



strata

DESIRE

LEEDS LS15 8ST

HOMES THAT MAKE THE HEART BEAT FASTER

Welcome to Strata, we design and build beautiful contemporary homes.

Our homes provide the backdrop to our lives. Whether working or playing, eating or sleeping, alone or in company, home is the place we are most ourselves.

Our designs are inspired by the Scandinavian approach, blending functionality, simplicity, and carefully selected materials to create spaces that enhance wellbeing and give a sense of calm and belonging.

The Strata team is proud of every single home it builds, but more than this, we are driven by being part of helping our customers create the lives they really want.



KEY

-  Geneva
-  Rosas
-  Barcelona
-  Oporto
-  Vienna
-  Madrid
-  Tivoli
-  Affordable Housing





ABOUT DESIRE

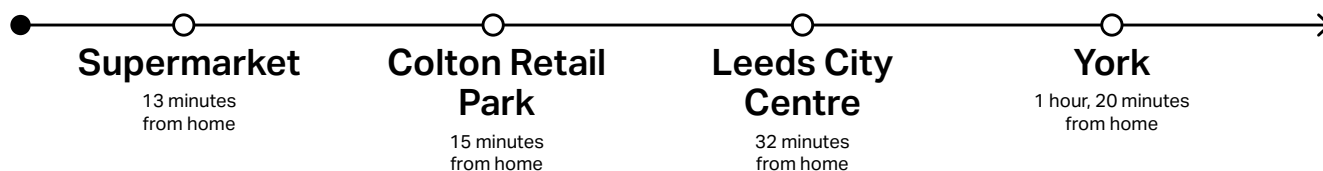
Just a few miles from the vibrant city centre of Leeds, Desire is a collection of two, three and four bedroom homes for sale in Thorpe Park. Life at Desire offers the perfect blend of urban convenience and countryside escapes right on your doorstep.

TRAIN



Proposal Submitted for New Train Station on Manston Lane.

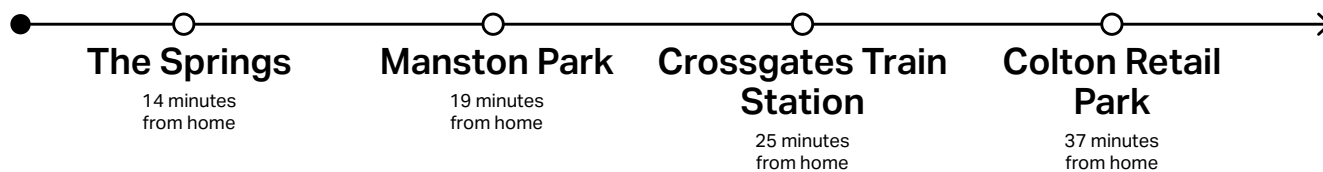
BUS



CYCLE



WALK







EXPLORE DESIRE

HEALTH AND WELLBEING

Pure Gym
1.1 miles
JD Gym
2.6 miles
Manston Surgery
1.3 miles
Seacroft Hospital
1.9 miles
St James' Hospital
4.6 miles

OPEN SPACES

Manston Park
1 mile
Temple Newsam
2.8 miles
Roundhay Park
4 miles
Lotherton Hall
5.6 miles
St. Aidans Nature Reserve
6.8 miles

EDUCATION

Manston St James Primary Academy
1 mile
Manston Primary School
1.4 miles
Austhorpe Primary School
1.4 miles
Colton Primary School
2 miles
John Smeaton Academy
0.9 miles
Garforth Academy
2.9 miles
Leeds City College
7 miles
University of Leeds
7 miles

LIVE LOCAL

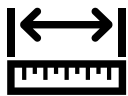
The Springs
1 mile
Colton Retail Park
1.8 miles
The Plant Collection Café
1.8 miles
The Assembly
1.1 miles
Francos
1.1 miles
Thorpe Park Hotel & Spa
1.7 miles
Leeds Golf Club
4.5 miles
Crossgates Post Office
1 mile
M&S
0.9 miles
Sainsburys
1.8 miles

CONNECTIVITY

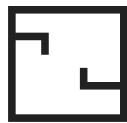
Motorway/Commuter Links:
Leeds Bradford Airport
15 miles
ELOR
0.4 miles
M1
1.2 miles
A64
3 miles

Petrol Stations:
ESSO
1.7 miles
Sainsburys
1.8 miles

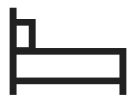
THE LIVORNO



860 SQ FT home



Open plan living space



Loft style master
bedroom



Ground floor shower
room



Home office
room

Nothing quite like it. Flexible and modern. Trendy middle floor living with a fantastic master bedroom above. A brilliant first home.

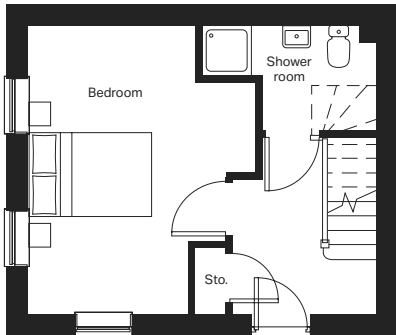


10 year warranty

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Click to

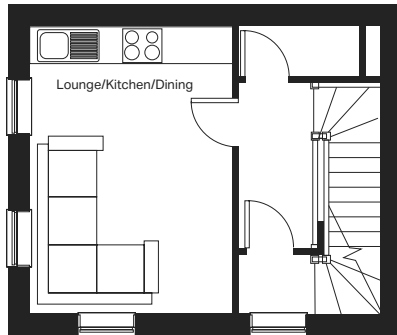
[View on website](#)



Ground Floor

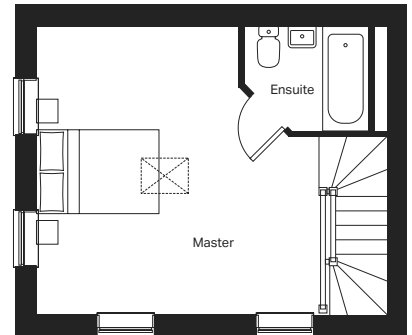
Bedroom 2 (max)
3636mm x 4680mm

Shower room (max)
2841mm x 1699mm



First Floor

Lounge / Kitchen / Dining
3434mm x 4680mm

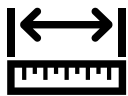


Second Floor

Master bedroom (max)
4680mm x 5684mm

Ensuite (max)
2005mm x 1715mm

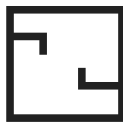
THE GENEVA



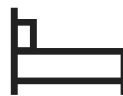
1265 SQ FT home



Lounge overlooking garden



Open plan living space



Loft style master bedroom



Designed over three floors

We have a soft spot for this luxury three bedroom townhouse as it was the first ever Strata design. Fluid, seamless design with a beautiful loft master suite: loved by everyone.

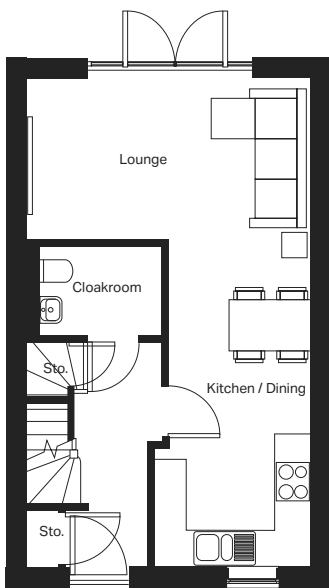


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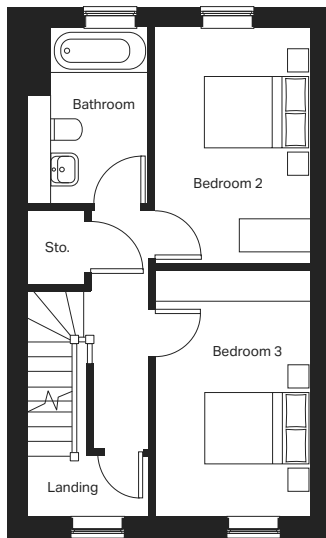


Ground Floor

Kitchen / Dining (max)
2738mm x 5727mm

Lounge
4965mm x 2839mm

Cloakroom (max)
1563mm x 2380mm

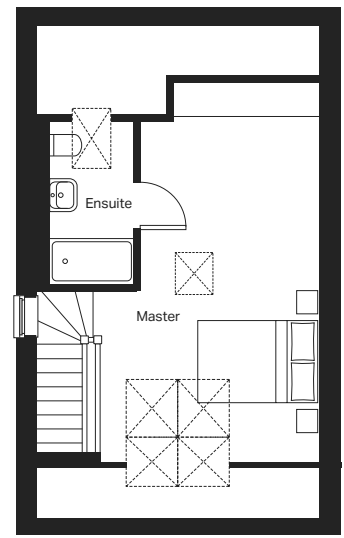


First Floor

Bedroom 2
2675mm x 4166mm

Bedroom 3
2675mm x 4311mm

Bathroom
2185mm x 3101mm

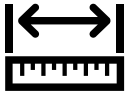


Second Floor

Master bedroom (max)
4965mm x 6649mm

Ensuite
1733mm x 2874mm

THE BARCELONA



1328 SQ FT home



Kitchen overlooking
garden



Open plan kitchen



Master bedroom
with ensuite



Designed over three
floors

The perfectly balanced design, this three-bedroom home designed over three floors boasts three double bedrooms including a master with dressing area create a generous, luxurious space.

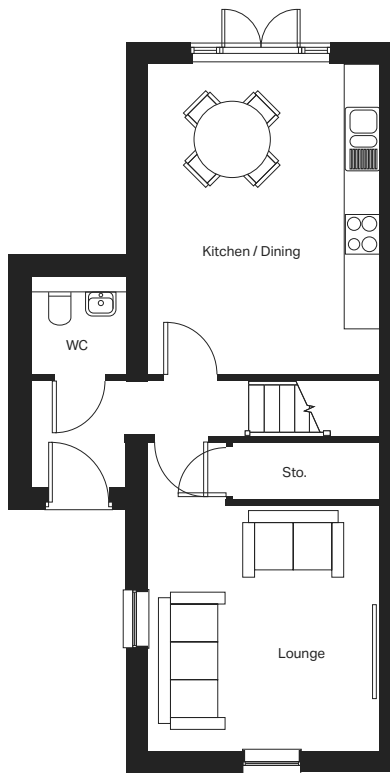


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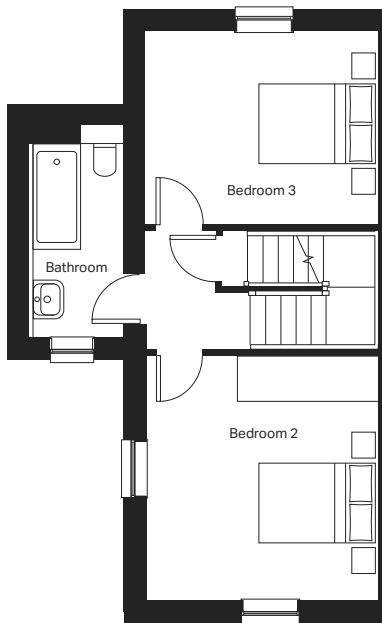


Ground Floor

Kitchen/Dining
3577mm x 4792mm

Lounge
3577mm x 4758mm

WC
1445mm x 1529mm

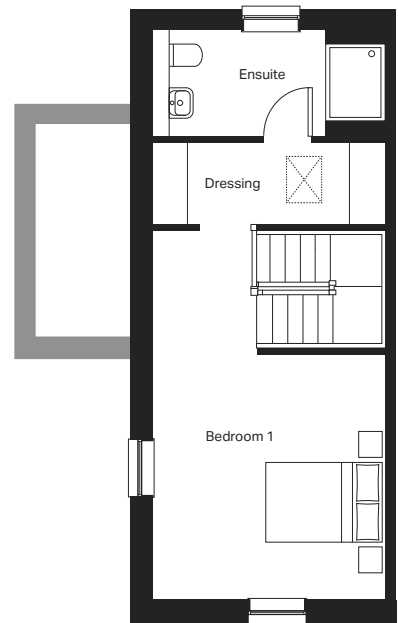


First Floor

Bedroom 2
3577mm x 3815mm

Bedroom 3
3577mm x 2992mm

Bathroom
1390mm x 3273mm



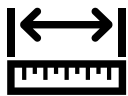
Second Floor

Bedroom 1
3577mm x 5701mm

Ensuite
3577mm x 1626mm

Dressing
3577mm x 1248mm

THE MADRID



1493 SQ FT home



Lounge overlooking
garden



Open plan kitchen



Master bedroom
with ensuite



Designed over three
floors

A large townhouse with intimate dining, huge lounge and four double bedrooms.
Fantastic design without compromise.

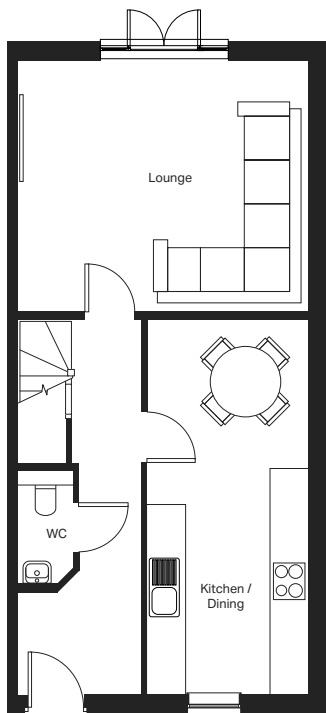


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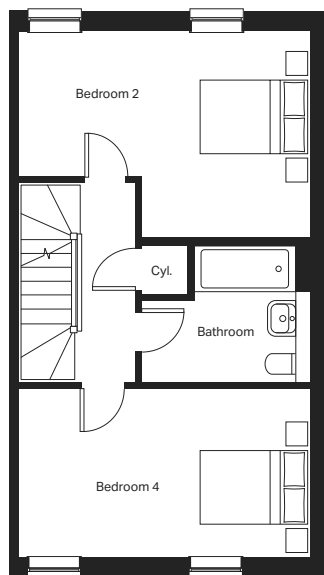


Ground Floor

Kitchen / Dining
2705mm x 6250mm

Lounge
4858mm x 4217mm

WC
930mm x 1957mm

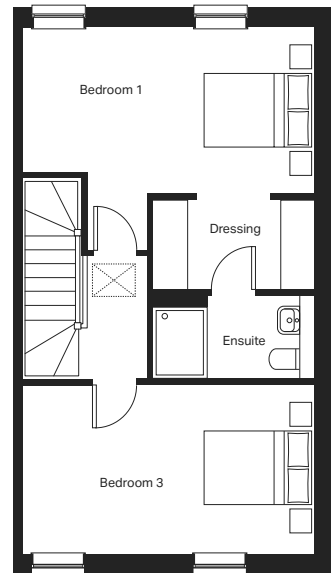


First Floor

Bedroom 2
4858mm x 3427mm

Bedroom 4
4858mm x 2837mm

Bathroom
2827mm x 2286mm



Second Floor

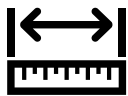
Bedroom 1
4858mm x 3681mm

Ensuite
2697mm x 1500mm

Dressing
2697mm x 1500mm

Bedroom 3
4858mm x 2838mm

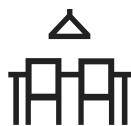
THE ROSAS



1246 SQ FT home



Lounge overlooking garden



Open plan kitchen



Loft style master bedroom



Designed over three floors

A contemporary four-bedroom home designed over three floors, the Rosas is one of our most popular designs. With spacious living areas and jaw-dropping master suite, this versatile design grows with you.

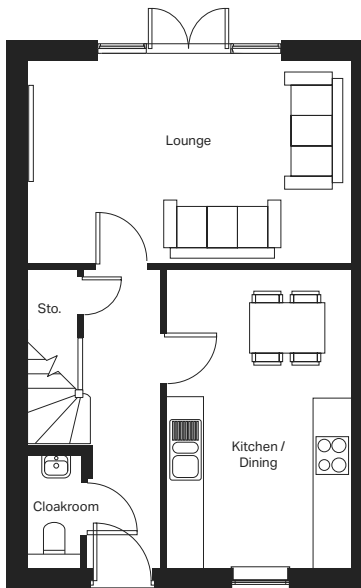


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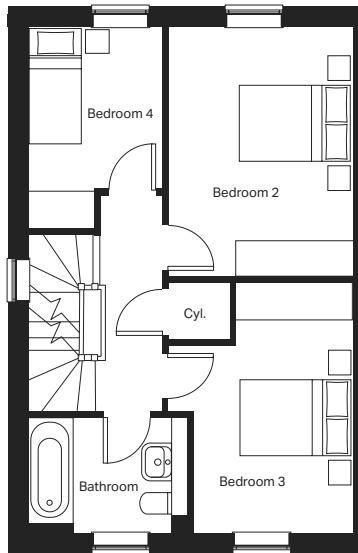


Ground Floor

Kitchen / Dining
2963mm x 4780mm

Lounge
5190mm x 3248mm

Cloakroom
875mm x 1800mm

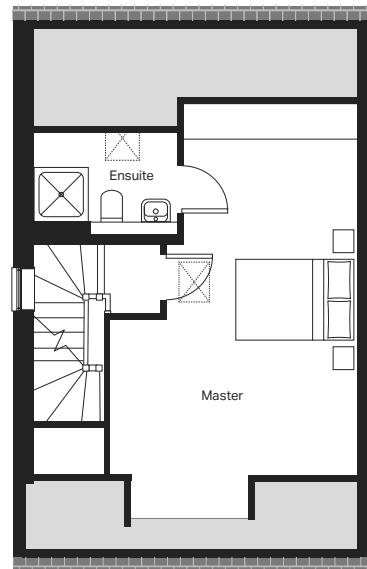


First Floor

Bedroom 2
2963mm x 4014mm

Bedroom 3
2963mm x 4013mm

Bedroom 4
2140mm x 3248mm

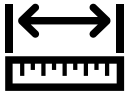


Second Floor

Master bedroom
3968mm x 6646mm

Ensuite
2300mm x 1637mm

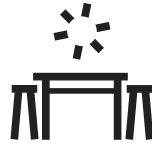
THE TIVOLI



1767 SQ FT home



Impressive spacious lounge



Kitchen overlooking garden



Master bedroom with ensuite



Snug/Office

The largest and grandest of our townhouses - a unique four bedroom home with tremendous character. Perhaps the most stunning kitchen out there. Followed by three floors of luxury.

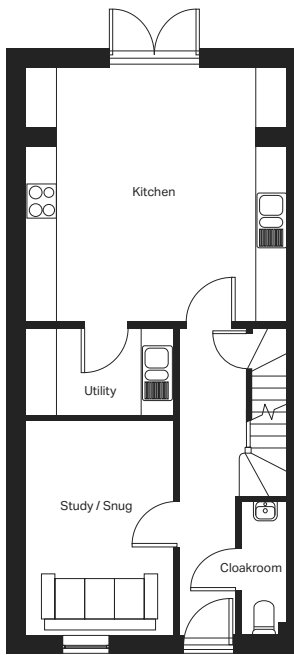


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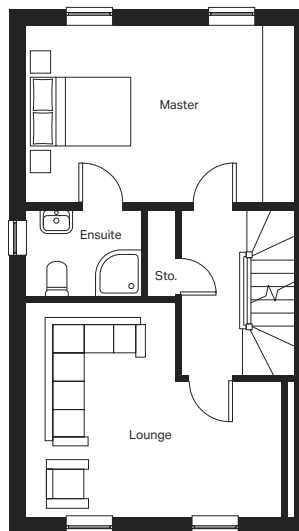
Ground Floor

Kitchen / Dining
5289mm x 5051mm

Study / Snug
2980mm x 4283mm

Utility
2980mm x 1700mm

Cloakroom (max)
1000mm x 2678mm

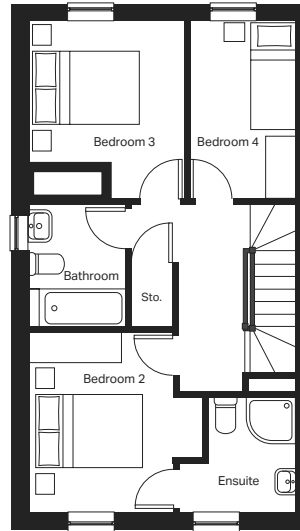


First Floor

Master bedroom
5289mm x 3474mm

Ensuite
2300mm x 1725mm

Lounge (max)
5053mm x 4258mm



Second Floor

Bedroom 2 (max)
3464mm x 3583mm

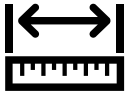
Ensuite (max)
2337mm x 2297mm

Bedroom 3
3098mm x 3474mm

Bedroom 4
2098mm x 3474mm

Bathroom
1926mm x 2400mm

THE VIENNA



1507 SQ FT home



Lounge overlooking garden



Open plan kitchen



Master bedroom with ensuite



Designed over three floors

A favourite of our townhouses – intimate dining, spacious lounge and four double bedrooms. Modern design for family living without compromise.

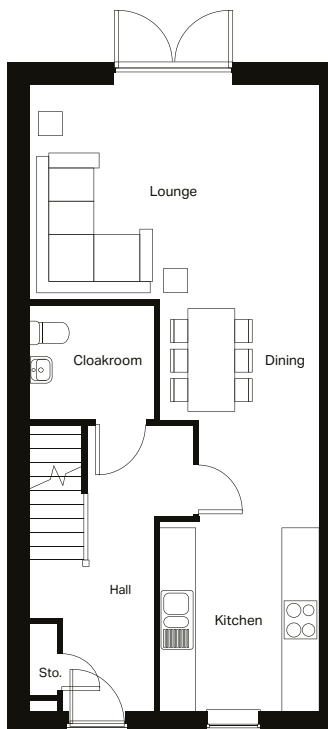


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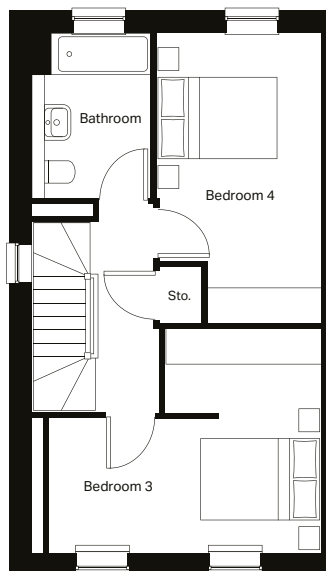


Ground floor

Kitchen / Dining
2710mm x 6960mm

Lounge
4898mm x 3635mm

Cloakroom
2100mm x 1910mm

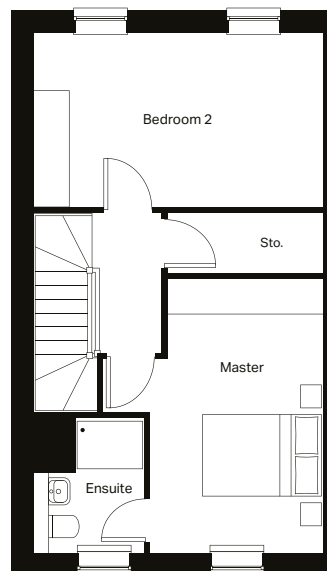


First floor

Bedroom 3 (max)
4620mm x 3801mm

Bedroom 4 (max)
2800mm x 4938mm

Bathroom
2011mm x 2791mm



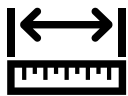
Second floor

Master Bedroom (max)
2930mm x 4680mm

Ensuite
1877mm x 2288mm

Bedroom 2
4898mm x 2940mm

THE OPORTO



1345 SQ FT home



Impressive spacious lounge



Kitchen overlooking garden



Loft style master bedroom



Designed over three floors

A contemporary four-bedroom home designed over three floors, the Oporto is one of our most popular designs. With spacious living areas and jaw-dropping master loft suite, this versatile design grows with you.

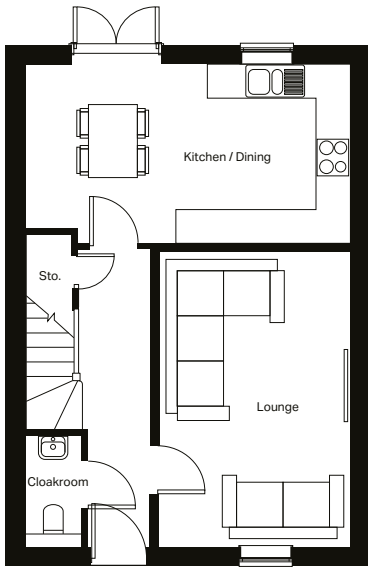


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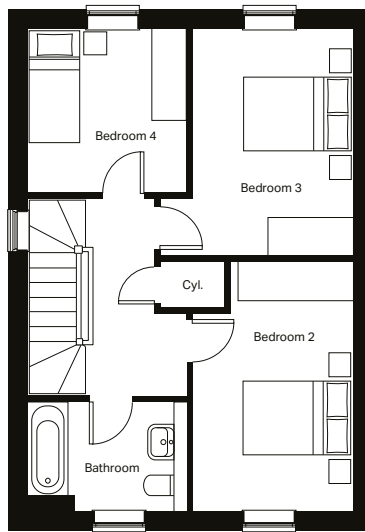


Ground floor

Kitchen / Dining
5645mm x 3105mm

Lounge
3335mm x 5095mm

Cloakroom
1000mm x 1658mm



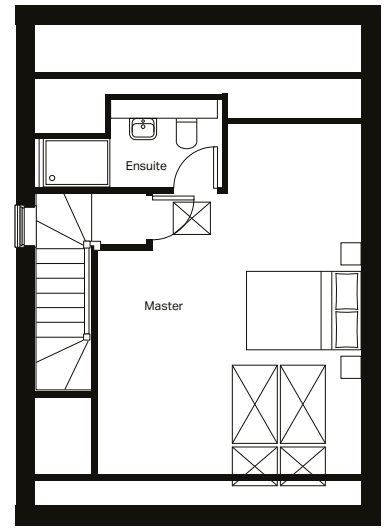
First floor

Bedroom 2
2990mm x 4327mm

Bedroom 3
2825mm x 3930mm

Bedroom 4
2755mm x 2852mm

Bathroom
2390mm x 1900mm



Second floor

Master bedroom
4554mm x 4942mm

Ensuite
3114mm x 1585mm

HOUSETYPE SPECIFICATION COMPARISON

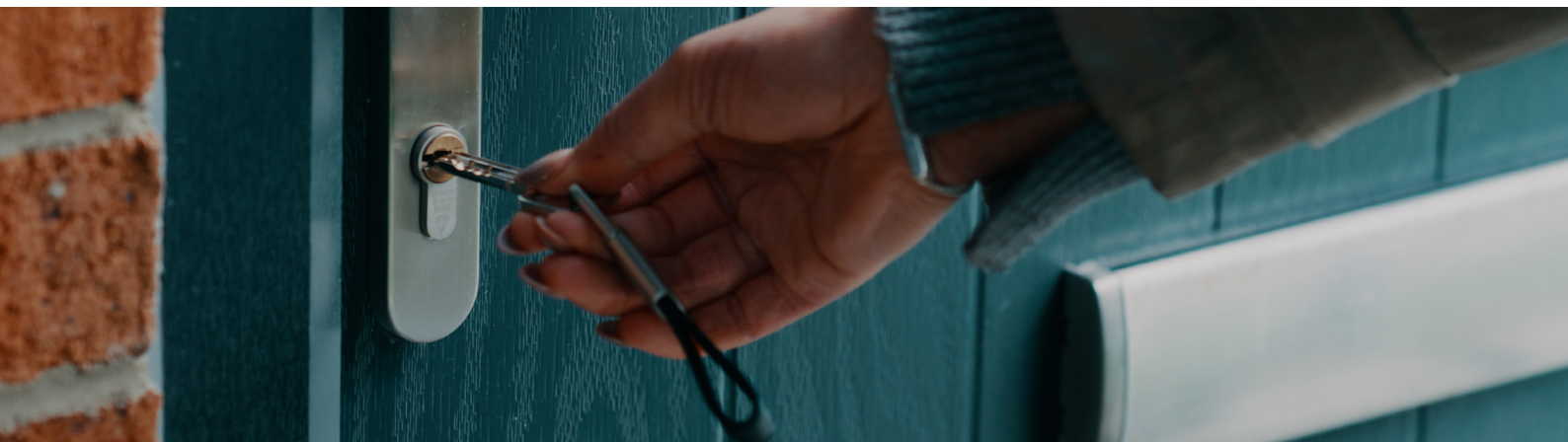
	Livorno	Geneva	Barcelona	Madrid	Rosas
Outside					
Landscaped front garden	•	•	•	•	•
UPVC windows	•	•	•	•	•
UPVC front door with multi point lock	•	•	•	•	•
Inside					
White emulsion paint finish to walls & ceilings	•	•	•	•	•
White gloss paint finish to woodwork	•	•	•	•	•
Gas central heating with boiler	•	•	•	•	•
Smoke detectors on each floor	•	•	•	•	•
Kitchen					
Contemporary choice of handleless doors and worktops	•	•	•	•	•
Stainless kitchen sink and mixer tap	•	•	•	•	•
Single electric oven & extractor with electric hob	•	•	•	•	•
Fully integrated appliances					
Bathroom & ensuite					
Luxury bathroom and ensuite sanitaryware	•	•	•	•	•
Choice of contemporary wall tiles to wet areas	•	•	•	•	•
Warranty					
NHBC 10 year warranty	•	•	•	•	•



	Tivoli	Vienna	Oporto
Outside			
Landscaped front garden	•	•	•
UPVC windows	•	•	•
UPVC front door with multi point lock	•	•	•
Inside			
White emulsion paint finish to walls & ceilings	•	•	•
White gloss paint finish to woodwork	•	•	•
Gas central heating with boiler	•	•	•
Smoke detectors on each floor	•	•	•
Kitchen			
Contemporary choice of handleless doors and worktops	•	•	•
Stainless kitchen sink and mixer tap	•	•	•
Single electric oven & extractor with electric hob	•	•	•
Fully integrated appliances			•
Bathroom & ensuite			
Luxury bathroom and ensuite sanitaryware	•	•	•
Choice of contemporary wall tiles to wet areas	•	•	•
Warranty			
NHBC 10 year warranty	•	•	•

FIND OUT MORE ABOUT WAYS TO BUY

When it comes to supporting you through the stages of buying your new home, we've got you covered.



60 SECOND MORTGAGE CALCULATOR

Find out how much you could borrow in just 60 seconds...

Use our FREE mortgage tool to check your affordability and get pre-approved by main market lenders in minutes.

Click to use our

Mortgage Tool

OWN NEW RATE REDUCER

The Own New Rate Reducer scheme is a way to temporarily reduce your mortgage repayments for a two or five year term, meaning you don't need to put off your dreams of owning a new home.

Click to use

Find out more

TAKE YOUR HOME OFF THE MARKET FOR FREE

With our Online Hold, you can take your favourite plot off the market without paying a fee, for 48 hours. You'll then have the chance to come along to view the show homes, chat to the Experience Manager about your chosen plot and decide whether to reserve.

Click to find

Your Dream Home

PART EXCHANGE

When buying a new home with Strata, you have the option to sell your existing home to us. Not only does this guarantee you a buyer without the hassle of selling yourself, but if we profit from the sale of your old home, so do you.

Click to find out about

[Part Exchanging](#)

HELP TO MOVE

We'll help you to sell your current home so you can relax and enjoy buying your new one. If you're looking for more space, or you've been struggling to sell your existing home, now could be the perfect time to buy. We offer a bespoke selling plan designed to help you move to your dream home.

Click to

[Find out more](#)



OUR PURPOSE

We're not just a homebuilder, we're a family of like-minded individuals who are committed to delivering beautiful homes and meaningful communities that are both sustainable and affordable. We're a family-run business with over a century of rich history, and we're believers in change.

We believe that while homes may be our legacy, it is the people who live in them that truly matter to us. In putting people at the heart of what we do, we can ensure that as a team we are designing homes that are mindful of the planet and its resources, while creating healthy, inclusive and resilient communities that can in turn improve the lives of generations to come.

Our sustainability framework reflects who we are at the core, putting human connection, and our responsibility to the planet first. We have created meaningful and measurable actions that will allow us to deliver **Outstanding Homes for Happy Customers and Thriving Communities**, the focus areas that form the building blocks of our vision for a sustainable future.

Click to

[Find out more](#)



We believe that 'home' is just about the most universal and important thing there is. Home is so much more than a shelter from the elements, it is a place where you can relax, dream and be yourself. Every home should have a story and we are incredibly proud to be a part of that story for our customers. We love Scandinavian design and this influence flows through our homes. Large windows, high ceilings and clean lines create a feeling of space and light. We hope you'll love our homes and much as we have loved designing them for you.

A handwritten signature in black ink, reading "Gemma". The script is fluid and cursive, with a large initial 'G' and a long, sweeping tail on the 'a'.

Gemma Smith, Managing Director



The word "strata" is written in a white, lowercase, sans-serif font, centered within a solid red square.

homesbystrata.com

