



Laurel Croft, Embsay, Skipton, North Yorkshire, BD23 6RF

A quality development of nine new homes set within the popular village of Embsay, close to open countryside, and convenient for the market town of Skipton and the surrounding area.





Two storey new homes with hall, WC, living room and kitchen-dining room. 3 bedrooms and bathroom/WC.

2 driveway parking spaces and garden to rear.

Plot 7 is an end town house. Price £325,000.

Plot 8 is a mid town house. Price £315,000.



Artist impression



Skipton Castle



Leeds and Liverpool Canal

Surrounded by beautiful open countryside, the very popular village of Embsay is served by a variety of local amenities including a sub post office/general store, two public houses, a well respected primary school and pre school, a church, a chapel, a village hall and a bus service. The village is home to the Embsay to Bolton Abbey Heritage steam railway.

The historic market town of Skipton is less than two miles away and provides extensive shopping and recreational facilities together with excellent secondary schooling.

FURTHER INFORMATION AND VIEWING – These new homes are available on an off-plan basis. Construction is underway but there are no completed houses to view 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
Dacre Son & Hartley, are acting as local sub-agent.

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).

Estimated build completion dates – Plots 7 & 8 are estimated to be ready in Winter 2019/20. All estimated dates are subject to confirmation and change. Build completion will depend upon when any choices (if available) are made and ordered.

SPECIFICATION – The specification is a general summary and the developer reserves the right to alter the specification as the scheme progresses. NB. Plot 7 has a window to the first floor bathroom but Plot 8 does not.

ELECTRICAL

Mains smoke detectors with battery backup
External light fittings to front & rear of property
Chrome sockets to kitchen
Shaver point – main bathroom and en-suite (where applicable)
TV points (in selected rooms)
Telephone points (in selected rooms)
Chrome down lights to kitchen, lounge and landing
Chrome bathroom down lights to house bathroom, en-suite and downstairs wc
Alarm system by Keybury alarms

EXTERNAL SPECIFICATION

Turf to rear garden
Blocked paved driveways
Indian Stone flag paths and patio
Natural stone built (new stone dyed and tumbled for reclaimed look)
Natural stone surrounds & natural stone corbels under guttering
Greys Artificial stone roof slates
Reclaimed stone garden walls built
Outside tap to rear of property
Black UPVC guttering

INTERNAL SPECIFICATION

Five inch “Taurus” style skirting boards and “Taurus” style three inch architraves
Lightly stained whitewood staircase & balustrade
Internal walls & ceilings natural calico emulsion
Internal woodwork brilliant white satinwood
Internal oak doors
Carlisle Brass “Design” lever handles on rose in chrome
Fireplace – Choice* of surround, and fire to equivalent value of Durrington Limestone 54 inch fireplace and hearth with electric fire in chrome

KITCHEN

Hacker Kitchens supplied via Arcade Kitchens at Ilkley
Choice* of Kitchen, handles and worktops
Kitchen Appliances included are integrated Fridge Freezer, Integrated dishwasher, integrated washer/dryer, double oven, gas hob and extractor

BATHROOMS & DOWNSTAIRS WC

Duravit D-code sanitaryware
Hansgrohe taps and showers
Chrome towel radiators in house bathroom & en-suite (where applicable)
Walls Half tiled in bathroom & en-suite (where applicable), fully tiled in shower areas
Floor tiled in bathroom, en-suite (where applicable) and downstairs wc
Tiling behind basin in downstairs wc
Choice* of ceramic tiling from a range

DOOR & WINDOW SPECIFICATION

Timber windows with horizontal bar design
Chrome window & door furniture
Aluminium doors to dining kitchen
External front timber door

GENERAL

10 year NHBC build warranty
Electric, gas and water services connected to the property with provision for meters to read externally
BT laid up to property but has to be made live by supplier
Gas fired central heating with radiators for space heating
NB floor coverings not included
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, and the fireplace.

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.

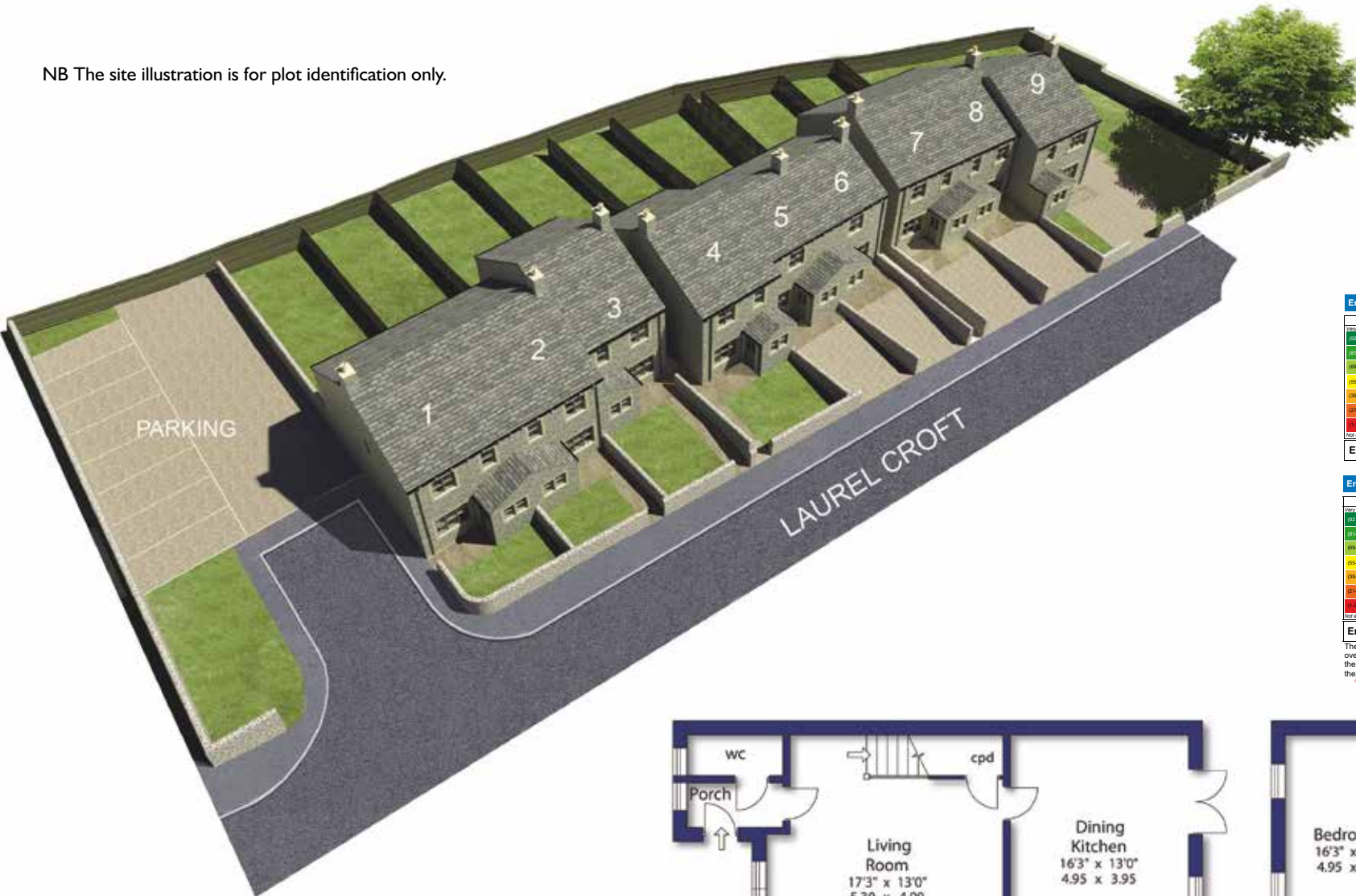
TENURE – Freehold. Solicitors to confirm all arrangements before purchase.

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 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. Reservation fees are payable to Snell Developments Limited. Reservations are subject to availability. To make a reservation please contact: John Shaw FRICS, Sales Agent. Telephone: 07392 000922. Email: john@jshawfrics.co.uk

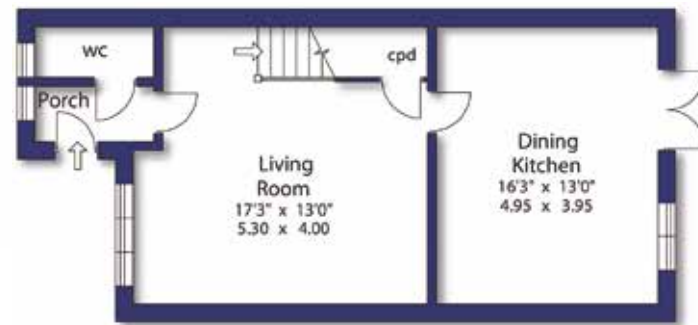
NB The site illustration is for plot identification only.



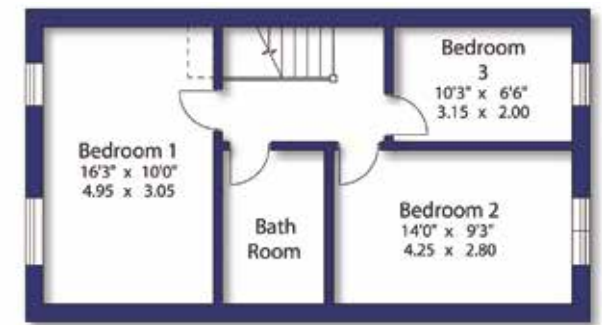
Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
	85		87
England <small>EU Directive 2002/91/EC</small>		England <small>EU Directive 2002/91/EC</small>	
Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
	84		85
England <small>EU Directive 2002/91/EC</small>		England <small>EU Directive 2002/91/EC</small>	

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills are likely to be.

The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO₂) emissions. The higher the rating the less impact it has on the environment.



Ground Floor



First Floor

NB. Plot 7 will have a window to the first floor bathroom but Plot 8 does not. Plot 7 is handed the other way round to the plan shown. The floor plan is an illustration only – not to scale

IMPORTANT NOTE - The information contained in this marketing brochure and all 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 reserve 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/25/09/19).