



BEAUTRY CROFT

MAIN STREET, RATHMELL, SETTLE, NORTH YORKSHIRE, BD24 0FB

A select development of four high quality stone built, 3 and 4 bedroom semi-detached new family homes, set within a popular rural location close to open countryside and with good commuter links to nearby towns. Ideal for those who want country living.



BEAUTRY CROFT, RATHMELL

PLOT 1 - £309,950

PLOT 2 - £334,950

PLOT 3 - £384,950

PLOT 4 - £269,950

Surrounded by beautiful open countryside, the rural village of Rathmell is served by local amenities including a Church, school, and a bus service. The town of Settle is situated about ten minutes travelling distance by car, whilst the business centres of West Yorkshire and East Lancashire are within daily commuting distance.



The site plan is an indicative illustration for plot identification purposes only. Not to scale. Private drive arrangements, boundaries, parking spaces and rights of way are to be confirmed by solicitors by reference to a conveyancing plan. Landscaping is subject to change / confirmation.



Rathmell is situated approximately 4 miles from the market town of Settle which offers a varied range of amenities including a market square, railway station, schools, a swimming pool, library, golf club and a wide range of facilities. The larger market town of Skipton is approximately 18 miles away. Both Settle and Long Preston train stations are approximately 4 miles away, which makes the development ideal for those who want quiet country living but good commuter links.

The properties are of high quality design, with stylish modern fitted kitchens and bathrooms, heating via air source pump and double glazing throughout.

The estimated build completion dates for the plots is November 2016. Subject to change and confirmation.

Directions

Leaving Settle towards the A65, turn right at the roundabout, proceeding along the bypass approximately half a mile, take the left turn under the railway bridge sign posted to Rathmell, proceed to the village and continue along Main Street and you will see the development on the left hand side. Site signage is erected. Please use BD24 0LA for Sat-Nav purposes.

Viewing Arrangements

Strictly by appointment strictly by appointment through the joint sales agents: Dacre, Son & Hartley, Settle office **Tel:** 01729 823921 **email:** settle@dacres.co.uk or John Shaw **Tel:** 07392 000922 **email:** john@jshawfrics.co.uk. The properties are currently under construction and access to the site is restricted – but can be seen from the perimeter fencing / public highway. Should a site visit be arranged, health & safety arrangements may include protective clothing. We recommend sturdy footwear for all viewings.

All plots will offer a beautifully presented modern family living accommodation with a high quality specification. The development combines traditional materials and external detailing, with contemporary interior design and specification.

Plot 1 – A semi-detached 4 bedroom house, with off street parking.

Plot 2 – A semi-detached 4 bedroom house with an attached single garage and off street parking.

Plot 3 – A semi-detached 4 bedroom house with an attached single garage and off street parking.

Plot 4 – A semi-detached 3 bedroom house with off street parking

Warranty

The properties will have a 10 year NHBC build warranty. Solicitors to confirm full details before purchase.

Tenure

Freehold. Solicitors to confirm all boundaries, rights of way and liabilities in respect of the houses and gardens together with vehicular and pedestrian access before exchange of contracts.

Postal Addresses

The postal addresses and postcodes are to be confirmed by the local authority and Royal Mail and may vary from the plot numbers and names, and the site address used in this brochure for marketing purposes.

Options

Subject to early reservation and the build programme, some options and choices may be available.

Energy Efficiency Ratings

These are available upon request. Where a property is not yet complete these will be predicted Energy Assessments (PEA) rather than Energy Performance Certificates (EPC). The PEA might not represent the final energy rating of the property at completion.

Reservation Procedure

Reservations are subject to a payment of a £1,000 reservation fee. If a purchaser cancels the reservation or fails to proceed in accordance with the reservation agreement, the vendor will reimburse the reservation fee but deduct an administration charge to cover expenses and costs. Purchasers are usually required to exchange contracts and pay the balance of the contractual deposit within 6 weeks of contract issue. Legal completion at this stage will be subject to notice. Any proposed completion dates are subject to change and confirmation. Cheques should be made payable to 'Snell Developments Ltd'. Reservations are subject to availability. To make a reservation contact sales agent: John Shaw, 5 Hawksworth Street, Ilkley, West Yorkshire LS29 9DU **Tel** 07392 000922 **Email** john@jshawfrics.co.uk

The developer reserves the right to alter any aspect of the development including site layout, house types, internal layout / dimensions, external finishes and specification as the build programme progresses. Any other marketing material is for general guidance only. It should be noted that some of the images and pictures of the buildings, plans and surroundings are artist impressions or computer generated and are indicative for illustration only. Subject to Contract. Ref JS/10/09/16.



The images above are taken from a previous Snell Developments site – Middleway Meadows, Silsden. These are for illustration purposes only.

Plans

Site and floor layout plans are illustrations available for guidance only and these may be subject to change as the build programme progresses. The site plan is for plot identification only. All boundaries and rights of way are to be confirmed by solicitors before purchase by reference to a conveyancing plan. Landscaping is subject to confirmation. The plans are not to scale and all dimensions are approximate. Where properties are not build complete any measurements given are estimated, and are subject to change and confirmation.

Specification

Electrical

Mains smoke detectors with battery backup
External light fittings to front & rear of property
Shaver point – main bathroom & ensuite (plots 1-3)
TV & Telephone points (in selected rooms)
Kitchen & bathroom downlighters
Chrome sockets to kitchen

Internal

Lightly stained staircase & balustrade
Internal walls & ceilings natural calico emulsion
Internal woodwork brilliant white satinwood

Door & window

White UPVC with horizontal bar windows
Composite front doors
Chrome window & door furniture
Patio doors – double glazed white UPVC French doors

Kitchen

Superior choice of kitchen units and worktops by Hacker (German Manufacturer) supplied by Adams Tebb Ilkley Ltd
Under pelmet lighting
Stainless steel sink. 1 1/2 plus chrome mixer tap
Stainless steel double oven & cooker hood
Ceramic hob
Integrated dishwasher and fridge/freezer

Bathroom

Ensuite shower rooms (plots 1-3)
Duravit sanitary ware
Thermostatic shower provided over bath
High quality ceramic/poreclain tiling
Half tiled everywhere except fully tiled in bath/shower area
Hansgrohe taps and showers

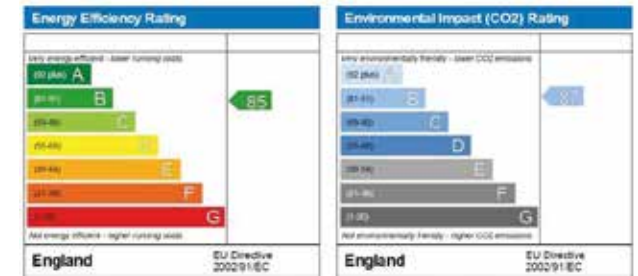
External

Turfed rear gardens (see plan)
Blocked paved driveways
Reclaimed natural stone built.
Natural stone surrounds & natural stone corbels under guttering
Indian stone flagged patios
Block paved driveways/parking areas
Drystone garden walls
Outside tap or tap in garage

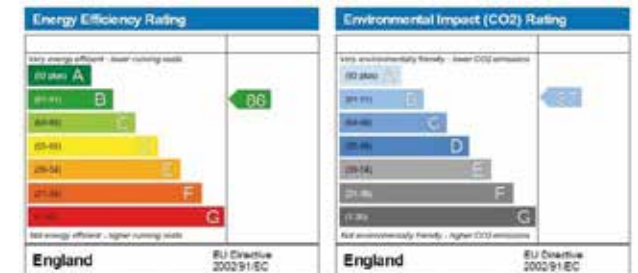
General

10 year NHBC build warranty
Attached single garages (plots 2 & 3)
Electric and water services connected to the property with provision for meters to read externally.
Heating and hot water via air source heat pump

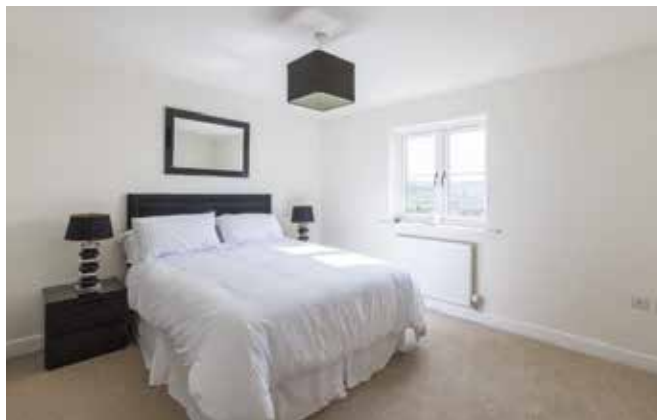
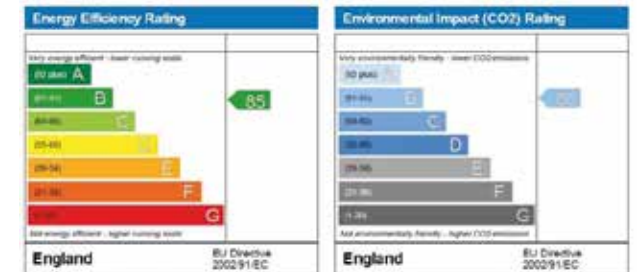
Plot 1 & 2 – Predicted Energy Assessment



Plot 3 – Predicted Energy Assessment



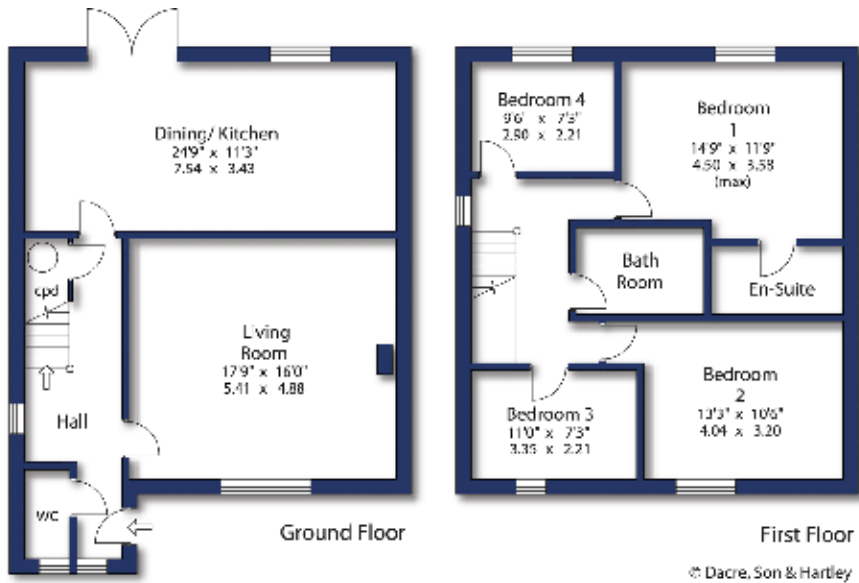
Plot 4 – Predicted Energy Assessment



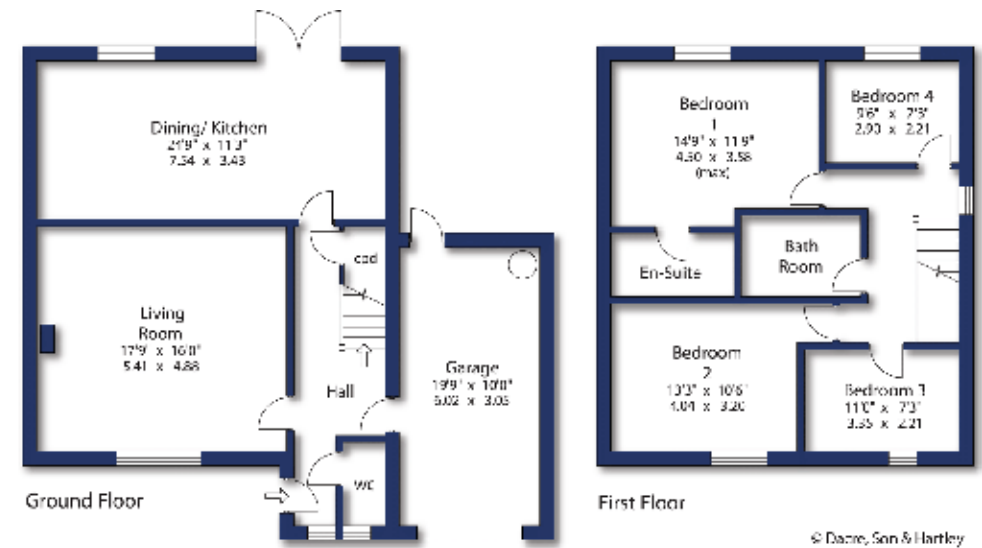
The images above are taken from a previous Snell Developments site – Middleway Meadows, Silsden. These are for illustration purposes only.



PLOT 1

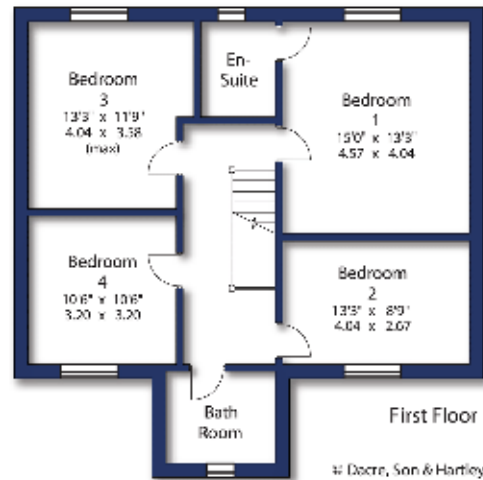
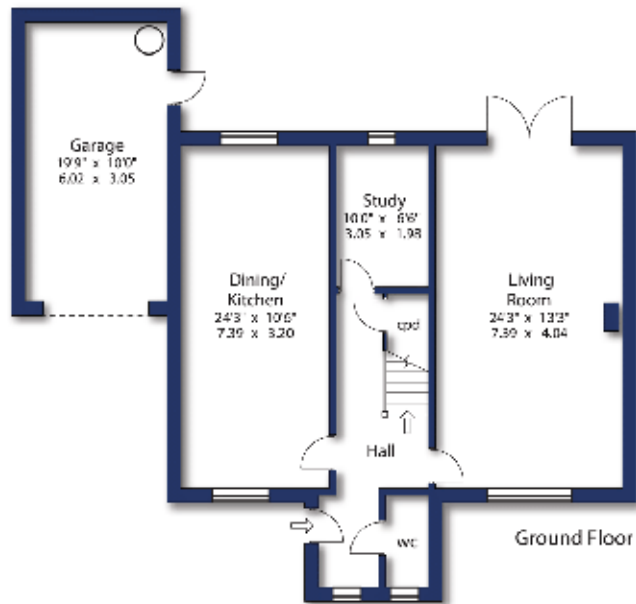


PLOT 2

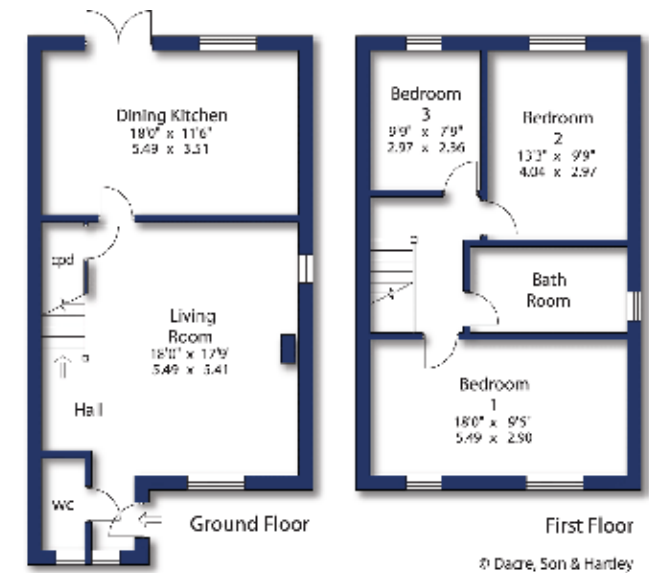


1. Our description of any appliances and services (including central heating systems) based upon the developers instructions. They have not been, nor will they be tested by the agent. Any guarantees should be obtained by the buyers solicitor before completion. 2. These particulars do not constitute an offer or contract of sale, and any prospective purchaser should satisfy themselves by inspection of the property. 3. You should not rely on anything stated verbally by any member of sales agents staff unless we confirm the matter in writing. 4. All illustrations are for identification purposes only and are not to scale. 5. Measurements are in metric to the nearest 7.5cm – imperial measurements are converted to the nearest 3". 6. There is no implication that an item is included within the sale by virtue of its inclusion within any photograph. 7. The sale is subject to all rights of support, public and private rights of way, water, light, drainage and other easements, quasi easements and wayleaves, and all or any other rights whether mentioned in these particulars or not.

PLOT 3



PLOT 4



Joint Sales Agents:

Dacre Son & Hartley, 3 High Street, Settle, North Yorkshire, BD23 9EX. Tel: **01729 823921**. www.dacres.co.uk

John Shaw, 5 Hawksworth Street, Ilkley, West Yorkshire, LS29 9DU. Tel: **07392 000922**. john@jshawfrics.co.uk