

SNELL DEVELOPMENTS LIMITED
'MIDDLEWAY MEADOWS'
SILSDEN BD20

PLOT NOS.	TYPE		DESCRIPTION	PRICE
1-14			ALL SOLD	ALL SOLD
19-23			ALL SOLD	ALL SOLD
24	Littondale	A	4 bedroom semi-detached with garage	RESERVED
25	Littondale	A	4 bedroom semi-detached with garage	£299,950
26	Littondale	A	4 bedroom link-detached with garage	SOLD

Viewing – Plot 24 is a completed view home. Floor coverings are not standard specification but are included in the price of Plot 24 only. Plot 25 is not complete but can be viewed by appointment.

Plots 24 / 25 - Are estimated to be build complete in Spring 2016 – Subject to confirmation and change.

Directions – From the centre of Silsden follow Kirkgate South, in the direction of Keighley and take the left turning onto Clog Bridge. Continue along until the left hand turning for Daisy Hill, continue up Daisy Hill and the site will be directly ahead.

Proposed Specification - The specification in the brochure is general and indicative only. A specification for each house type is available upon request. Floor coverings are not included in the standard specification.

Warranty – All homes will have a 10 year NHBC build warranty. Solicitors to confirm full details before purchase.

Plans – Site and floor layout plans are illustrations available for guidance only and please note that these may be subject to change as the build program 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 any measurements given are estimated, are for use as a guide only and are subject to change and confirmation once they are build complete. NB There is potential for further development to the east of this site (subject to contract and planning) and the site plan shows a potential access road.

Plots 15-18 – Shared Ownership via Yorkshire Housing.

Tenure – Freehold. Solicitors to confirm all arrangements before purchase.

Postal addresses – The postal addresses are confirmed by the local authority and Royal Mail and will vary from the plot numbers, development name and site address above.

Energy Efficiency Ratings – 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 on completion.

Reservation Procedure – Reservations are subject to 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 receiving a contract. 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 Limited. Reservations are subject to availability. To make a reservation please contact Dacre, Son & Hartley New Homes Office, 4 Wells Road, Ilkley LS29 9JD, telephone 01943 885404, email: newhomes@dacres.co.uk.

IMPORTANT NOTE - The information contained in this price list and information sheet, floor plans, brochures and any other marketing material is for general guidance only. It should be noted that many of the images and pictures of the buildings, plans and surroundings are artist impressions or computer generated and are indicative illustrations only. Snell Developments Limited reserves the right to alter any part of the development, specification, floor plans and internal layouts as the scheme progresses. All measurements and floor areas are approximate and have been estimated from architects plans and are, therefore, subject to change and confirmation. These particulars do not constitute an offer or contract of sale, any prospective purchasers should satisfy themselves with an inspection of the property. All illustrations are for identification purposes only and are not to scale. Measurements are taken in metric to the nearest 7.5cm, imperial conversions are approximate. *Subject to Contract (ref JS/BH.19/04/16).*