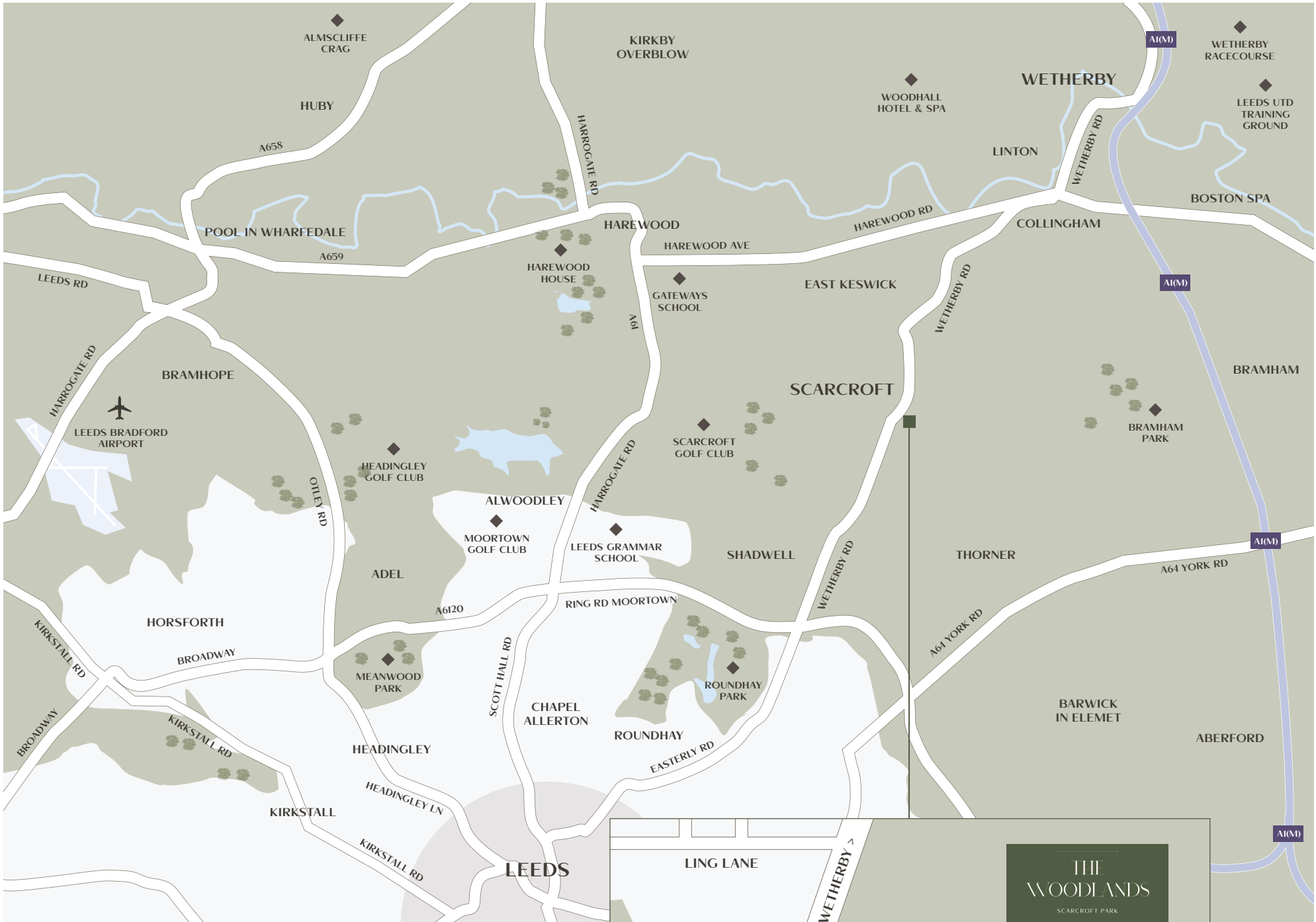
- Private terraces to selected apartments
- Access to a professionally landscaped shared garden, designed as a calm, communal green space within the secure grounds of the development

SECURITY & ACCESS

- Secure, gated development with powered entrance gate
- ANPR access for residents
- Video intercom to the main gate and apartment entrance
- Resident-controlled remote access for visitors
- CCTV coverage to shared areas including the main gate, entrance and grounds
- Private mechanical entrance doors
- Independent intruder alarm system to each apartment

SUSTAINABILITY

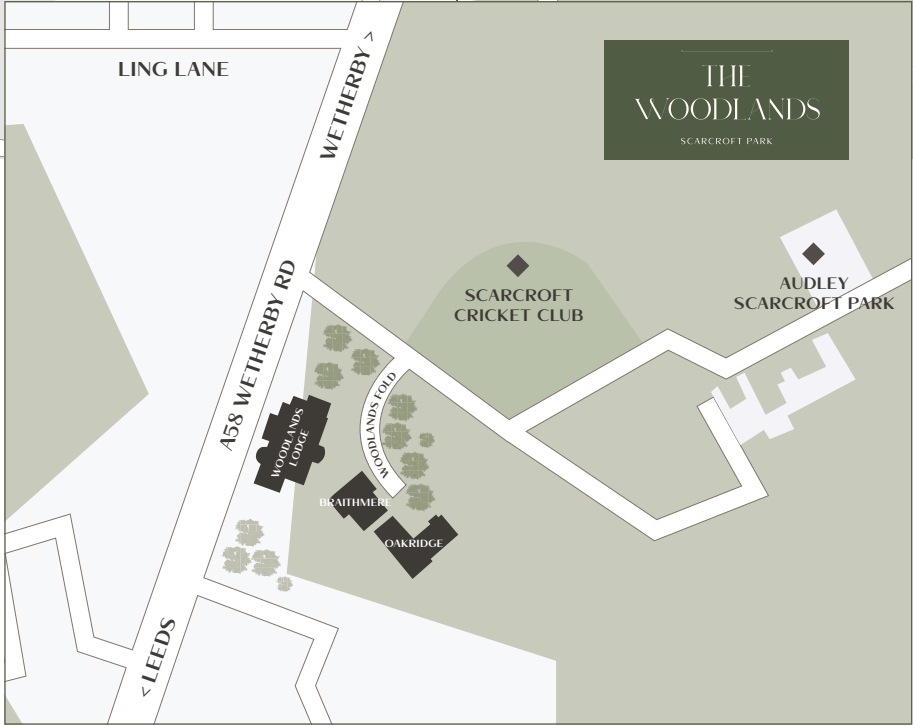
- Air Source Heat Pump technology
- Low-temperature underfloor heating for efficient performance
- Low-energy lighting throughout
- Water-efficient sanitaryware



CONNECTED TO EVERYTHING, REMOVED FROM IT ALL.

Perfectly positioned between Leeds and Wetherby, Scarcroft offers an address that feels both connected and secluded. Within easy reach of Leeds’ cultural and business life, yet surrounded by the peace of the Yorkshire landscape, it is a place for those who seek the quiet rhythm of village life without compromise on access or sophistication.

From this peaceful parkland, the wider world is close at hand. Leeds is under twenty minutes away, with direct rail links to York, Harrogate, Edinburgh and London. The A1(M) and Leeds Bradford Airport offer simple access to national and international destinations. It’s the freedom to move easily, yet return to somewhere that feels entirely your own.



Travel Distance (Car)	
Wetherby	10 Minutes
Leeds City Centre	25 Minutes
Leeds Bradford Airport	30 Minutes
Harrogate	30 Minutes

Travel times are approximate and from Google and maps are not to scale.

INDEPENDENT EXCELLENCE.

Nearby Wetherby and Collingham offer a wide range of retail, leisure and amenities with a focus on exquisite independent restaurants, coffee shops and boutiques. Golf clubs, gyms, rugby and padel clubs are also within a few minutes drive of The Woodlands. Some of the region's finest schools: Grammar School at Leeds, Gateways and Harrogate independents, are also within easy reach.



Piccolino's, Collingham



Johnsons of Wetherby



Nicolla Florist, Wetherby



Wetherby Padel Club



Wetherby Golf Club



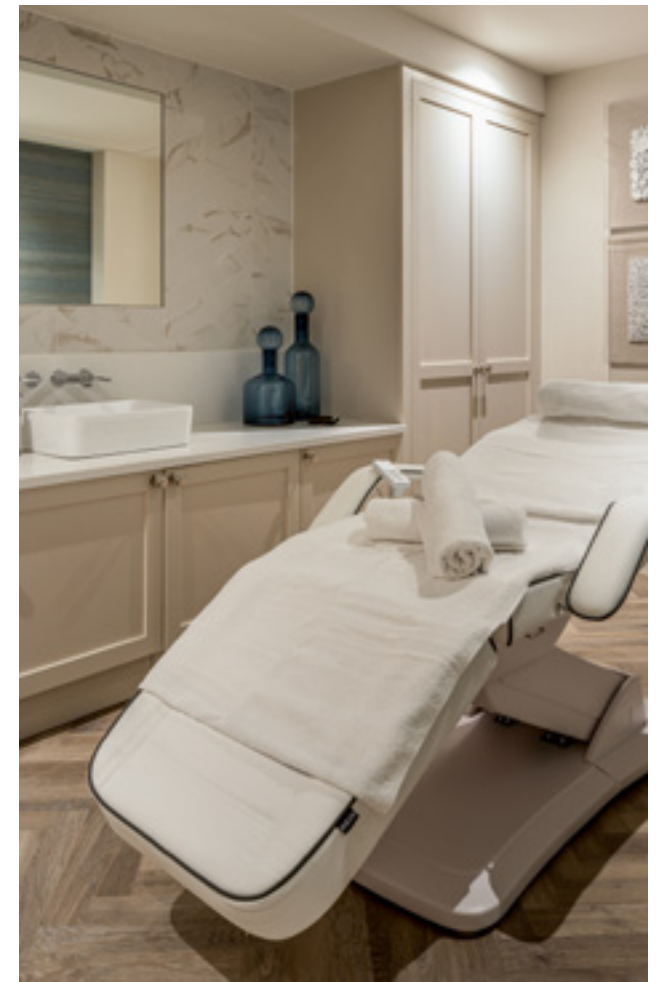
Before Anything Else, Wetherby



Audley Scarcroft Park

EVERYDAY ELEVATED

Residents enjoy a meaningful lifestyle uplift through access to high-quality spa, dining and wellbeing amenities at Audley Scarcroft Park, designed to support everyday comfort, relaxation and vitality. This experience is further enhanced by preferential pricing. A structured Concierge Care and Wellbeing service adds another layer of value, appealing equally to younger households seeking convenience and later-life residents looking for reassurance and support. Together, these benefits establish a premium, clearly defined membership status that distinctly sets The Woodlands apart from other residential developments.



Audley Scarcroft Park

THE WOODLANDS

SCARCROFT PARK

A DEVELOPMENT BY:

DUCALE

DEVELOPMENTS

DUCALEDEVELOPMENTS.COM

ALL ENQUIRIES:



INTERIORS BY:



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DUCALE
DEVELOPMENTS