

Snell Developments Limited

'BROW TOP', CONONLEY ROAD, GLUSBURN, NORTH YORKSHIRE

(satnav BD20 8JW)

Plot no.	House Type	Anticipated dates	Price
1	Detached house with 5/6 bedrooms. Double detached garage and 2 parking spaces.	May/June 24*	£739,950
2	Detached house 5/6 bedrooms. Single integral garage and 2 parking spaces. **Flooring included**	Ready	£675,000
3	Detached house		SOLD
4	Detached house		SOLD
5	Detached house		SOLD
6	Detached house		SOLD
15	Semi-detached house with 3 bedrooms. 2 parking spaces.	June 24*	£350,000
16	Semi-detached house with 3 bedrooms. 2 parking spaces.	June 24*	£350,000
NB	All other plots are not yet released for purchase		

Viewing – Plot 2 is now ready and available to view by appointment. Plot 1 is ready for choices and fitting out. Plots 15 & 16 are available for purchase on an off-plan basis.

In the event of construction site access being permitted, health & safety requirements will apply and sturdy footwear must be worn. For further information please contact John Shaw FRICS, Sales Agent: 07392 000922 john@jshawfrics.co.uk www.jshawfrics.co.uk Dacre Son & Hartley are acting as local sub-agent.

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

Choices – Subject to early reservation, exchange of contracts and the build program, some options and choices may be available in respect of kitchen units, worktops and tiling in Plots 1, 15 & 16.

Plots 21 & 22 are indicative of possible future development (phase 2) subject to planning.

Tenure – Freehold. Access to Plots 1 to 4 will be part private drive. Solicitors to confirm full details in respect of ownership, access, boundaries and any private services before purchase.

Plots 13 & 14 and 17 to 20 are Affordable Housing. Tenure details to be confirmed.

Council Tax bands - not yet available.

AML – Proof of identification and funding will be required for all purchasers as part of the agent's due diligence checks.

IMPORTANT NOTE - The information contained in this price list and all other marketing material is for general guidance only. It is important that interested parties read this price and information sheet in conjunction with the brochure and all other marketing information. It should be noted that many of the images and pictures of the buildings, plans and surroundings are computer generated indicative illustrations only. Snell Developments Limited reserve the right to alter any part of the development, specification, site and floor plans and internal layouts as the scheme progresses. These particulars do not constitute an offer or contract of sale and any prospective purchasers should satisfy themselves with an inspection of the site/property as applicable. All measurements are approximate and have been estimated from architects plans and are therefore subject to change and confirmation. All illustrations and plans are for identification purposes only as a guide and are not to scale. Measurements are subject to adjustment for internal finishes, changes and confirmation once build complete. *Subject to Contract (ref JS/28/03/24).*