



# BROW TOP

GLUSBURN, NORTH YORKSHIRE

A luxury development of stone built detached and semi-detached family homes of high quality, design and specification. The site occupies a lovely rural position with fantastic views down the valley and is perfectly located close to amenities and beautiful open countryside

## THE AREA

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Glusburn is convenient for daily commuting to many of the areas towns and cities including the historic town of Skipton (5 Miles) which offers a broad range of shopping and recreational facilities, Ilkley, Bradford, Leeds and others via the M65 at Colne. The nearest railway station is a mile away in the village of Cononley. Brow Top has fantastic views down the valley and its location lends itself to a good choice of schools in four of the neighbouring villages. Crosshills is just half a mile away and boasts a good selection of shops and amenities.



NB. Site illustration for plot identification only.



# SITE PLAN



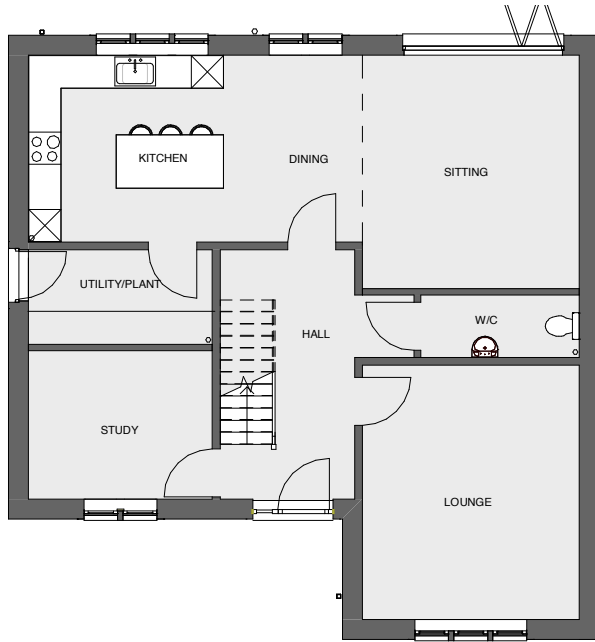
NB. This site layout plan is intended as an illustration for plot identification only. The plan is as proposed at the time of going to print, however Snell Developments Ltd reserve the right to change the layout during the course of the development. The plan shall not form part of any contract. Not to scale. Boundaries and landscaping to be confirmed.

## PLOT 1

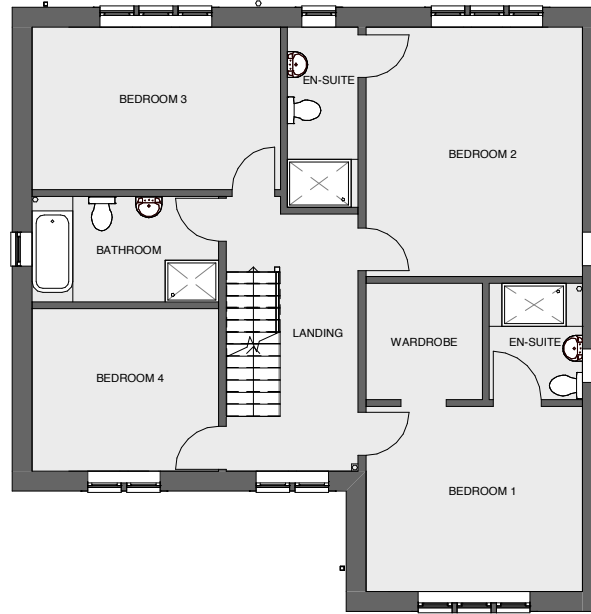
A detached home with accommodation over 3 floors: Hall, WC, lounge, study, kitchen-dining-sitting room and utility. Landing, 4 bedrooms, one with walk-in wardrobe and en-suite, house bathroom. Landing, storage, bedroom 5 with en-suite and bedroom 6/leisure room. Garden, detached double garage and parking.



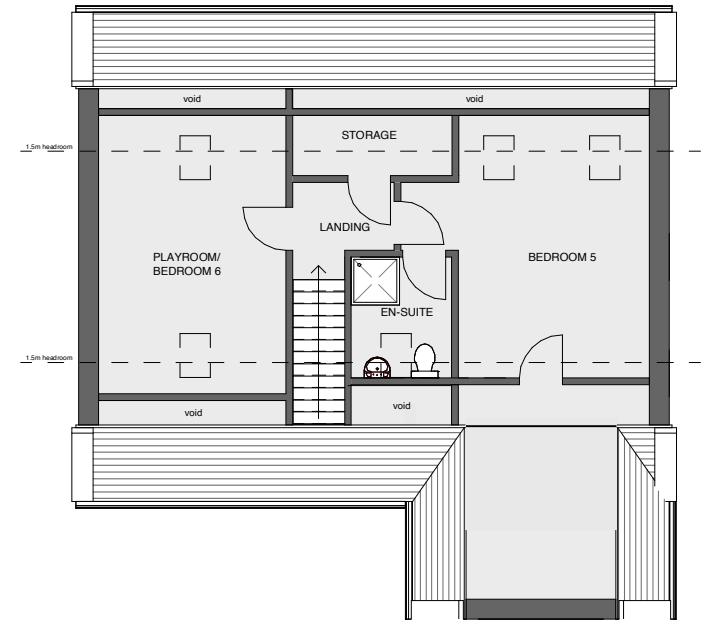
# PLOT 1 - FLOORPLANS



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

GROUND FLOOR:	FIRST FLOOR:	SECOND FLOOR:
Kitchen/Dining: 6.25 x 3.50m	Bedroom 1: 4.00 x 3.45m	(min 1.5m headroom)
Sitting: 4.00 x 4.40m	Bedroom 2: 4.00 x 4.60m	Bedroom 5: 3.50 x 3.95m
Lounge: 4.75 x 4.00m	Bedroom 3: 4.65 x 3.40m	Playroom/
Study: 3.40 x 2.75m	Bedroom 4: 3.50 x 3.00m	Bedroom 6: 3.50 x 3.95m
Utility: 3.40 x 1.75m	Bathroom: 3.50 x 2.00m	

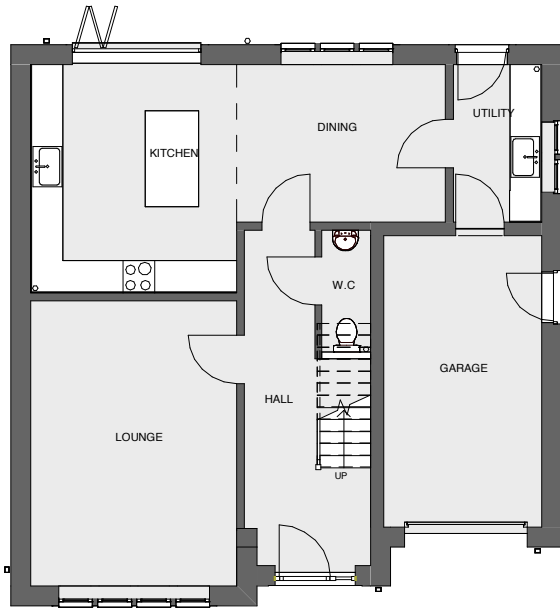
The floor plans are intended as a guide and for illustrative purposes only. The room dimensions are estimated from the architects plans and are subject to confirmation and change.

## PLOT 2

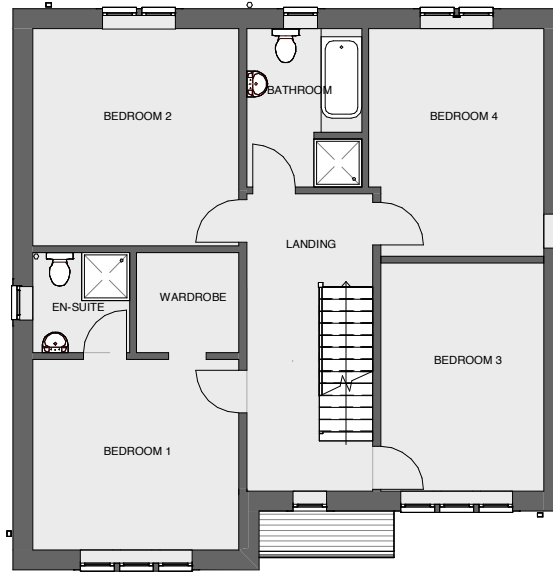
A detached home with accommodation over 3 floors: Hall, WC, lounge, kitchen-dining room and utility. Landing, 4 bedrooms, one with walk-in wardrobe and en-suite, house bathroom. Landing, bedroom 5, bathroom and bedroom 6/leisure room with storage. Garden, integral single garage and parking.



# PLOT 2 - FLOORPLANS



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

GROUND FLOOR:		FIRST FLOOR:		SECOND FLOOR:	
Kitchen:	3.85 x 4.27m	Bedroom 1:	3.85 x 3.55m	(min 1.5m headroom)	
Dining:	3.90 x 2.95m	Bedroom 2:	3.85 x 4.00m	Bedroom 5:	3.10 x 4.10m
Lounge:	3.85 x 5.33m	Bedroom 3:	3.00 x 4.25m	Playroom/	
Utility:	1.65 x 2.95m	Bedroom 4:	3.28 x 4.25m	Bedroom 6:	3.88 x 4.10m
Garage:	2.95 x 5.45m	Bathroom:	2.15 x 3.00m		

The floor plans are intended as a guide and for illustrative purposes only. The room dimensions are estimated from the architects plans and are subject to confirmation and change.

# SPECIFICATION - PLOTS 1 & 2

## ELECTRICAL

- Mains smoke detectors with battery backup
- External light fittings to front & rear of property
- Chrome sockets to kitchen, lounge, study, hall, and landings
- Shaver point – main bathroom and en-suites
- TV points (in selected rooms)
- Master BT point
- Chrome down lights to kitchen, lounge, hall and landings
- Chrome bathroom down lights to house bathroom, en-suites 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. Stone has been dyed & tumbled for authentic effect.
- Natural stone surrounds & natural stone corbels under guttering
- Greys Artificial stone roof slates
- Natural sawn stone kneelers and roof copings

- Reclaimed stone garden walls built
- Outside tap to garage and rear of property
- Black UPVC guttering

## INTERNAL SPECIFICATION

- 125mm “Taurus” style MDF skirting boards and 75mm “Taurus” style MDF architraves
- Oak Staircases with glass balustrade
- Internal walls & ceilings a light grey emulsion
- Internal woodwork brilliant white satinwood
- Internal oak doors
- Carlisle Brass “Design” lever handles on rose in chrome

## KITCHEN & UTILITY

- Choice of Kitchen (supplier/manufacturer to be confirmed)
- Bosch Appliances (or similar quality brand) included are integrated Fridge Freezer, Integrated dishwasher, double oven, electric hob and extractor
- Choice of doors, handles and quartz worktops for kitchen
- Utility room with units and laminate worktop including plumbing for washing machine
- Kitchen/dining floor to be tiled

## BATHROOMS & DOWNSTAIRS WC

- Duravit D-code sanitaryware
- Hansgrohe taps and showers
- Chrome towel radiators in house bathroom & en-suites
- Walls half tiled in bathroom & en-suites, fully tiled in shower areas
- Floor tiled in bathroom, en-suites and downstairs WC
- Tiling behind basin in downstairs WC
- Choice of ceramic tiling from a range

## DOOR & WINDOW SPECIFICATION

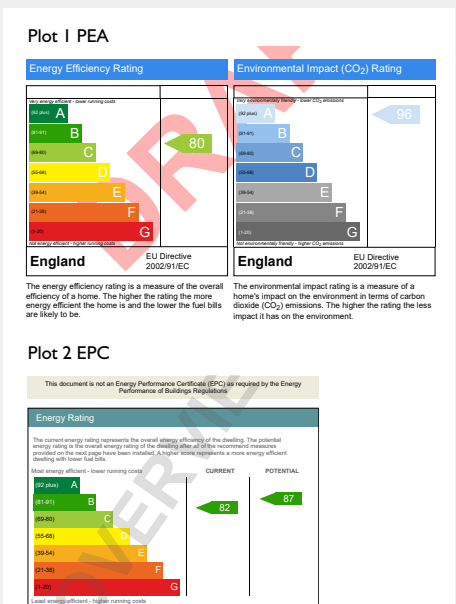
- White UPVC windows with horizontal bar design
- Chrome window & door furniture
- Grey aluminium bifold doors to dining/kitchen
- External doors to be grey composite

## GENERAL

- 10 year NHBC build warranty
- Electric and water services connected to the property with provision for meters to read externally.
- BT fibre to premises (FTTP) laid up to property but has to be made live by customers supplier

- Air Source heat pump
- Under floor heating to downstairs and radiators upstairs. Towel warmers to bathrooms
- Garage with electric door, electric double socket and water supply
- EV charging point

NB floor coverings not included unless stated above





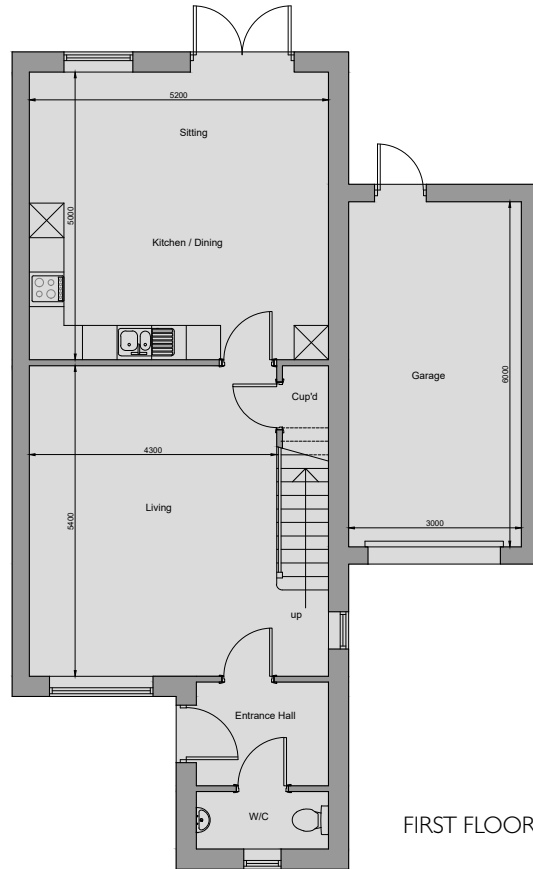
## PLOTS 10, 11 & 12

Semi-detached homes with accommodation over 2 floors: Hall, WC, living room and kitchen dining room. Landing, 4 bedrooms, one with ensuite & house bathroom. Garden, single garage and parking.

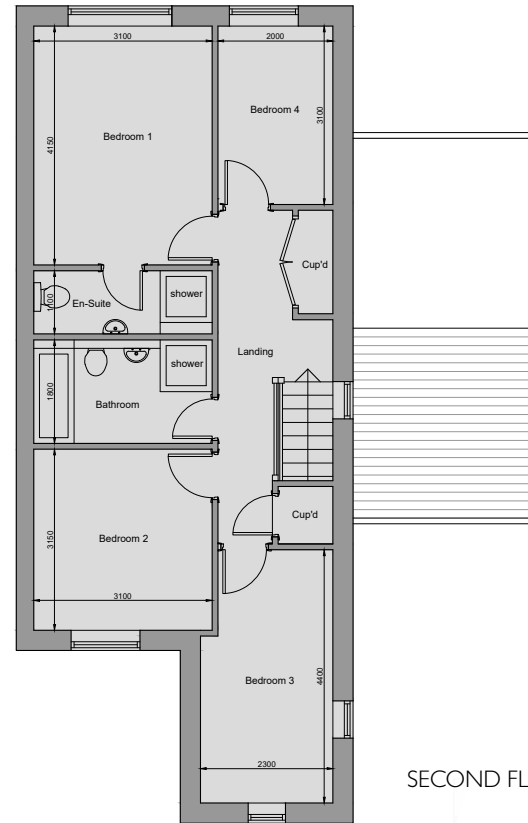


NB.CGI illustration as a guide only.

# PLOTS 10, 11 & 12 - FLOORPLANS



FIRST FLOOR



SECOND FLOOR

## GROUND FLOOR:

Kitchen/Dining: 5.20 x 5.00m  
 Lounge: 5.40 x 4.30m  
 Garage: 6.00 x 3.00m

## FIRST FLOOR:

Bedroom 1: 4.15 x 3.10m  
 Bedroom 2: 3.15 x 3.10m  
 Bedroom 3: 4.40 x 2.30m max  
 Bedroom 4: 3.10 x 2.00m

The floor plans are intended as a guide and for illustrative purposes only. The room dimensions are estimated from the architects plans and are subject to confirmation and change.

# SPECIFICATION - PLOTS 10, 11 & 12

## ELECTRICAL

- Mains smoke detectors with battery backup
- External light fittings to front & rear of property
- Chrome sockets to kitchen, lounge, hall and landing
- Shaver point – main bathroom and en-suite
- TV points (in selected rooms)
- Master BT point
- Chrome down lights to kitchen, lounge, hall 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 driveway
- Indian Stone flagged paths and patio
- Natural stone built. Stone has been dyed & tumbled for authentic effect.
- Natural stone surrounds & natural stone corbels under guttering
- Greys Artificial stone roof slates
- Reclaimed stone garden walls built to frontage

- Outside tap to garage and rear of property
- Black UPVC guttering

## INTERNAL SPECIFICATION

- 125mm “Taurus” style MDF skirting boards and 75mm “Taurus” style MDF architraves
- Oak Staircase with glass balustrade
- Internal walls & ceilings a light grey emulsion
- Internal woodwork brilliant white satinwood
- Internal oak doors
- Carlisle Brass “Design” lever handles on rose in chrome

## KITCHEN & UTILITY

- Choice of Kitchen (supplier/ manufacturer to be confirmed)
- Neff Appliances (or similar quality brand) included are integrated Fridge Freezer, Integrated dishwasher, Integrated washer dryer, double oven, electric hob and extractor
- Choice of doors, handles and quartz worktops for kitchen

## BATHROOMS & DOWNSTAIRS WC

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

## DOOR & WINDOW SPECIFICATION

- White UPVC windows with horizontal bar design
- Chrome window & door furniture
- External doors to be grey composite

## GENERAL

- 10 year NHBC build warranty
- Electric and water services connected to the property with provision for meters to read externally.
- BT fibre to premises (FTTP) laid up to property but has to be made live by customers supplier
- Air Source heat pump
- Radiators throughout and towel warmers to bathrooms
- Garage with electric door, electric double socket and water supply

NB floor coverings not included unless stated above

Plots 10, 11 & 12



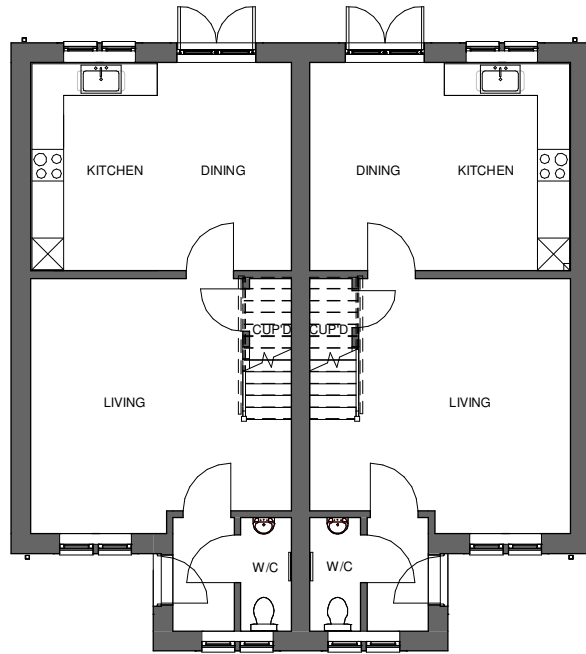
## PLOT 15 & 16

Semi-detached homes with accommodation over 2 floors: Hall, WC, living room and kitchen-dining room. Landing, 3 bedrooms, one with en-suite, house bathroom. Garden and parking.

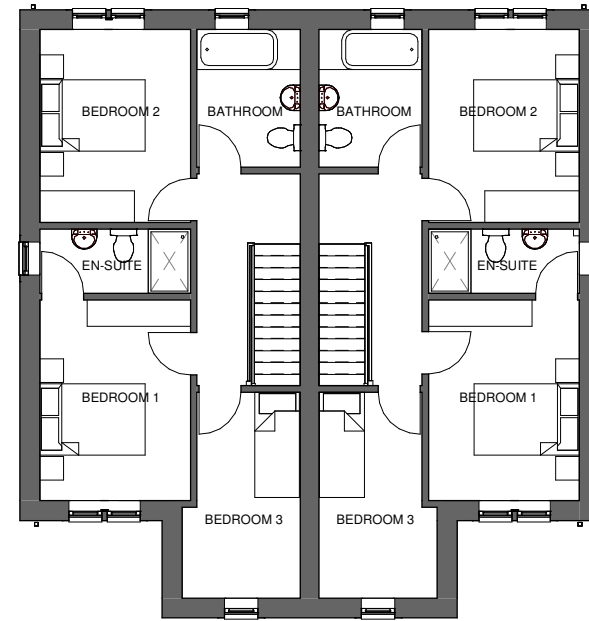


NB. CGI illustration as a guide only.

# PLOT 15 & 16 - FLOORPLANS



GROUND FLOOR



FIRST FLOOR

## GROUND FLOOR:

Kitchen/Dining: 5.00 x 4.00m  
Lounge: 4.10 x 4.90m

## FIRST FLOOR:

Bedroom 1: 2.90 x 3.85m  
Bedroom 2: 2.90 x 3.70m  
Bedroom 3: 2.30 x 3.95m  
Bathroom: 2.00 x 2.65m

The floor plans are intended as a guide and for illustrative purposes only. The room dimensions are estimated from the architects plans and are subject to confirmation and change.

# SPECIFICATION - PLOT 15 & 16

## 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
- TV points (in selected rooms)
- Master BT point
- 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 driveway
- Indian Stone flagged paths and patio
- Natural stone built. Stone has been dyed & tumbled for authentic effect.
- Natural stone surrounds
- Breedon flat anthracite roof tiles
- Outside tap to rear of property
- Black UPVC guttering

## INTERNAL SPECIFICATION

- 125mm “Taurus” style MDF skirting boards and 75mm “Taurus” style MDF architraves
- Lightly stained white wood staircase, balustrade and spindles
- Internal walls & ceilings a light grey emulsion
- Internal woodwork brilliant white satinwood
- Internal oak doors
- Carlisle Brass “Design” lever handles on rose in chrome

## KITCHEN & UTILITY

- Choice of Kitchen (supplier/manufacturer to be confirmed)
- Bosch Appliances (or similar quality brand) included are integrated Fridge Freezer, Integrated dishwasher, Integrated washer dryer, double oven, electric hob and extractor
- Choice of doors, handles and laminate worktops for kitchen

## BATHROOMS & DOWNSTAIRS WC

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

## DOOR & WINDOW SPECIFICATION

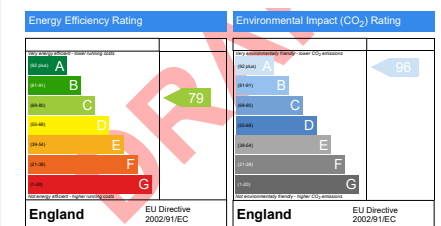
- White UPVC windows with horizontal bar design
- Chrome window & door furniture
- UPVC French doors to dining/kitchen
- External doors to be Pearl Grey composite

## GENERAL

- 10 year NHBC build warranty
- Electric and water services connected to the property with provision for meters to read externally.
- BT fibre to premises (FTTP) laid up to property but has to be made live by customers supplier
- Air Source heat pump
- Radiators throughout and towel warmers to bathrooms

NB floor coverings not included unless stated above

Plots 15 & 16



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 (CO<sub>2</sub>) emissions. The higher the rating the less impact it has on the environment.

# GENERAL NOTES

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**Specification** - The proposed specification is as summaries on the specification schedules. The specifications are a general summary and the developer reserves the right to alter the specification as the scheme progresses. NB. No wardrobes included. Walk-in wardrobes will not be fitted out. Indicative only on plans.

**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](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 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. Plots and garage attachment is as per the site layout plan. Plots are handed so may be different to the images and floor plans shown.

**Postal addresses and postcodes**  
Craven District Council advised that the official address will be Brow Top Close, Glusburn, Keighley, BD20 8FY. The plot numbers, site/development address and satnav postcode used for marketing purposes will vary from the postal addresses. Royal Mail will have the properties listed as Not Yet Built until completed and as such many databases will not yet show the official addresses.

**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** - 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 initially will be subject to notice but nearer to build completion a fixed date may be available. 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](mailto:john@jshawfrics.co.uk)

#### **Further Information and Viewing –**

Please contact: John Shaw FRICS, New Homes Sales Agent.

Tel: **07392 000922.**

Email: [john@jshawfrics.co.uk](mailto:john@jshawfrics.co.uk)  
[www.jshawfrics.co.uk](http://www.jshawfrics.co.uk)

**Directions** - From Main Street, Cross Hills travel west along the A6068 towards Glusburn. At the roundabout by the police station turn right into Wheatlands Lane. At the next T junction turn left onto Park Road until the first right hand turning into Cononley Road where the site is on your right-hand side (Satnav BD20 8JW).



In recent years, Snell Developments have completed high quality homes at St Johns Croft, Cononley, Lumb Mill Farm, Glusburn and Cobbydale Way, Silsden.



The Snell Family have been undertaking housing developments for over 40 years and have earned a reputation for the high quality of their homes. They oversee every detail from design to the finished product. They pride themselves on the homes they develop and believe their superior finish and specification makes them stand out from their competitors. They have undertaken numerous developments around the area. Their developments are traditional in style to harmonise with the surroundings whilst providing spacious interiors, offering contemporary design and specification. For a 4th year (2017/2018/2020/2022) they have been awarded the prestigious NHBC Pride in the Job Quality Award.



**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. Subject to Contract (ref JS/30/04/24).

