



CANAL WALK

Signature Homes



Artist Impression
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CANAL WALK SIGNATURE HOMES

Welcome to Canal Walk, a collection of 67 dwellings nestled within the breathtaking Rodley Nature Reserve. Perfectly positioned between the historic Leeds and Liverpool Canal and the River Aire, these stunning one-to-four-bedroom residences represent the pinnacle of sophisticated, eco-conscious living. This is a rare opportunity to secure a home in a premier locality that harmonises picturesque serenity with high-specification design, all while remaining within commutable reach of the city.



67
Turnkey Homes



Waterside
Setting



Natural Reserve
Locality



Eco-Friendly
Dwellings



Easy Transport
Links



WATERSIDE LIVING-VILLAGE CHARM-CITY CONVENIENCE

A collection of thoughtfully designed one to four-bedroom homes, set within a truly special waterside setting.

Perfectly positioned between the historic Leeds–Liverpool Canal and the River Aire, and moments from the beauty of Rodley Nature Reserve, Canal Walk offers a rare opportunity to enjoy peaceful surroundings while remaining just a short journey from the energy of Leeds city centre. Here, contemporary design, eco-conscious living and everyday convenience come together seamlessly.

Mornings might begin with a quiet stroll along the canal towpath, coffee in hand, as the water gently moves beside you. Weekends could mean cycling along traffic-free routes, exploring the open landscapes of the nature reserve, or meeting friends at the much-loved Tiny Tea Room just a short walk from home.

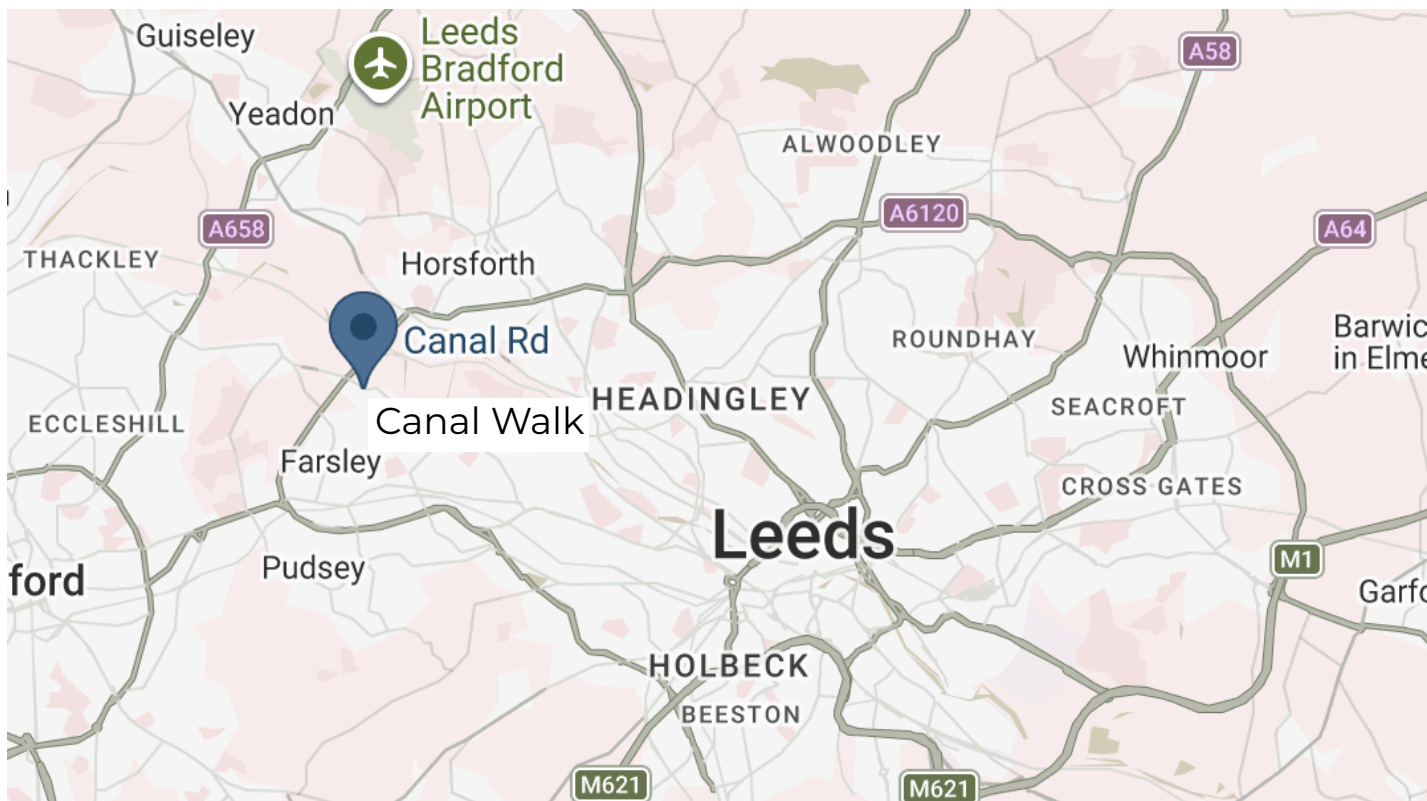
Life here feels both connected and calm. Rodley village offers a strong sense of community, with independent cafés, traditional pubs and local amenities all within easy reach. The nearby cricket club, open green spaces and countryside walks add to the relaxed pace of daily life.

When the city calls, excellent connections make it easy to reach. Leeds city centre is just a short drive away, while nearby rail links at Kirkstall Forge and Horsforth offer convenient access across the region and beyond.

At Canal Walk, everyday life unfolds at a gentler pace. A place where water, nature and community come together to create a setting that feels considered, connected and quietly exceptional.



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EXCELLENT TRAVEL LINKS

Leeds city centre is just a short drive away, while nearby railway stations provide fast connections across the region and beyond. Leeds Railway Station is one of the UK's major rail hubs, offering direct services to Manchester, London, York and many other destinations. For international travel, Leeds Bradford Airport is also within easy reach.

RAIL CONNECTIONS

Kirkstall Forge Station – approximately 6 minutes

Horsforth Station – approximately 8 minutes
Leeds Railway Station – approximately 12–15 minutes

TRAVEL TIMES

Leeds City Centre – 15 minutes
Leeds Railway Station – 15 minutes
Bradford City Centre – 20 minutes
Headingley – 10 minutes
Leeds Bradford Airport – 20 minutes
Harrogate – 35 minutes
York – 45 minutes
Manchester – around 1 hour

Whether commuting to the office, travelling for business, or planning a weekend away, Canal Walk offers excellent connectivity.

SCHOOLS

Rodley and the surrounding areas offer a number of well-regarded schools, making Canal Walk an attractive location for families.

Several highly rated primary schools are located within easy reach of the development, along with a selection of respected secondary schools and sixth form colleges in the wider Leeds area.

NEARBY PRIMARY SCHOOLS

Rodley First School, Calverley Church of England Primary School, Farsley Farfield Primary School, Bramley St Peter's Church of England Primary School

NEARBY SECONDARY SCHOOLS

Calverley Church of England Academy
Farsley Academy
Abbey Grange Church of England Academy

With a strong choice of schools, excellent transport connections and a welcoming community environment, Rodley offers a wonderful place for families to grow and thrive.



THE ADDRESS YOU'VE BEEN WAITING FOR

WATERSIDE LIVING

The Leeds–Liverpool Canal provides a beautiful backdrop to everyday life, perfect for paddle boarding, cycling, walking or simply enjoying the peaceful surroundings.

NATURE ON YOUR DOORSTEP

Rodley Nature Reserve offers acres of protected wildlife habitat, scenic walks and open green space to explore year round.

VILLAGE CHARM

Independent cafés, including the popular Tiny Tea Room, local pubs and the nearby cricket club create a welcoming and vibrant community atmosphere.

BALANCE WORK AND LIFESTYLE

With peaceful surroundings and beautiful outdoor spaces just moments away, Canal Walk is the perfect setting for those who work from home and value a healthier work-life balance. Life here moves at a more enjoyable pace where countryside, water and community come together to create a place you'll truly love to call home.





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TRAVEL AND CONNECTIVITY

Whether you're looking for a relaxed brunch, an evening meal or somewhere to catch up with friends over coffee, **Farsley** and the surrounding area offer an excellent choice of independent cafés, restaurants and bars.

Just a short distance away you'll find popular local favourites including **The Mill Kitchen**, known for its stylish setting and fantastic brunches, **Grumpys Pizza** for authentic stone-baked pizzas, **Amity Brew Co** with its craft beers and spacious outdoor seating, Cargo Wines serving carefully selected wines alongside cheese and charcuterie boards, **Pardon Me**, a vibrant new cocktail bar, CAF Farsley, an artisan espresso bar specialising in exceptional coffee and fresh pastries, and **Olive & Feta**, a much-loved Mediterranean restaurant.

Horsforth is home to some of West Yorkshire's finest dining experiences. **Bavette**, a Michelin Guide-listed steak restaurant, has earned an outstanding reputation for its exceptional food and

warm hospitality. Nearby, **Forde**, owned by former MasterChef finalist Matt Healy, offers a contemporary dining experience showcasing seasonal British ingredients.

Sunny Bank Mills is one of the area's cultural highlights, hosting a varied programme of events throughout the year including artisan markets, cookery classes, Christmas markets, exhibitions and summer craft fairs.

Farsley's thriving high street is home to a fantastic selection of independent businesses, including Sutcliffe's of **Farsley**, a traditional greengrocer, and **Harvey's Family Butcher**, making it easy to shop fresh, local produce while supporting independent retailers.

For larger weekly shops, both Marks & Spencer and Asda are conveniently located near New Pudsey railway station, around a 10-minute drive away.

OUR HOUSE TYPES

 THE WHARF	1 Bedroom Apartment
 THE REACH	2 Bedroom Apartment
 THE MOORING	2 Bedroom Terraced 2 Bedroom Semi
 THE BOATHOUSE	2 Bedroom Bungalow
 THE RIVERVIEW	3 Bedroom Terraced 3 Bedroom Semi 3 Bedroom Detached
 THE TOWPATH	3 Bedroom Semi
 THE WILLOW	3 Bedroom Semi
 THE WATERSIDE	3 Bedroom Semi
 THE LOCK	4 Bedroom Semi





THE WHARF



Set within a unique waterside setting, this beautifully designed one-bedroom apartment combines contemporary style with relaxed canal-side living.

At the heart of the home is a spacious open-plan kitchen, dining and living area, finished with sleek flooring and designed to maximise natural light creating the perfect space to relax, entertain, or work from home.

The generous bedroom offers a calm and inviting retreat, complete with soft carpeting for added warmth and comfort, while the elegant bathroom features high-quality contemporary fittings and timeless finished throughout.

Designed with modern lifestyle in mind, this apartment delivers effortless living in a stylish and well-proportioned space.

KITCHEN/LIVING/DINING	6.1x4.3m
PRINCIPAL BEDROOM	4.2x3m
CONTEMPORARY BATHROOM	2.2x1.7m

TOTAL AREA: 53.3 m² / 574 ft²



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THE REACH



Designed for modern living, this beautifully appointed two-bedroom apartment combines contemporary style with practical comfort in a spacious and light-filled setting. The heart of the home is an expansive open-plan kitchen, dining and living area, thoughtfully designed to create a seamless flow for both everyday living and entertaining. Finished with sleek flooring and clean contemporary lines, the space feels bright, welcoming, and effortlessly stylish.

The generous principal bedroom offers a peaceful retreat, complemented by a well-proportioned second bedroom ideal for guests, family or flexible home working. Soft carpeting adds warmth and comfort to the bedrooms, while the elegant bathroom is finished with high-quality fittings and timeless tiling for a refined, modern feel throughout. Carefully designed to maximise space, lights, and functionality, this apartment delivers contemporary living with a premium finish.

KITCHEN/LIVING/DINING	3.7x6.7m
PRINCIPAL BEDROOM	5.1x3.7m
BEDROOM TWO	3.2x2.8m
CONTEMPORARY BATHROOM	2.2x1.8m

TOTAL AREA: 66.5 m² / 716 ft²



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THE MOORING



Thoughtfully Designed for modern living, this stylish two-bedroom home combines contemporary interiors with tranquil waterside surroundings.

The ground floor features a bright, open-plan kitchen, dining, and living area, perfect for everyday living and entertaining. Finished with sleek, contemporary lines, the space is light and practical, complete with a downstairs cloakroom and direct access to a private garden.

Upstairs, two spacious, carpeted bedrooms offer comfortable retreats alongside an elegant family bathroom finished with high-quality, timeless fittings.

Set in a peaceful canal-side location near scenic green spaces, this home balances relaxed waterside living with excellent connectivity to Leeds city centre.

KITCHEN/DINING	4.3X3.5m
LIVING	4X2.8m
PRINCIPAL BEDROOM	4.3x3.5m
BEDROOM TWO	3.2x4.3m
CONTEMPORARY BATHROOM	2.2x2.2m
CLOAKROOM	1.1x1.9m
PRIVATE GARDEN	

TOTAL AREA: 74m² / 797 ft²





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THE BOATHOUSE



Combining single-level living with contemporary design, this beautifully styled two-bedroom bungalow offers a calm retreat within a peaceful waterside setting.

At the heart of the home is a spacious open-plan kitchen, dining, and living area, thoughtfully designed to maximise natural light. Contemporary finishes and sleek flooring enhance the welcoming feel, while direct access to the private garden provides the perfect space for relaxing or entertaining.

Two generous, carpeted bedrooms offer flexible accommodation for guests or home working. The elegant bathroom features high-quality fittings and timeless tiling, delivering a refined finish.

Surrounded by canal-side walks, this home balances relaxed waterside living with easy reach to Leeds city centre.

KITCHEN/LIVING/DINING	7.7x4.5m
PRINCIPAL BEDROOM	4.6x3.3m
BEDROOM TWO	3.5x2.7m
CONTEMPORARY BATHROOM	3.2x2.2m
PRIVATE GARDEN	

TOTAL AREA: 87 m² / 933 ft²





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THE RIVERVIEW



Designed with modern family living in mind, this spacious three-bedroom home combines contemporary style and practical design with a peaceful waterside setting.

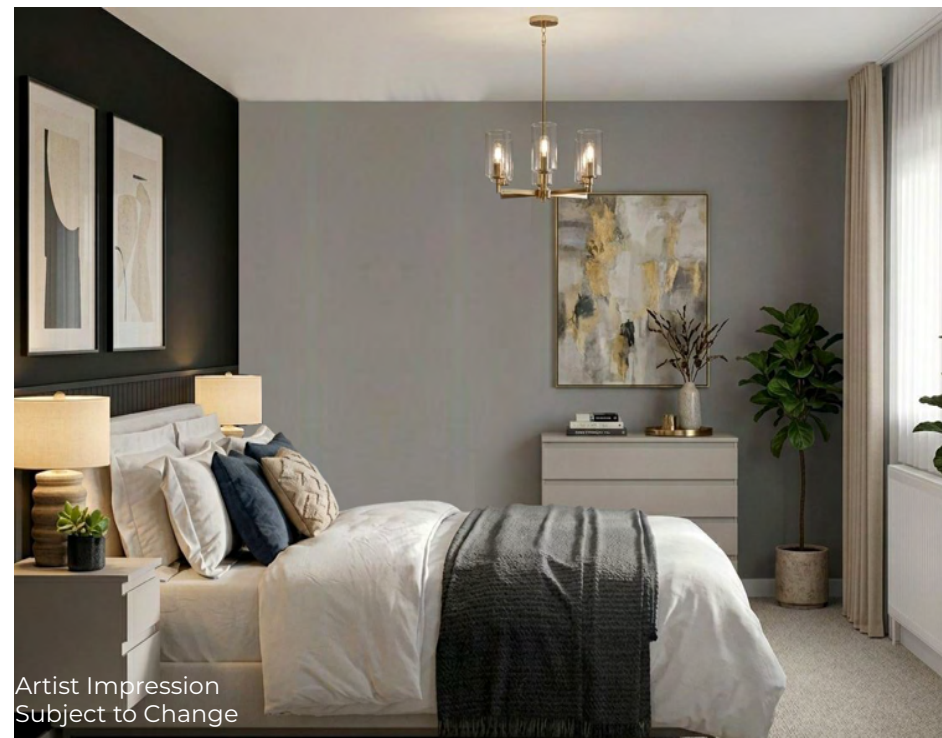
The ground floor features a bright open-plan kitchen, dining, and living area, thoughtfully designed for everyday living and entertaining. Finished with sleek flooring and clean lines, the space feels light and functional, while a convenient downstairs cloakroom and direct access to the private garden enhance its daily practicality.

Upstairs, three well-proportioned, carpeted bedrooms provide flexible accommodation for growing families or home working. The elegant family bathroom is finished with high-quality fittings, completing the home with a refined, modern finish.

Surrounded by canal-side walks and green spaces, this home balances tranquil waterside living with easy reach to Leeds city centre.

KITCHEN/DINING	4.9x9.3m
LIVING ROOM	3.7x4.8m
PRINCIPAL BEDROOM	2.6x4.9m
BEDROOM TWO	2.8x3.9m
BEDROOM THREE	2.7x3m
CONTEMPORARY BATHROOM	2.8x2.1m
CLOAKROOM	1.1x1.6m
PRIVATE GARDEN	

TOTAL AREA: 86 m2 / 926 ft2





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THE TOWPATH



Thoughtfully designed across two floors, this contemporary three-bedroom home offers the perfect blend of modern comfort, practical family living, and relaxed waterside surroundings.

The ground floor features a bright open-plan kitchen, dining, and living area, creating a seamless space for entertaining and everyday life. Finished with sleek flooring and clean lines, the space feels light and functional, while a downstairs cloakroom and direct garden access add extra practicality for busy households.

Upstairs, three well-proportioned, carpeted bedrooms provide flexible accommodation alongside an elegant family bathroom finished with high-quality fittings and timeless tiling. Surrounded by canal-side walks, this home balances tranquil waterside living with easy reach to Leeds city centre.

KITCHEN/DINING/LIVING	4.9x9.1m
PRINCIPAL BEDROOM	4.9x2.9m
BEDROOM TWO	3.8x2.8m
BEDROOM THREE	3x2.7m
CONTEMPORARY BATHROOM	2.8x2.2m
CLOAKROOM	1.5x1.8m
PRIVATE GARDEN	

TOTAL AREA: 89 m² / 958 ft²





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THE WILLOW



The Willow is a beautifully designed three-bedroom family home, thoughtfully crafted to combine generous living space, contemporary style, and relaxed waterside living. The ground floor features a bright, open-plan kitchen, dining, and living area, perfect for everyday life and entertaining. Finished with sleek flooring and clean lines, the space feels light and functional, while a downstairs cloakroom and direct garden access add daily practicality. Upstairs, the generous principal bedroom benefits from a private en-suite retreat. Two further well-proportioned, carpeted bedrooms offer flexible accommodation alongside an elegant family bathroom finished with high-quality fittings. Surrounded by canal-side walks, The Willow balances tranquil waterside living with easy reach to Leeds city centre.

KITCHEN/DINING	5.4x2.7m
LIVING ROOM	5.4x3.2m
PRINCIPAL BEDROOM	4.2x3.2m
EN-SUITE	1.1x3.2m
BEDROOM TWO	3.7x2.2m
BEDROOM THREE	3.7x3.2m
CONTEMPORARY FAMILY BATHROOM	2.2x2m
CLOAKROOM	1.9x0.9m
PRIVATE GARDEN	

TOTAL AREA: 100 m2 / 1076 ft2





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THE WATERSIDE



The Waterside is an exceptional three-bedroom home, thoughtfully arranged across three spacious levels to combine contemporary design with the unique charm of canal-side surroundings.

The ground floor focuses on convenience, featuring a private garage, separate utility room, and cloakroom. On the middle floor, a bright, expansive open-plan kitchen, dining, and living area unfolds. Direct access to the private garden creates a seamless connection between indoor and outdoor living, ideal for entertaining.

The upper floor offers three carpeted bedrooms, including a generous principal bedroom with a private en-suite. An elegant family bathroom completes the floor with a refined, contemporary finish.

Surrounded by canal-side walks, this home perfectly balances tranquil waterside living with easy reach to Leeds city centre.

PRIVATE GARAGE	6x3m	CONTEMPORARY FAMILY BATHROOM	2x1.7m
UTILITY ROOM	2x2.8m	CLOAKROOM	1.9x0.9m
KITCHEN/DINING	5.2x3.3m	PRIVATE GARDEN	
LIVING ROOM	3x5.3m		
PRINCIPAL BEDROOM	3.2x4.2m		
EN-SUITE	1.9x2.1m	TOTAL AREA:	127 m2 / 1,376 ft2
BEDROOM TWO	3.3x2.7m		
BEDROOM THREE	3.3x2.3m		





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THE LOCK



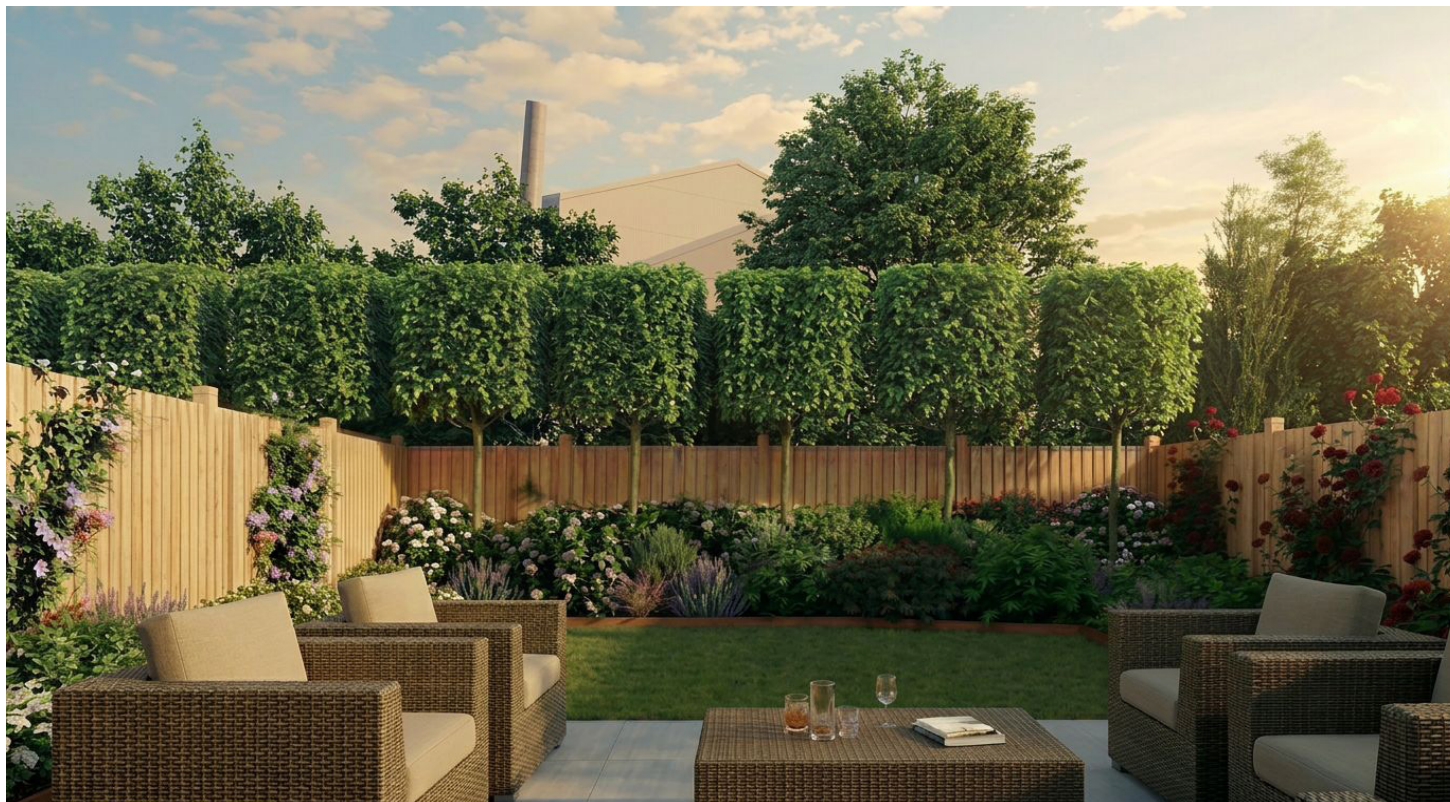
The Lock is the flagship home within the collection, an exceptional four-bedroom residence thoughtfully designed across four expansive levels to deliver outstanding contemporary waterside living. The ground floor focuses on practicality, featuring a private garage, separate utility room, and guest cloakroom. The middle level forms the heart of the home, offering a bright open-plan kitchen, dining, and living area designed to maximise natural light. Direct access to the private garden creates a seamless connection for indoor-outdoor entertaining. The first floor hosts three well-proportioned bedrooms and a stylish family bathroom. Crowning the home is an impressive top-floor principal suite, creating a luxurious private sanctuary complete with its own en-suite. Surrounded by canal-side walks, The Lock offers an exceptional balance of lifestyle and contemporary design, all within easy reach of Leeds city centre.

GARAGE	5.2x3.9m	BEDROOM THREE	3.3x2.3
KITCHEN/DINING	5.2x9.3m	BEDROOM FOUR	4.6x4.1m
UTILITY ROOM	2.1x2m	EN-SUITE 4	2.9x1.4m
LIVING ROOM	4.5x3.1m	CONTEMPORARY FAMILY BATHROOM	1.7x2m
PRINCIPAL BEDROOM	3.5x3m	CLOAKROOM	2x0.9m
EN-SUITE 1	3x1.1m	PRIVATE GARDEN	
BEDROOM TWO	2.8x3.5m		

TOTAL AREA: 155 m² / 1668 ft²







EXAMPLE GARDENS

Each property within the development features an expansive private garden designed to seamlessly blend outdoor living with modern functionality. Comprising a beautifully laid turf lawn and a contemporary patio area, these generous outdoor spaces offer exceptional versatility. The flexible layout provides a blank canvas for future residents, easily adapting to accommodate everything from quiet relaxation and alfresco dining to bespoke landscaping projects and vibrant garden designs.



THE SPECIFICATION

GENERAL

Warranty:

Premier 10 Year building warranty

Development:

Development of 67 dwellings;

- 16 Apartments
- 51 Semi-Detached/Detached houses

EXTERNAL

Rear Garden

- Turfed garden to rear
- Patio paving

Driveway

- Finished block paved driveway
- Car charging point

Fencing

- 1.8 close board fencing to side and rear

Rainwater Goods

- Black PVC

Walls

- Marshalls Cromwell Stone Walling - Rustic Weathered

Windows

- UPVC Windows

Rear door

- Patio doors to garden

Front door

- Composite Front door

APARTMENTS

Secure intercom

Juliet Balconies

Ground floor outdoor areas

INTERNAL

Ceilings/Walls

- Tape and Joint finished throughout with
- White paint finish
- Contemporary style skirting boards and architraves

Stairs

- Oak handrail with softwood balustrade painted white

Doors

- Oak cottage style internal doors
- Chrome door furniture

Heating and Hot water

- Ground source heat pump system
- Separate thermostatically controlled radiators
- Heated towel rails to the bathrooms and en-suites

Flooring

- Wood effect laminate flooring to living areas
- Carpet to stairs and bedrooms
- Ceramic tiles to bathrooms

ELECTRICAL

Sockets and Switches

- Quality white switches and sockets to all rooms

Internal Lighting

- Spotlights in the Kitchens and Bathrooms
- Pendant lights to all other rooms

External Lighting

- External light to Front and Rear door

Fire Safety

- Hard-wired smoke detectors



THE SPECIFICATION

THE SIGNATURE FIT-OUT

All homes come with a move in ready fit-out as standard.
In addition, we offer the following personalisation*

Kitchens

- Choice of Shaker and Handleless
- Choice of colours
- Choice of quartz worktop finishes
- Choice of under-mount stainless steel or Butler sink
- Integrated appliances:
 - Electrolux Single Oven
 - Electrolux Induction Hob
 - Electrolux Extractor Hood
 - CDA Integrated Fridge/Freezer 70/30
 - CDA Integrated Dishwasher
 - CDA Integrated Washer

Bathrooms

- Contemporary design and sanitaryware
- Choice of chrome and matt black finish
- Vanity units in a choice of colours
- Quality tiles
- Thermostatic heated towel rails
- Shower over the bath with a screen in the main bathrooms
- Showers in En-Suites

Disclaimer:

All options and fit-out choices (including but not limited to kitchen units, worktops, and sanitaryware) are subject to the build stage of the property at the time of reservation. Due to the strict constraints of the construction programme, certain choices may no longer be available if a plot has progressed past its specific ordering deadlines.

Where a reservation is made after these critical build milestones, the developer reserves the right to install a pre-selected, high-quality standard specification. Please consult your sales advisor for the exact cut-off dates and available options for your chosen plot.

Subject to change at the discretion of the developer



Manning Stainton

LAND & NEW HOMES

With over 30 year's experience, our family-run business is dedicated to creating your perfect family home. We are passionate about upholding our reputation for high quality, design-led residential properties that our customers can trust. With our current developments in some of the most desirable locations in Yorkshire, there is no better time to choose Rodley Homes for your next home.

For more information, contact our team

0113 3933499
newhomes@manningstainton.co.uk

