

Snell Developments Limited

'BROW TOP', CONONLEY ROAD, GLUSBURN, NORTH YORKSHIRE BD20 8FY

Plot no.	House Type	Estimated dates	Price
1	Detached house		SOLD
2	Detached house with 5/6 bedrooms. Single integral garage and 2 parking spaces. **Flooring included**	Ready	Reserved/SSTC
3 to 6	Detached houses		SOLD
7	Detached house with 4/6 bedrooms. Garage & parking	September 2025	£749,950
8	Detached house with 4/6 bedrooms. Garage & parking	September 2025	£729,950
9	Semi-detached house		SOLD
10	Semi-detached house with 4 bedrooms. Garage & parking	May 2025*	£450,000
11 & 12	Semi-detached houses		SOLD
13	Semi-detached house with 1 bedroom and parking	June 2025*	£214,950
14	Semi-detached house with 1 bedroom and parking	June 2025*	£214,950
15 & 16	Semi-detached houses		SOLD
17	Semi-detached house with 2 bedrooms and parking	August 2025*	£264,950
18	Semi-detached house with 2 bedrooms and parking	August 2025*	£249,950
21	Detached house with 4 bedrooms. Garage & parking	October 2025*	£749,950
22	Detached house with 4 bedrooms. Garage & parking	October 2025*	£749,950

Viewing – Plots 2 & 10 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 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 the kitchen units, worktops and tiling in some plots.

Tenure – Freehold. Access to Plots 1 to 4, 14 and 17 to 22 will be part private drive. For Plots 7 to 14 and 21 & 22, owners will belong to a management company in respect of the part private drive and/or private drainage. Solicitors to confirm full details in respect of ownership, access, boundaries and any private services before purchase.

Plots 17 & 18 – NB. The parking/garden layout is subject to planning.

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/25/04/25).*