

Snell Developments Limited

'LAUREL CROFT', EMB SAY, SKIPTON, NORTH YORKSHIRE

(Satnav BD23 6RF)

Plot no.	House Type	Price
7	A 2 storey end terrace home with Hall, WC, Living Room & Kitchen-Dining Room. 3 Bedrooms and bathroom/WC. 2 Driveway parking spaces and Garden to rear.	£325,000
8	A 2 storey mid terrace home with Hall, WC, Living Room & Kitchen-Dining Room. 3 Bedrooms , house bathroom/WC. 2 Driveway parking spaces and Garden to rear.	£315,000
9	A 2 storey end terrace home with Hall, WC, Living Room & Kitchen-Dining Room. 3 Bedrooms, house bathroom and en-suite. Garage, 2 Driveway parking spaces and Garden to side and rear.	RESERVED

Further Information and Viewing – These new homes are available on an off-plan basis. Construction is starting soon so there are no houses to see at the present time. Access to the site is restricted but the site can be viewed from the perimeter fencing along Laurel Croft. For further information or to view please contact John Shaw FRICS, New Homes Sales Agent, Tel: 07392 000922. Email: john@jshawfrics.co.uk

Estimated build completion dates – Plots 7, 8 & 9 are estimated to be ready in Winter 2019. All estimated dates are subject to confirmation and change. Build completion will depend upon when any choices (if available) are made and ordered.

NB. Snell Developments are currently building 4 bedroom detached and semi-detached new homes at St Johns Croft, Cononley (BD23 8LS) where a completed property might be available for viewing by appointment – please ask for further details. They have just completed a development in Moor Lane, Addingham LS29 0PS.

Directions – From the roundabout at the top of Skipton High Street follow the A6131 in a north-easterly direction. Continue along the High Street/Skipton Road/The Bailey and after about half a mile turn left into Skipton Road. Continue along Skipton Road/East Lane/Elm Tree and at the Elm Tree Inn bear right onto Main Street. Laurel Croft is the first turning on the right (satnav BD23 6RF).

Specification, Design & Layout – The specification is 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. The site plan shows plot numbers rather than postal numbers and is for plot identification only. All boundaries and any 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. NB. The dimensions on working drawings are block wall to block wall and need to be adjusted to reflect the fitting of plaster boarding.

Plots 5 & 6 are Affordable Housing.

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 may vary from the plot numbers and site/development name/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, 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/23/04/19).*

