



RAITHWAITE  
VILLAGE

BETWEEN THE SEA AND THE MOORS

VOLUME 01



## DISCOVER A NEW RURAL LIFESTYLE

**A** coastal villa just steps from the beach, a stylish cottage in a vibrant village, a forest lodge surrounded by lofty sycamores and Scots pines... take your pick and discover your very own holiday home in the heart of coastal Yorkshire, with the joys of Sandsend beach, the moors and Whitby right on your doorstep.



*Raithwaite Village, Sandsend*

## A LOCATION LIKE NO OTHER

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Our unique setting, surrounded by rambling, manicured grounds and mature woodlands, makes the most of its location between the beautiful arc of Sandsend beach and the North York Moors, with Whitby right on our doorstep and the historical city of York just an hour away.

Following the coast to the north, the beach leads to the sandy sweep of Sandsend, an upmarket seaside hamlet and golden beach that offers fantastic surfing. There are rock pools to keep kids busy, cafés for sunwashed snacks and the long stretch of beach offering coastal walks for all ages.

The pretty town of Whitby straddles the Esk river, where old cottages tumble down the steep slopes to the historical harbour, busy with fishing boats and the call of seagulls. Looming above it all are the ruins of the old medieval Abbey, adding atmosphere to a town that's already imbued with history and folklore – this is, after all, the spot that inspired Bram Stoker to write Dracula in 1890. But really, Whitby is the quintessentially jolly seaside town, a place to stroll between old fisherman's cottages, to pop into little boutiques, or paddle in the shallows on the sandy beach. And don't miss some of the best fish and chips in England, the fish hauled straight off the boats and into the restaurants dotted about town and on the quay.

A little further afield, the beautiful market town of Helmsley is just under an hour's drive away, as are the foodie attractions of the old town of Malton. The fascinating sights of York are well worth a day trip; the medieval warren of streets are enclosed by 13th century walls, offering fantastic museums and historical gems.

And then, closer to home, the magnificent expanse of the North York Moors National Park is just next door, a wild area of lush green valleys and windswept moors, criss-crossed with paths. Breathtaking walks and epic views are yours for the taking.







What better backdrop to use as your inspiration than the moors that Yorkshire is so famous for?

**F**rom the subtle greens of the summer grasses to the purple tinge of the heather and the bright burst of colour that comes at spring with the flowering gorse, our design partners, Neptune, have infused the stylings of each cottage with a gentle palette that perfectly complements the surroundings.

Built to last for generations to come, our cosy, bespoke cottages provide an ideal refuge in this beautiful landscape. Given this special setting, respecting and protecting our environment is always at the front of mind, which is why we've drawn in the expertise of Kent Sustainability to establish robust, transparent sustainability measures, monitored throughout the construction process to ensure you know you are buying a genuinely environmentally-friendly property.

The locations vary, with a choice that reflects the kind of rural lifestyle you want to invest in. Our Seaview Cottages are the best option for enviable, uninterrupted views over the sea, while those who prefer to be right in the centre of things here will enjoy being just a hop and a skip from the bustling Village Square. Local shops, relaxed dining, the beach, the hotel... everything is close by, creating an effortless stay.



*The Cottages*

**GOD'S OWN  
COUNTRY**

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“Finish the day with a warming drink in your cottage, curled up on your Neptune sofa in front of the crackling fire”



Our cottages are all about making the most of the area. Those close to the Village Square benefit from easy access to a range of artisan shops. A day might start with a freshly-made cappuccino from The Café, followed by a browse of the papers, bought in The Village Store.

Then it's time to hit the outdoors, perhaps for a hike along the windswept Yorkshire coast, or a drive to the moors for a stroll in the heather. Or for lazier days, Raithwaite Sandsend offers a cosy bar and delicious locally-sourced cuisine in The Brasserie, with the pampering facilities of a luxury spa on hand, too. Stuck for ideas? Let our Concierge team help you with some suggestions.

Finish up with a warming drink back in your cottage, perhaps curling up on your sumptuous Neptune sofa in front of a crackling fire with a good book (for some locally-inspired suggestions, see opposite). All that's left to do is to open the door when our Concierge calls round with everything you need to serve a delicious supper in your beautiful, bespoke kitchen – a relaxing end to a rewarding day.



5 books about Yorkshire to read by the fire

*Wuthering Heights*, by Emily Brontë

*The Secret Garden*, by Frances Hodgson Burnett

*Jonathan Strange & Mr Norrell*, by Susanna Clarke

*Behind the Scenes at the Museum*, by Kate Atkinson

*All Creatures Great and Small*, by James Herriot

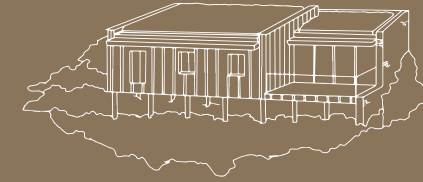




*The Lodges*

# BREATHE DEEP

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Contemporary lodges,  
infused with the breezy vibes  
of the beach

**T**hese lodges are all about those salt-washed days when all you want to do is feel the sand between your toes, hear the cry of the seagulls overhead and gaze out over the rolling surf. The Hilltop Lodges are just the spot to invest in that kind of lifestyle, with a remarkable location close to the curve of Sandsend beach and with views of the sea, an insider spot for local surfers. Our design partners Neptune have used the seasonal hues of the beach to inspire the interiors of these cosy spots, with a choice of a bright, light summery colours or a richer, more vibrant palette that subtly contrasts the moodiness of the sea with the warmth of Yorkshire's buttery-gold sand.



“Every property is an investment that lasts and can be passed down from one generation to the next”



Our beautiful surroundings have made sure the environment is at centre stage when constructing the contemporary lodges, which is why we've partnered with sustainability experts to ensure lasting measures are in place to protect the area and minimise our carbon footprint. Not only does this tie in with our general ethos of respecting this area, but it also makes sure every property, built with legacy in mind, is an investment that lasts and can be passed down from one generation to the next.

It is, of course, our surroundings we are most proud of, whether it's taking a stroll down to the long sweep of Sandsend beach for a reviving walk or a paddle or surf in the waves, or heading into the beautiful woodlands for a leafy walk through the grounds.

Or make the most of The Village Square, with its bustling local scene. Drop into the artisan wine shop for a spot of tasting, stock up on locally-sourced groceries in the The Village Shop, and then head back for supper in your elegant, bespoke lodge.



5 songs to stream from your lodge

*Beyond the Sea,*  
by Bobby Darin

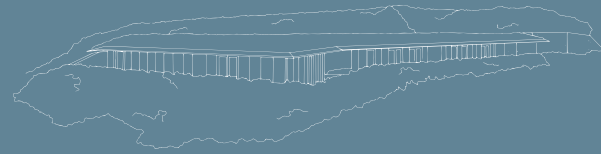
*The Boys of Summer,*  
by Don Henley

*Soak up the Sun,*  
by Sheryl Crow

*Good Vibrations,*  
by The Beach Boys

*Only the Ocean,*  
by Jack Johnson





Designed to meld in with their  
beautiful surroundings

**O**ur Coastal Villas offer a strikingly contemporary investment option, either as a second home or holiday let. With verdant green roofs that illustrate our sustainable building practices, each villa has huge floor-to-ceiling windows to let the outside in, which allows for front-row views of beautiful Sandsend beach and the rolling waves.

The tailor-made interiors, designed by top British design company Neptune, take their inspiration from the breathtaking backdrop, from the blueish tint of the pebbles found on the beach, to the grey-green dune grass and the butterscotch hues of the sand.

Private terraces allow for that al fresco lifestyle that is so part of life in Sandsend, while all the luxury facilities of Raithwaite Sandsend are within a short stroll from your villa. Step outside, breath deep and relax – you've found your perfect coastal retreat.

*The Villas*

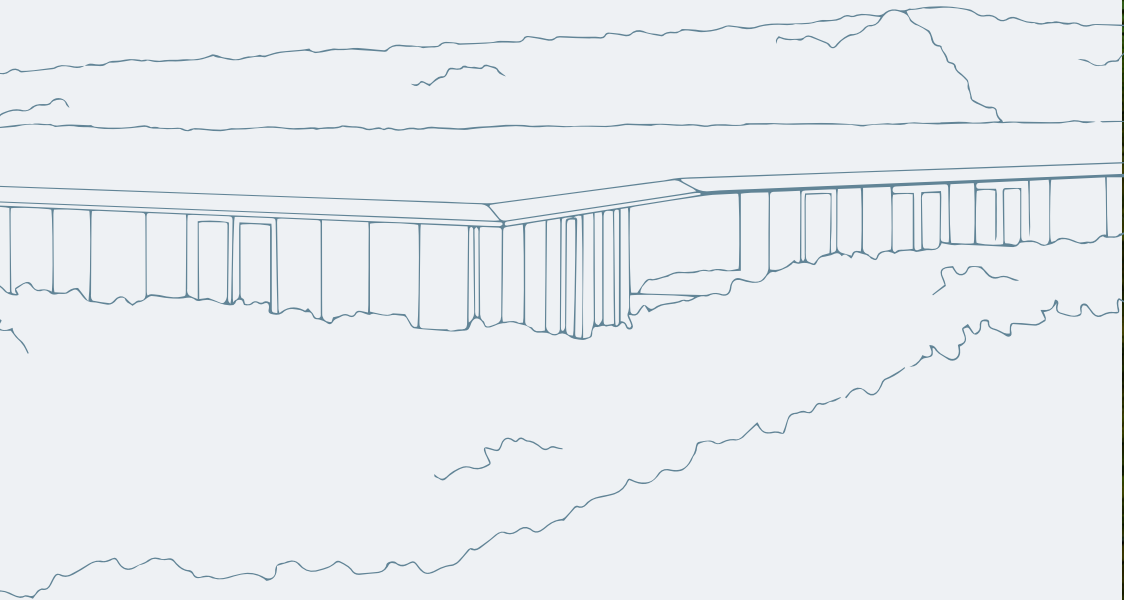
## A ROOM WITH A VIEW

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“Step outside for your morning cup of tea while watching the early surfers catch some waves”



Draw your curtains in the morning and the first thing you see is that beach, those waves. Starting your day with a view of the sea is just as incredible as it sounds, and sets the tone perfectly for the hours ahead. Step outside for your morning cup of tea while watching the early surfers catch some waves – Sandsend beach is a top insiders’ spot for surfing – before deciding how to spend your day.

It might involve a relaxed stroll around the verdant grounds of Raithwaite Sandsend, or maybe a more lively hike on one of the coastal paths. Or perhaps you fancy a drive to nearby Whitby, for a mooch about the old Victorian streets and a lunch of the day’s fresh catch by the harbour.

Afternoons can be as lazy as you like – a wander along the beach, or a few hours with a good book. Then buy all you need at the artisan shops in The Village Square for a slap-up locally-inspired dinner cooked in your very own bespoke Neptune kitchen, to dine al fresco on your terrace. Or make use of our Concierge service, which can drop round a fully-fledged supper.



### How to make the perfect Yorkshire pudding

140g plain flour ~ 4 eggs ~ 200ml milk ~ Sunflower oil

Heat oven to 230C (210C for a fan oven) or gas mark 8

Drizzle sunflower oil onto muffin tins and place in oven to heat while you prepare the batter

Add flour and eggs to a bowl

Gradually add the milk and beat continuously until the batter is free of lumps

Season with a little salt and pepper

Carefully pour batter into the hot tins

Bake in the oven for 20-25 minutes or until puffed up and golden brown

Serve immediately with a full roast and gravy.





*The Hotel & Spa*

## MAKE THE MOST OF IT

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Each property and holiday home has full access to all the facilities at Raithwaite Sandsend, from the luxurious spa and beautiful gardens and woodland, to the home-grown dining at The Brasserie, showcasing the very best of Yorkshire. Add to that a range of outdoor adventures, from beachside yoga and surf lessons, to guided hiking or bespoke tours to Whitby and beyond, and you've the recipe for the perfect coastal family getaway.



# THE ESTATE PLAN





Introducing the Raithwaite Sandsend team

## DUNCAN HUMBLE

Raithwaite landscaping

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### HOW LONG HAVE YOU WORKED AT RAIThWAITE?

Coming up to eight years.

### WHAT'S A TYPICAL DAY FOR YOU?

It very much depends on the seasons. In autumn, for example, we'll be busy all day planting over 7,000 bulbs for our spring flowers, which look amazing come March/April. Most mornings start with a walk around the grounds to make sure that everything is in order, and free from fallen leaves or branches. We might spend the afternoon pruning trees and collecting logs for the fire in Poachers' Bar. We always plan carefully ahead for the seasons to make sure that the entire estate looks beautiful for our guests and owners.

### WHAT'S YOUR FAVOURITE PART OF THE GROUNDS?

My favourite area is The Lake and surrounding woodland. It's so peaceful and teeming with nature – there's really nothing like it in the Whitby area. I can't wait to improve it further as we develop Raithwaite Village.

### WHAT DO YOU THINK SETS RAIThWAITE APART?

Our gardens and grounds are really the heart of Raithwaite Sandsend and I think that's what makes people come back time and again. There are so many stories to tell about our gardens and the history of the buildings and grounds. It's a very special place.

### IF AN OWNER OR GUEST ONLY HAD 24 HOURS IN WHITBY, HOW SHOULD THEY SPEND IT?

I'd suggest a good walk around the whole estate after breakfast and then head in to Whitby. Walk up the 99 steps, visit the Abbey and don't forget to call in at one (or more!) of the brilliant local pubs in the town centre.

### WHAT MAKES THE AREA SPECIAL TO YOU?

Whitby is my home town – I was born and bred here.

Introducing the Raithwaite Sandsend team

## SIMON JAMES

Head Concierge

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### HOW LONG HAVE YOU WORKED AT RAIThWAITE?

Nearly eight years.

### WHAT'S YOUR JOB ALL ABOUT?

To provide a smooth Concierge service for our owners and guests, making sure they experience five-star service throughout their stay.

### WHAT DO YOU LOVE ABOUT WORKING HERE?

The staff are what makes Raithwaite Sandsend great. Each individual has incredible skill sets and personalities which make such a difference to guests' experiences.

### WHERE'S YOUR FAVOURITE SPOT ON THE ESTATE?

I love the woodlands. It's an area I spent many happy hours as a child exploring and having adventures with my family and friends. I'm a keen walker so enjoy the wide selection of trees, plants and wildlife.

### TELL US THE FUNNIEST THING THAT'S HAPPENED HERE

When we had shoots at Raithwaite, I once provided

members of the royal family some of my home made sloe gin and this in turn caused two Princesses to fall off a wall during lunch. One prominent member of the group insisted I have my photo taken with them and I like to think it's now in Buckingham Palace.

### IF AN OWNER OR GUEST ONLY HAD 24 HOURS IN WHITBY, HOW SHOULD THEY SPEND IT?

Definitely eat in The Brasserie and taste our incredible, locally-sourced dishes – it's the ultimate Yorkshire dining experience. I'd also provide them with a tailored adventure of walks and local activities that the whole family will enjoy, complete with restaurants booked in between. We can arrange pretty much anything prior to your stay.

### WHAT MAKES WHITBY SPECIAL TO YOU?

Its unique, natural charm. Every nook and cranny has history and a story to tell, still inspiring authors today.





*Introducing*

## THE TEAM BEHIND THE VILLAGE

A shared love of heritage and understated elegance has brought together the team overseeing the development of Raithwaite Village. Combining the timeless style of interiors experts Neptune, to the decades of property development and sales experience from Maritime Capital and Hendersons, to the architectural pedigree from Holder Mathias Architects, our homes are designed to be loved and to last for generations.



## MARITIME CAPITAL



### 25 years of solid industry experience

**W**ith over 25 years' experience in buying and selling over £1 billion worth of property, Maritime Capital's expertise lies in creating high-yielding returns within the residential and commercial property market. Founded by Toby Hunter and his son Max in 2014, Maritime has a proven track record in placemaking – creating, transforming and managing exceptional places which people enjoy spending time in.

## HENDERSONS



### An award-winning estate agent

**F**ounded in 2015, Hendersons Estate Agents, an award-winning and forward-thinking residential property agency with traditional values, are experts in residential sales and lettings. Owner and MD Nick Henderson leads a hard-working team with unrivalled knowledge of the regional property market and an enviable contacts book, which has firmly established Hendersons as the go-to property consultancy in North Yorkshire's East Coast.

## HOLDER MATHIAS

**HolderMathias**architects

### Sustainable design of the highest quality

**H**older Mathias has created projects of enduring value for over 50 years, both throughout the UK and abroad, designing places that people are drawn to. Specialising in sustainable design of the highest quality, the team, led by company partner Peter Gamble, is working closely with Raithwaite Village to deliver beautiful, solutions-driven homes within a sound commercial framework, using an integrated approach to mixed-use development.

## CROWTHER TURNBULL BOOTH



Crowther • Turnbull • Booth

### The industry leader in project management

**W**ith a long and outstanding history of building surveying services, Glen Turnbull, based in Leeds, is at the helm of our construction management team. Founded in 2008, Crowther Turnbull Booth is an industry leader in specialist building surveying and project management, with an impressive client base across the north of England, and particularly the Yorkshire regions.



## NEPTUNE

### A different perspective...

Neptune prides itself on having a different perspective. It's the ethos that runs through everything the British company does, the ethos that has defined them since first gathering around a kitchen table in 1996 to create their very first design – a hammock. Since then, their eye for detail, attention to craftsmanship, and a natural ability to create a timeless, effortlessly stylish look is what has set them apart. It is this different perspective that recognises quality over quickly-passing trends, that favours designs that stand the test of time, to be passed on through generations. And it's why they felt like the perfect partner for us at Raithwaite.

Best known for their beautiful, bespoke kitchens, Neptune now creates interiors and free-standing designs that extend into every room in the house. Their signature, timeless aesthetic has been lent to everything from water-based paints, wallcoverings and flooring (such as engineered oak boards and tumbled flagstones) to lighting, accessories and made-to-measure curtains and blinds. Every piece is made to last, and wherever possible uses time-honoured techniques and natural, sustainable materials such as linen, British wool and oak from carefully-managed and regenerated forests.

Neptune's kitchens and designs are part of every Raithwaite Village holiday home, and buyers will receive an additional Neptune voucher worth £10,000 to help decorate their new home. To find out more about Neptune, and to find your nearest store, visit [neptune.com](https://www.neptune.com).





# VILLAGE LIFE

We live and breathe Yorkshire, which is why we're proud to be part of the beautiful beachside lifestyle of Sandsend beach. Add to that our own Village Square, currently under development, which will partner with the very best local shops, designers and craftsmen, and we believe we have a Yorkshire community like no other.



## Health and beauty

*Relax and be pampered with an indulgent and spoiling treatment.*



## Bakery and patisserie

*Fresh-baked bread, tempting pastries and delicious cakes are on offer at the bakery.*



## Groceries and news

*From freshly-brewed coffee with the morning papers to all the basics for your holiday, The Village Shop has you covered.*



## Wine and tastings

*Pop into our winery, run in partnership with our local wine merchants, to pick up a bottle or try a tasting.*



## Artist studio and gallery

*Showcasing the latest local artists, the gallery is the perfect place to experience the best of the area's art.*



## Artisan crafts

*Peruse some inspiring locally-sourced arts and crafts in our studio.*



*How can we help?*

## OUR SERVICES

**T**he real wow factor at Raithwaite Village is its combination of genuine rural escape with five-star service, courtesy of our in-house Concierge team. They can take care of pretty much anything. From an annual MOT to make sure your holiday or rental home is kept in tip-top condition, to the kind of hotel-style housekeeping that makes sure beds are crisp and kitchens are spotless for your arrival – or even just the odd lightbulb change; our range of service options make sure your home is well looked after. Then there's the added bonus of our in-house delivery service, from logs for the fire to a full-blown supper brought right to your door. All that's left for you to do is to heat it up and enjoy in your beautiful Neptune kitchen.

## HOUSEKEEPING

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From a luxury hotel-style spruce up, with crisp sheets and perfect everything, to the occasional spring clean, we offer three useful levels of housekeeping options to suit your lifestyle.

## MAINTENANCE

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We have a variety of options that cover pretty much everything you might need. From regular maintenance and upkeep to a full service, our Bronze, Silver and Gold packages will cover any level of assistance you require.

## LETTING

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We understand that buying a property that you may wish to let out can be a huge decision and can throw up a lot of questions – which is why our Raithwaite team is always on hand to help and guide you every step of the way, before, during and after your purchase. From assisting you through the buying process, to helping you chose the interior design, our in-house team will help you get the most out of letting your holiday home.



INSPIRED BY HERITAGE,  
BUILT TO LAST  
FOR GENERATIONS



RAITHWAITE  
VILLAGE





RAITHWAITE  
VILLAGE

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