

Snell Developments Limited

'MOOR LANE CROFT', MOOR LANE, ADDINGHAM, ILKLEY, LS29

Phase 1

Plot no.	House Type	Estimated Build Completion date	Price
1	The Malhamdale - A 2 storey detached house with Hall, Cloakroom WC, Kitchen-Dining Room, Living Room, Utility and Study. 4 Bedrooms and 2 Bathrooms. Attached single Garage . Driveway parking and Gardens front and rear.	September/October 2017	£549,950
2	The Malhamdale - As Plot 1 above.	September/October 2017	£549,950
3	The Airedale - As Plot 4 below	Completed	SOLD
4	The Airedale - A 2 storey semi-detached house with Cloakroom WC, Living Room, Kitchen-Dining Room. 3 Bedrooms and Bathroom. Attached single Garage . Driveway parking and Gardens front and rear.	Ready	£329,950
5	End Terrace	July 2017	SOLD
6	Mid Terrace otherwise as Plot 9 below	August 2017	SOLD
7	End Terrace otherwise as Plot 9 below	July 2017	SOLD
8	End Terrace otherwise as Plot 9 below	Completed	SOLD
9	The Wharfedale - A 2 storey mid terrace house with Cloakroom WC, Living Room, Kitchen-Dining Room. 3 Bedrooms and Bathroom. Driveway parking to front and garden to rear.	Ready	RESERVED
10	Mid Terrace otherwise as Plot 5 above	Completed	SOLD
11	End Terrace otherwise as Plot 5 above	Completed	SOLD

Phase 2 – The Airedale design and internal layout has 3 bedrooms. Two are semi-detached with garages and four are semi-detached with parking. Plot 5 may change from an Airedale type to an alternative design of detached house with detached garage - to be confirmed.

1	The Airedale : Semi-detached with Garage	March-April 2018	£329,950
2	The Airedale : Semi-detached with parking	March-April 2018	£314,950
3	The Airedale : Semi-detached with parking	March-April 2018	£314,950
4	The Airedale : Semi-detached with parking	March-April 2018	£314,950
5	Detached with Garage	Mid-End Feb 2018	RESERVED
6	The Airedale : Semi-detached with parking	Mid-End Feb 2018	£314,950
7	The Airedale : Semi-detached with Garage	Mid-End Feb 2018	RESERVED

Further Information and Viewing – Plot 4 Phase 1 is a completed view home of the Airedale house type and is available to view by appointment. All other available Phase 1 plots can be reserved and are at varying stages of construction. Construction of Phase 2 has not yet started but the plots can be purchased on an off-plan basis. Access to areas of the site under construction is restricted. In the event of accompanied site access being permitted, health & safety requirements will apply and sturdy footwear must be worn. For further information, please contact John Shaw FRICS, New Homes Sales Agent, Tel: 07392 000922. Email: john@jshawfrics.co.uk

Phase 2 of this development is located immediately to the west of the Phase 1 site and has its own access from Moor Lane. Phase 2 building will start in summer 2017 with completions between February and April 2018. **Phase 3** is a proposed scheme of 23 houses on land to the north of the current phases, on the other side of Moor Lane, subject to contract and planning.

Estimated build completion dates – These are estimated and are subject to confirmation and change.

Directions – From the centre of Ilkley follow the A65 in the Skipton direction. After about 2 miles, just after the road splits into a dual carriageway, turn right into Addingham on Main Street. Pass through the village centre, and as you reach The Craven Heifer pub and restaurant on your right, follow the road around a right hand bend as it becomes Skipton Road. After a few hundred metres, turn left into Moor Lane, and continue until reaching the site on your left hand side. (Satnav only LS29 OPS).

Specification, Design & Layout – There are separate specifications for the 3 and 4 bedroom house types as detailed in the marketing brochure. The specifications are a general summary and the developer reserves the right to alter the specification as the scheme progresses. **Please note the following changes:** The 3 bedroom houses do not have windows to their first floor bathrooms as shown in the artist impression on the specification page of the marketing brochure. The Plot 1 Phase 1 garage is set at an angle to the house. The Wharfedale house type (Plots 5 to 11) does not now have a cupboard on the first-floor landing as shown on the marketing floor plan. The Airedale houses type now has oak finish internal doors and an integrated washer-dryer as standard. The Airedale and Wharfedale house types no longer have a door between the entrance area and the living room as shown on the proposed floor plan in the brochure. The Plot 4 view home has fitted flooring which is not standard specification. Plot 5 Phase 2 may change from an Airedale type to an alternative design of detached house with detached garage.

Choices - Subject to early reservation, exchange of contracts and the build programme, some options and choices may be available in respect of the kitchen units, worktops and tiling in Plots 1 & 2 phase 1 and all plots in Phase 2.

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 for guidance only, and may be subject to change as the build program progresses. Some plots are handed the other way from the floor plans shown in the marketing brochure. The site plan shows plot numbers rather than postal numbers and 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 for use as a guide only, and are subject to change and confirmation once they are build complete.

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

Postal addresses and postcodes are to be confirmed by the local authority and Royal Mail, and will vary from the plot numbers, development name and site address used for marketing purposes.

Energy Efficiency Ratings 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 on completion.

Reservation Procedure – These new homes are now available for purchase on an off-plan basis. Reservations are subject to payment of a £1,000 reservation fee, which will be used as part payment of the purchase price. 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 John Shaw FRICS, Principal Sales Agent, 5 Hawksworth Street, Ilkley, LS29 9DU. Telephone: 07392 000922. Email: john@jshawfrics.co.uk

IMPORTANT NOTE - The information contained in this price list and information sheet, the marketing brochure and all other marketing material is for general guidance only. It is important that interested parties and buyers read this price and information sheet in conjunction with the marketing brochure. 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 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 site/property as applicable. All illustrations are for identification purposes only and are not to scale. Measurements are estimated in metric and rounded to the nearest 5cm. Imperial measurements are approximate conversions. *Subject to Contract (ref JS/15/06/17).*

