

Snell Developments Limited

'ST JOHNS CROFT', off MAIN STREET, CONONLEY, KEIGHLEY, BD20 8JG (Satnav BD20 8LS)

Plot no.	House Type	Price
1	A 2 storey semi-detached home with Garage and gardens.	SOLD
2	As Plot 1 above.	SOLD
3	The Littondale - A 2 storey semi-detached home with Hall, WC, Kitchen-Dining Room, and Living Room. 4 Bedrooms , house bathroom and en-suite. Driveway parking and Garden to rear.	£349,950
4	As Plot 3 above.	£349,950
5	The Malhamdale - A 2 storey detached home with Hall, WC, Kitchen-Living-Dining Room, Lounge, Utility and Study/Snug. 4 Bedrooms , house bathroom and en-suites. Double Garage . Driveway parking and Gardens front and rear.	SOLD
6	As Plot 5 above	RESERVED
7	As Plot 5 above	£499,950
8	As Plot 5 above	£499,950

Further Information and Viewing – Construction is under way and the plots can be purchased on an off-plan basis. Access to the site under construction is restricted and the site can only be viewed from the site perimeter. 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 **NB Snell Developments have some completed new homes for sale and available to view on their site in Moor Lane, Addingham. A 4 bed detached at £519,950 and a 3 bed semi-detached at £299,950.**

Estimated build completion dates – Plots 1 to 4 are estimated to be build complete by October 2018 and Plots 5 to 8 by winter/March 2019. All estimated dates are subject to confirmation and change. Build completion will depend upon when any choices are made and ordered.

Directions – From the A629 Skipton Road/Keighley Road, turn off in a westerly direction towards Cononley along Cononley Lane, cross the River Aire and the Cononley Station level crossing, and the site is located a few hundred metres further along Main Street on the right-hand side. (Satnav BD20 8LS).

Specification, Design & Layout – There are separate specifications for the semi-detached and detached 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.

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.

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

Consumer Code for Home Builders – This development is operating to this code. www.consumercode.co.uk

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 confirmed by the local authority and Royal Mail, and will vary from the plot numbers 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, 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 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/11/05/18).*

