



Highbeck House

COLLINGHAM, LEEDS

AN EXCEPTIONAL FIVE-BEDROOM RESIDENCE WHERE
ELEGANT DESIGN MEETS MODERN LUXURY, CRAFTED
FOR THOSE WHO EXPECT NOTHING BUT THE FINEST

A setting for life's finest moments





THE WHEATLEY BRAND IS SYNONYMOUS WITH DELIVERING BESPOKE HOMES TO THE HIGHEST SPECIFICATION

With an end to end design process, Wheatley Development's tailored service ensures a high quality and unique experience – focused on excellence.

We are not just any other house builder, we take our time to tailor our homes to our purchasers requirements and work hand in hand to accommodate their needs to provide a personal services to meet and exceed their expectations.

With a 96% customer satisfaction score, our bespoke attitude to customer satisfaction allows us to provide a seamless and enjoyable experience to each and every prospective purchaser, fostering customer relations and an approach that differentiates us from the market. This approach allows us to tailor our offerings to match your vision and aspirations, resulting in homes that truly reflect customer lifestyles.

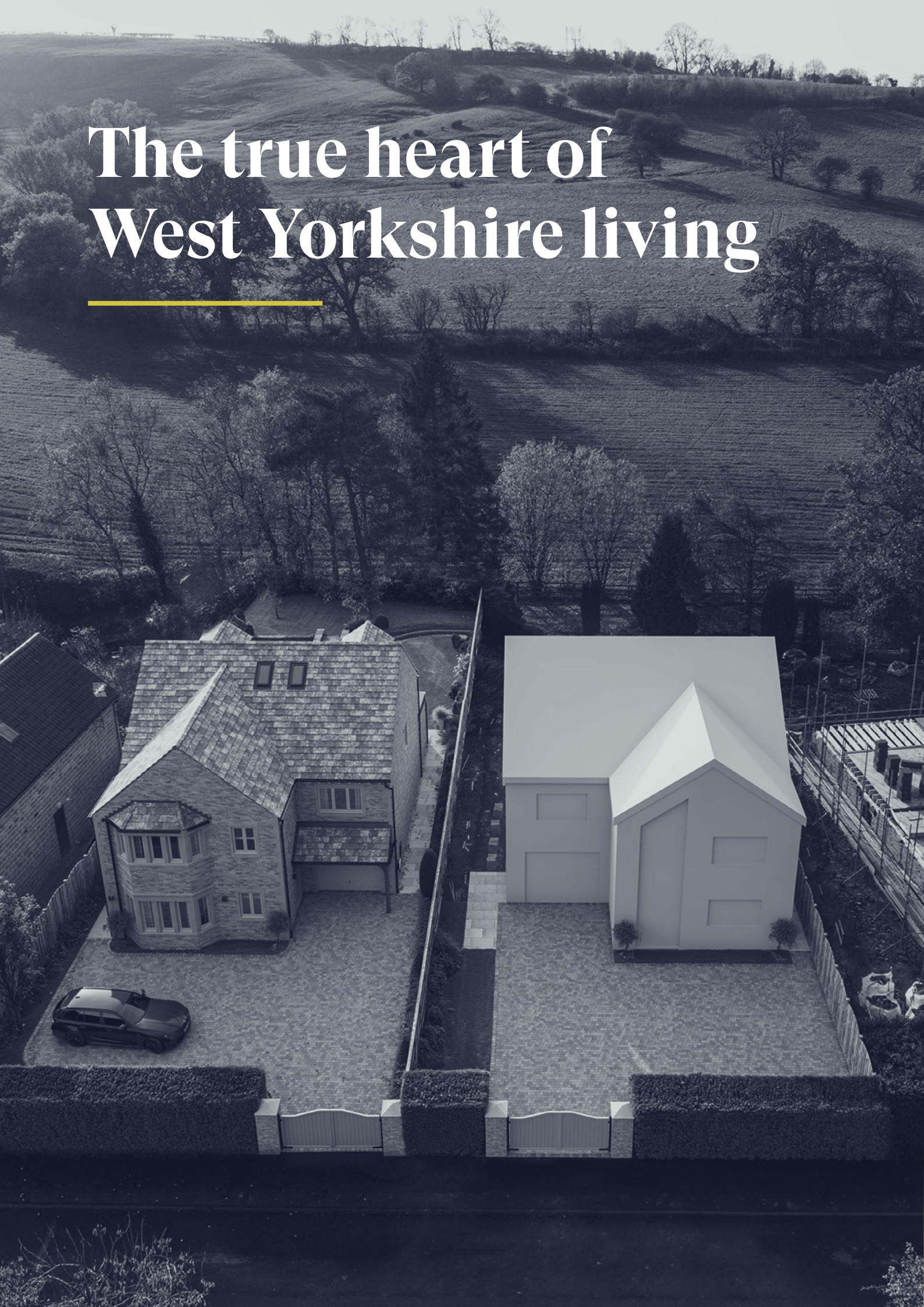
OUR THREE FUNDAMENTAL VALUES:

We are a local business with its roots stretching back to the 1970's. Over the decades Wheatley's has been built on three fundamental values:

Quality

Attention to detail

Customer satisfaction



The true heart of West Yorkshire living

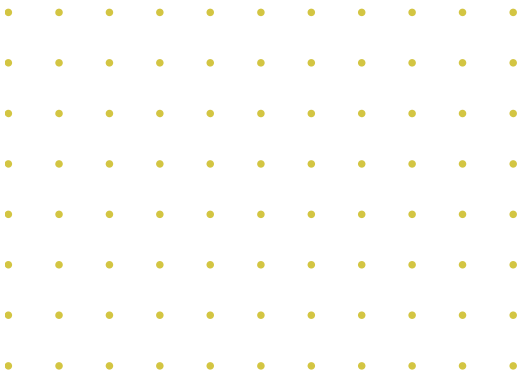
ABOUT COLLINGHAM

Welcome to Collingham: A Vibrant Village with a Thriving Community

Nestled in one of North Leeds’ most desirable villages, Collingham offers the perfect balance of countryside calm and modern convenience. Centred around a welcoming high street, the village is home to quality independent shops, cosy cafés, and well-loved local restaurants. Excellent schools, scenic riverside walks, and a strong sense of community make Collingham an appealing choice for families, commuters, and those seeking a more refined pace of life.

Superbly connected, Collingham sits just minutes from Wetherby and offers swift access to Leeds, Harrogate, and York. Regular bus routes make travelling effortless, while the nearby A1(M), A58, and A64 ensure smooth journeys across the region. With peaceful rural surroundings and exceptional transport links, Collingham delivers the ideal blend of village living and city accessibility.

Set beside the protected Green Belt, this exceptional five-bedroom home enjoys a rare sense of space and tranquillity, with uninterrupted views stretching across open countryside. Its beautifully oriented south-facing gardens are bathed in natural light throughout the day, creating a seamless connection between indoor living and the peaceful landscape beyond—an idyllic setting that perfectly balances privacy, beauty, and modern luxury.



TRAIN STATIONS

Pannal	5.6 miles	11 mins
Hornbeam Park	6.5 miles	14 mins
Cross Gates	6.8 miles	15 mins

NEARBY AIRPORTS

Leeds/Bradford	13.5 miles	25 mins
Manchester	52 miles	1hr 09 mins
Teeside	37 miles	1hr 15 mins

BY CAR

Leeds	9 miles	23 mins
Harrogate	8 miles	16 mins
York	15 miles	25 mins

Spaces made for living well



ALL HOMES COME WITH A SUPERIOR SPECIFICATION



Kitchen

Fully fitted contemporary kitchen and utilities
Granite worktops
2 in 1 boiling taps
Premium branded appliances
Feature lighting
Food waste disposal



Bathroom

Luxury bathrooms
Feature lighting
Ceramic tiles
Rain shower
Stainless steel taps
Premium vanity units and sanitary ware

General

Brushed chrome sockets and switches
Premium tiled flooring
Modern layouts
Freedom to choose finishes



Heating

Remote capable heating
System Smart controls
Underfloor heating
Air Source Heat Pumps
Exceptional thermal performance



ATTENTION TO DETAIL



Electrical

Feature (LED) coving throughout

Downlighters to kitchen, bathrooms and en-suite

LED bulbs throughout

Brushed chrome sockets and switches

Security

High performance front door sets

Sealed double glazed windows throughout

Security lighting as standard

Intruder Alarm



Warranty

2 year defect liability period

10 year structural warranty

Peace of mind

96% customer satisfaction rating



External

Automated vehicle gates

Off street parking

Dedicated private amenity space

Electric vehicle chargers

South Facing Gardens

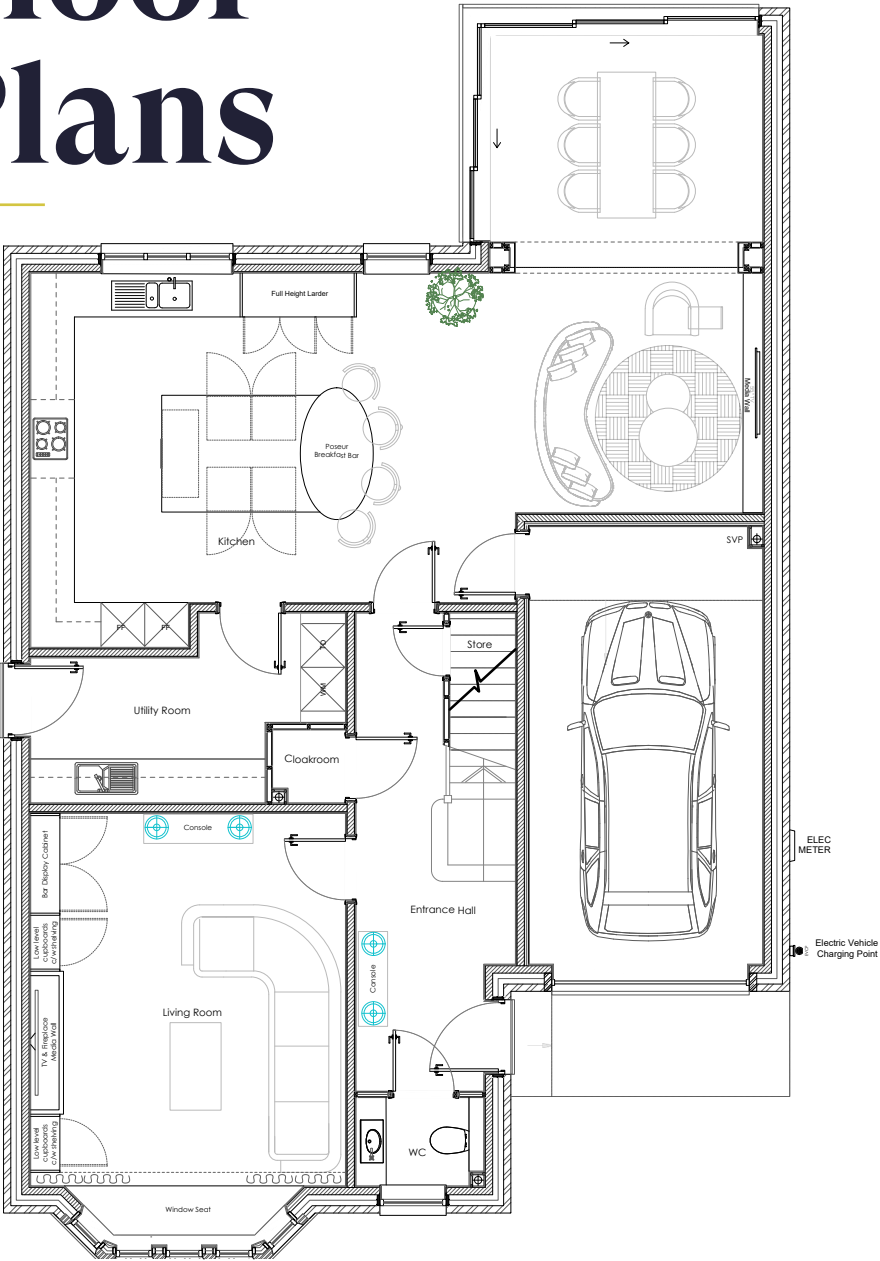
Private landscaped areas



Beautiful Inside & Out



Floor Plans



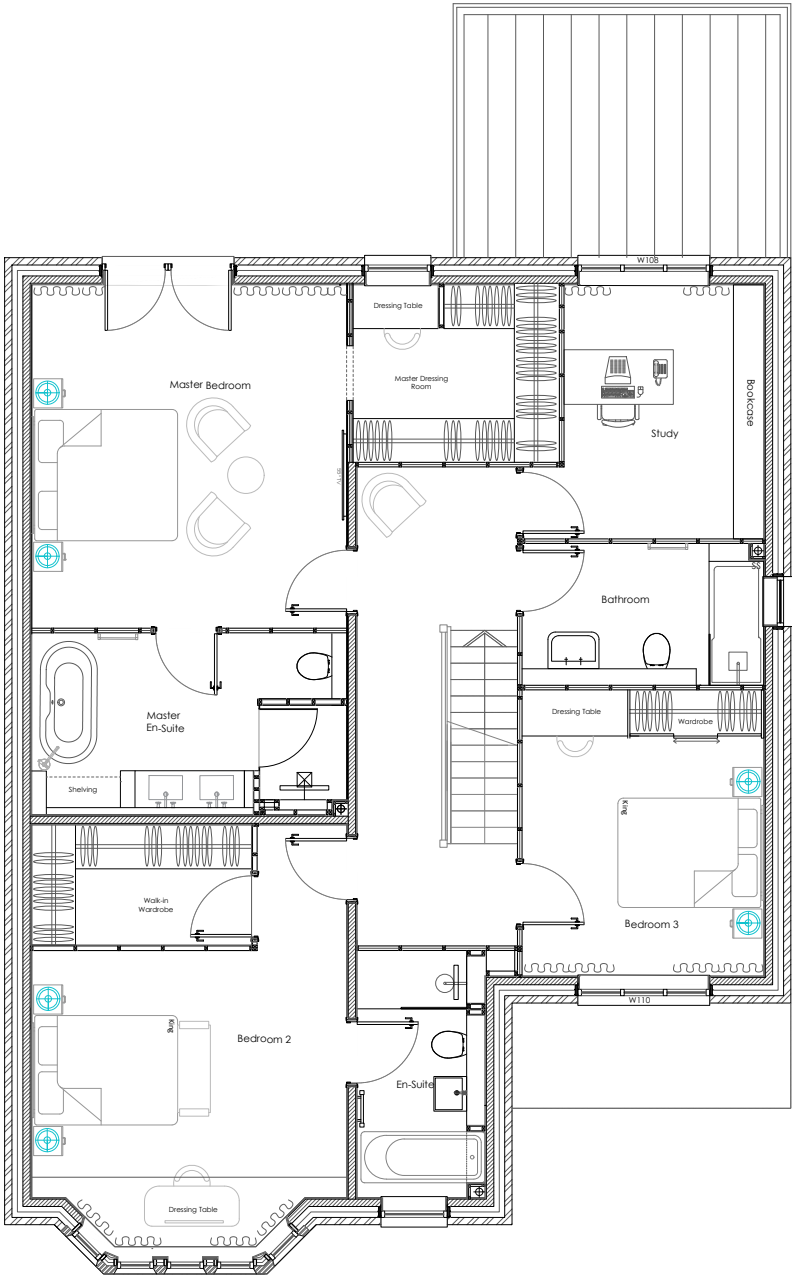
GROUND FLOOR

GROUND FLOOR:

- ENTRANCE HALL
- KITCHEN
- LIVING
- UTILITY ROOM
- WC
- GARAGE

FIRST FLOOR:

- MASTER BEDROOM
- MASTER EN-SUITE
- BEDROOM TWO
- BEDROOM TWO EN-SUITE
- BEDROOM THREE
- STUDY
- FAMILY BATHROOM

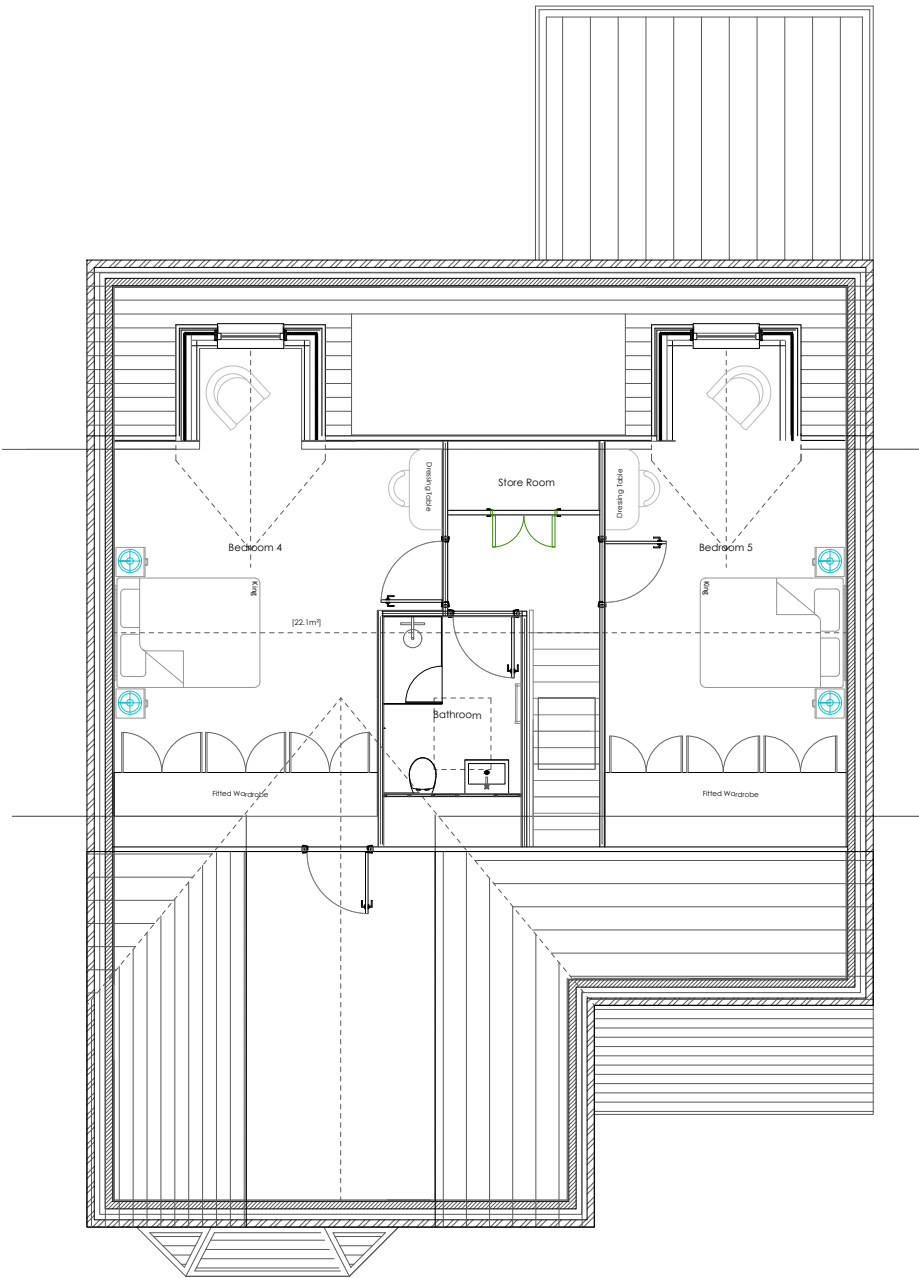


FIRST FLOOR

SECOND FLOOR:

- BEDROOM FOUR
- BEDROOM FIVE
- BATHROOM

	METRIC
GIA	3,328 sqft
GROUND FLOOR	METRIC
KITCHEN	6.0m x 4.8m
LIVING	4.4m x 5.2m
UTILITY	4.4m x 2.0m
GARAGE	3.0m x 6.0m



SECOND FLOOR

FIRST FLOOR	METRIC
MASTER BEDROOM	4.4m x 4.7m
MASTER EN-SUITE	4.4m x 2.4m
BEDROOM 2	4.4m x 2.4m
BEDROOM 2 EN-SUITE	1.8m x 3.4m
BEDROOM 3	3.9m 3.4m
STUDY	2.8m x 3.5m
HOUSE BATHROOM	3.4m x 2.0m

SECOND FLOOR	METRIC
BEDROOM 4	3.4m x 5.5m
BEDROOM 5	3.4m x 5.5m
BATHROOM	1.9m x 3.1m



WHAT MAKES US DIFFERENT

At Wheatley's we pride ourselves on quality homes and attention to detail. We understand that moving home is a huge milestone in people's lives and we work tirelessly to ensure that the process is as streamlined and smooth as possible. All of our prospective purchasers have the opportunity to make their new property a home, giving them the opportunity to make personalised changes to the specification & finishes and offer interior design services to bring people's vision into reality.

Making Our Properties Your Home

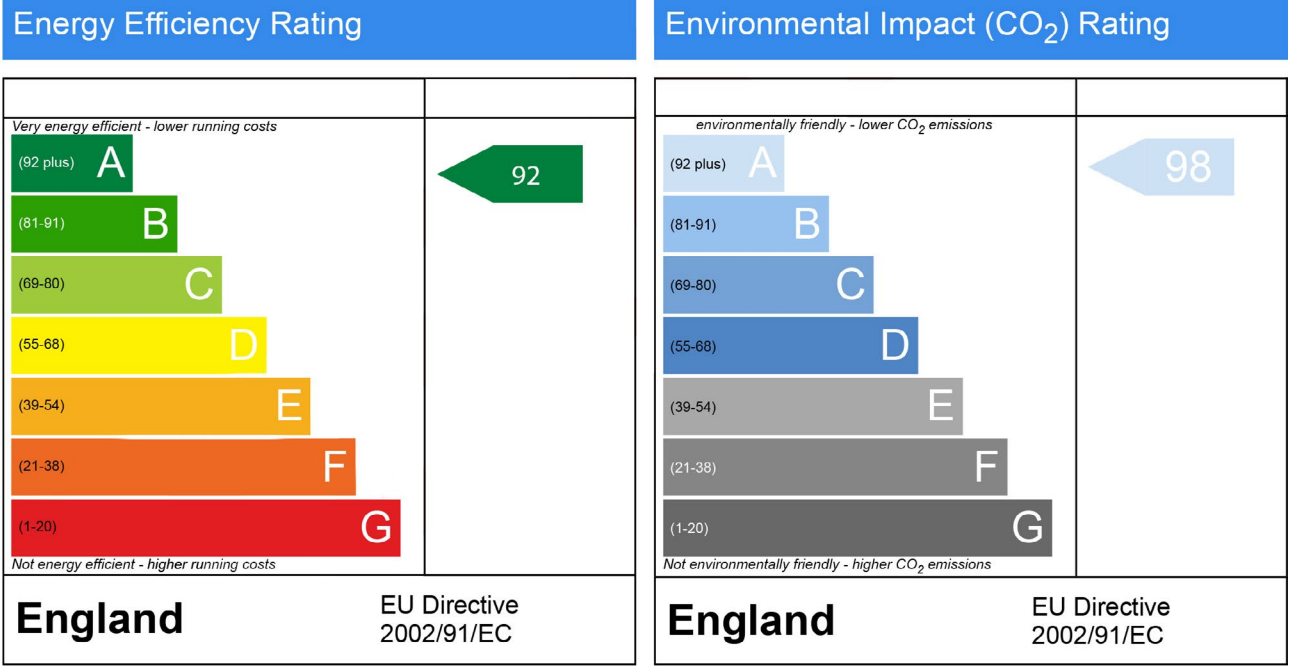
Whilst we pride ourselves on providing homes at the forefront of comfort, amenities and aesthetical appeal we understand that 'one size does not fit all'. We actively encourage our prospective buyers to tailor their new homes to their requirements. We always do our utmost to cater to requests for amendments and personalise our properties where we can. The key to this service is reserving early allowing as much time as possible to make the appropriate amendments where possible.





GREEN/SUSTAINABLE

All of our homes within the development are ultra energy efficient with renewables incorporated as standard, lowering utility bills and overall running costs of each property. The property benefits from Air Source Heat Pumps providing cost savings all year round alongside exceptional thermal performance of the building fabric. All of this alleviates any requirement for gas to be supplied to the properties. Underfloor heating throughout the ground floor provides for a much more even distribution of heat around the property allowing for a lower ambient temperature and overall warming feel to the property.





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