

**Snell Developments Limited**

**'COBBYDALE WAY', SILSDEN, WEST YORKSHIRE BD20 0JW**

Plot	House Type		Bedrooms	Estimated dates	Prices
1	Littondale	Detached house with garage	4		Sold
2	Wharfedale	Detached house with garage	4		Sold
3	Littondale	Detached house with garage	4		Sold
4 & 5	Airedale	Semi-detached house. Parking	3		Sold
6 to 9	Airedale	Semi-detached house with garage	3		Sold
10	Wharfedale B*	Detached house with garage	4	Early Jun 2022	£550,000
11	Wharfedale B*	Detached house with garage	4		Sold STC
12	Wharfedale B	Detached house with garage	4	End Aug 2022	£550,000
13	Wharfedale B	Detached house with garage	4	End Sept 2022	£550,000

**Further Information and Viewing** – These new homes are currently available to purchase on an off-plan basis. Construction is underway but there are no completed houses to see at the present time. Access to the site is restricted and the site can only be viewed from the perimeter fencing/site access in Cobbydale Way off Daisy Hill. 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) Dacre Son & Hartley are acting as local sub-agent.

**Estimated build completion dates** – All estimated dates are subject to confirmation and change. Build completion will depend upon when any choices (if available) are made and ordered.

**Tenure – Freehold.** Cobbydale Way will be a private road to be owned by a management company which the developer will set up. All owners will be required to become part of the management company and each homeowner will be subject to an estate charge in respect of respect of the management and maintenance of the private road. Snell Developments will pay £2,500 into the management company for initial costs and expenses. Plots 9 to 13 will be accessed by way of a private drive owned and maintained by Plots 9 to 13. Details to be confirmed by solicitors before purchase.

**Reservations** – These new homes are now available for purchase on an off-plan basis. Legal completion at this stage will be subject to notice. To make a reservation please contact: John Shaw FRICS, Sales Agent. 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. These particulars do not constitute an offer or contract of sale; any prospective purchasers should satisfy themselves with an inspection of the site/property if available. All measurements are approximate and have been estimated from architects plans and are therefore subject to change and confirmation. All illustrations are for identification purposes only and are not to scale. Measurements are estimated in metric and rounded to the nearest 5cm. *Subject to Contract (ref JS/15/03/22).*