

Snell Developments Limited

**'ST JOHNS CROFT', off MAIN STREET, CONONLEY, North Yorkshire**

**Between Keighley and Skipton, (Satnav BD20 8LS)**

Plot no.	House Type	Price
1	A 2 storey <b>semi-detached</b> home with <b>Garage</b> and gardens.	<b>SOLD</b>
2	As Plot 1 above.	<b>SOLD</b>
3	<b>The Albury</b> - A 2 storey <b>semi-detached</b> home with Hall, WC, Kitchen-Dining Room, and Living Room. <b>4 Bedrooms</b> , house bathroom and en-suite. <b>Driveway parking</b> and Garden to rear.	<b>SOLD</b>
4	As Plot 3 above.	<b>SOLD</b>
5	As Plot 7 below below.	<b>SOLD</b>
6	As Plot 7 below below.	<b>SOLD</b>
7	<b>The Windsor</b> - A 2 storey <b>detached</b> home with Hall, WC, Kitchen-Living-Dining Room, Lounge, Utility and Study/Snug. <b>4 Bedrooms</b> , house bathroom and en-suite. <b>Double Garage</b> . Driveway parking and Gardens front and rear. Includes floor coverings.	<b>£484,950</b>
8	As Plot 7 above.	<b>SOLD</b>

**Further Information and Viewing** – Plot 3 is ready to view by appointment. Access to other parts of the site is restricted and 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](mailto:john@jshawfrics.co.uk) or Dacre Son & Hartley, 32 Sheep Street, Skipton BD23 1HX acting as local sub agent.

**Estimated build completion dates** – Plots 4 & 5 are estimated to be ready by the end March 2019 and Plots 6, 7 & 8 by July 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. In 2019 Snell Developments will be building 3 bedroom new homes in Embsay, Skipton BD23 – please register now for further details once available.**

**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. NB Semi-detached Plots 3 & 4 will now have oak staircases with glass balustrade. NB. The internal floor area of Plot 7 will be about 3sq m (34sq ft) smaller than the other Windsor detached houses and as such the overall internal width will be reduced by about 200mm (8”).

**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 7.

**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](http://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 internal floor area of Plot 7 will be about 3sq m (34sq ft) smaller than the other Windsor detached houses and as such the overall internal width will be reduced by about 200mm (8"). 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 and site/development 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](mailto: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/06/02/19).*

