

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 , house bathroom and 2 en-suites. Attached single Garage . Driveway parking and Gardens front and rear.	January/February 2018	£519,950
2	The Malhamdale - As Plot 1 above.	Ready	RESERVED
3 & 4	The Airedale - Semi-detached houses with garages	Completed	SOLD
5	End Terrace house.	Completed	SOLD
6 to 11	The Wharfedale - A 2 storey house with 3 bedrooms. Driveway parking and rear garden.	All Completed	SOLD

Phase 2 – All of 'The Airedale' design and internal layout with 3 bedrooms. Two are semi-detached with garages, four are semi-detached with parking and one is detached with a garage.

1	The Airedale - A 2 storey semi-detached house with Cloakroom WC, Living Room, Kitchen-Dining Room. 3 Bedrooms and Bathroom. Single Garage and Driveway parking. Garden to side and rear.	April 2018	£329,950
2	The Airedale : Semi-detached with parking	April 2018	£304,950
3	The Airedale : Semi-detached with parking	April 2018	£304,950
4	The Airedale : Semi-detached with parking	April 2018	£304,950
5	The Airedale : Detached with garage	March 2018	RESERVED
6	The Airedale : Semi-detached with parking	March 2018	RESERVED
7	The Airedale : Semi-detached with garage	Feb 2018	SOLD

Further Information and Viewing – Plot 2 Phase 1 (Malhamdale) is a completed view home available for viewing by appointment. The construction of Phase 2 is underway and 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 or to view please contact John Shaw FRICS, New Homes Sales Agent, Tel: 07392 000922. Email: john@jshawfrics.co.uk

Phase 3 is a proposed scheme of 23 houses on the other side of Moor Lane, on land to the north of the current phases - subject to contract and planning. A proposed site layout plan (subject to planning, contract & change) is available upon request.

Estimated build completion dates – These are estimated and are subject to confirmation and change. Build completion will depend upon when any choices are made and ordered.

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 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 0PS).

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 Airedale houses in Phase 2 have windows to their first floor bathrooms. The Airedale house type now has oak finish internal doors and an integrated washer-dryer as standard. The Airedale house type no longer has a door between the entrance area and the living room as shown on the proposed floor plan in the brochure. The Plot 2 Phase 1 view home has fitted flooring included which is not standard specification. **The Malhamdale 4 bed detached house type has an enhanced specification**, now including: under floor heating on the ground floor, Villeroy & Boch wash basins and WC's, and electrically controlled garage doors. The Plot 1 Phase 1 garage is set at an angle to the house.

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 Plot 1 Phase 1 and all remaining 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. 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/28/11/17).*

