

## Snell Developments Limited

**'BROW TOP', CONONLEY ROAD, GLUSBURN, NORTH YORKSHIRE (satnav BD20 8JW)**

Plot no.	House Type	Estimated dates	Price
1	Detached house		SOLD
2	<b>Detached house with 5/6 bedrooms. Single integral garage and 2 parking spaces. <i>**Flooring included**</i></b>	<b>Ready</b>	<b>£599,950</b>
3	Detached house		SOLD
4	Detached house		SOLD
5	Detached house		SOLD
6	Detached house		SOLD
9	Semi-detached house with 3 bedrooms. 3 parking spaces	Mar 25*	Reserved/SSTC
10	<b>Semi-detached house with 4 bedrooms. Garage &amp; parking</b>	<b>Mar 25*</b>	<b>£450,000</b>
11	Semi-detached house with 4 bedrooms. Garage & parking	Jan 25*	Reserved/SSTC
12	Semi-detached house with 4 bedrooms. Garage & parking	Nov 24*	Reserved/SSTC
15	Semi-detached house		SOLD
16	Semi-detached house with 3 bedrooms and parking <i>*Flooring included*</i>	Ready	Reserved/SSTC
NB	All other plots are not yet released for purchase – please register your interest		

**Viewing – Plots 2, 12 & 16 are available to view by appointment.** In the event of access being permitted to other parts of the construction site, 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](mailto:john@jshawfrics.co.uk) [www.jshawfrics.co.uk](http://www.jshawfrics.co.uk)  
Dacre Son & Hartley are acting as local sub-agent.

**Estimated 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 9 & 10.

**Plots 7 & 8 and 21 & 22** - construction is due to start in 2025. Register your interest now.

**Tenure** – Freehold. Access to Plots 1 to 4 will be part private drive. For Plots 7 to 12 owners will belong to a management company in respect of the part private drive and drainage. 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 proposed as 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/28/10/24).*