



Designed with sustainability in mind, the new development at Raithwaite is perfect for families looking for eco-friendly second homes

Between sea and moors

A new development at Raithwaite, by Sandseid, in Yorkshire, combines scenic beauty with sustainability and a village atmosphere

SANDWICHERD between the sea and the golden expanse of the moors, a new village hides between the curves of the magnificent Yorkshire countryside. Situated immediately south of Sandseid and close to Whitby, Raithwaite will ultimately comprise 190 holiday villas, lodges and cottages spread across a 100-acre estate—but, unlike other leisure schemes, it has a very strong village feel, according to Toby Hunter of developers Maritime Capital. 'We don't want Raithwaite to feel like a campus. We are trying to create a new historic village, much like in Sandseid, where properties are passed down the generations.'

This is reflected both in the choice of architecture, which is designed to blend in with the surroundings, and in the vision for the project, which has, at its heart, a new village square featuring a collection

of shops that includes a café, a restaurant, a wine shop, a butcher's and a gallery. While the square is the place for people to congregate, individual properties are conceived to remain very private: 'Raithwaite has an incredible topography: it rolls down into a beck that's fed from a beautiful lake, which then backs up into



Each house comes with a Neptune kitchen

a hill and then back down into another part of the beck, so each development plot won't see the others.'

Raithwaite offers a choice of three styles of property: cottages, lodges and a handful of elegant villas topped with Green roofs. Perched high on the hills, the villas take in perfect views of the sea from their floor-to-ceiling windows. In summer, their private terraces are ideal for *alfresco* dining and entertaining. The panorama is equally striking from the lodges, which sit close to the curve of Sandseid Beach. Designed in eco-style, they have a strong contemporary feel. By contrast, the cottages are very traditional, with plenty of country charm and a cosy atmosphere.

To create interiors in keeping with the Raithwaite vision, Maritime Capital have teamed up with Neptune. The design company has conceived three different looks—coast, beach and moor—which



Villas have their own private courtyards



Buyers get an £10,000 Neptune voucher

draw on the colours of the local landscape. 'The coastal palette, for example, combines the blue tint of the pebbles found on the local beach with the grey-green dune grass and the butterscotch hues of the sand, whereas the moors scheme mixes the greens of the summer grasses with the purple tinge of heather and a bold pop reminiscent of flowering gorse.

'As a bit of fun,' adds Mr Hunter, 'we are also giving every buyer a complimentary



A surfing hotspot, the local beach is also a great place to relax and enjoy waterside

£10,000 Neptune voucher, so they can enjoy furnishing their new property.'

The houses all stand in landscape that has opened up naturally, 'so we don't have to fell trees'—one of the many ways in which the development strives to be eco-friendly. Sustainability is very dear to Mr Hunter: 'It's a real priority for us. We want this environment, which is so beautiful, to remain undamaged.'

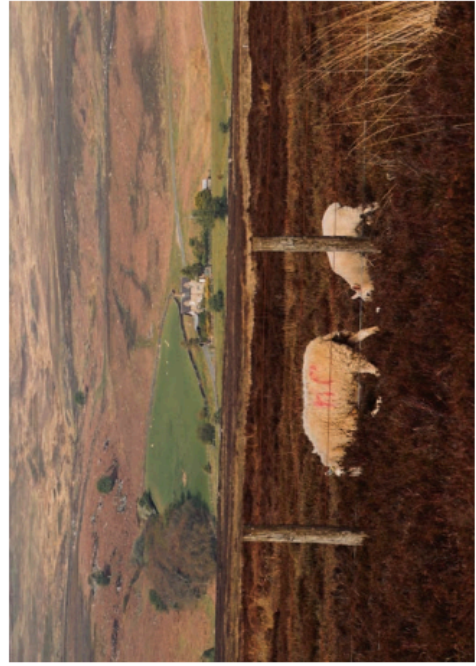
The village also shares the grounds with the Raithwaite Sandseid hotel, which will provide property buyers everything from access to a vibrant cocktail bar and heavenly spa treatments to beachside yoga sessions, surfing lessons and picnic hamper deliveries to make the most of a day out in the area. 'Britain has hotspots such as Padstow or Rock in Cornwall and

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With so much on offer, Mr Hunter believes Raithwaite will appeal both to buyers looking for a place to spend the holidays with their family and to those seeking a rental opportunity, either to help their property pay for itself or as an investment. 'We have an onsite letting team and, because of the hotel, we have a database of people who want to come and holiday in the area, so we can match your house to the right clientele.' Together with this, Raithwaite Sandseid can also provide a range of maintenance and housekeeping options that go from changing your light bulbs and spring-cleaning your property every once in a while to a full turnaround service complete with chocolate on the pillows.

With work due to begin in January, Raithwaite's first units should be ready by October 2021. Properties are set to be released in four phases across four years.

For more information, please visit www.raithwaitevillage.com



Yorkshire's finest: moor, woodland and beach are a spectacular backdrop to the village