



# BROW TOP

GLUSBURN, NORTH YORKSHIRE

A luxury development of stone built detached and semi-detached 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

---

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.

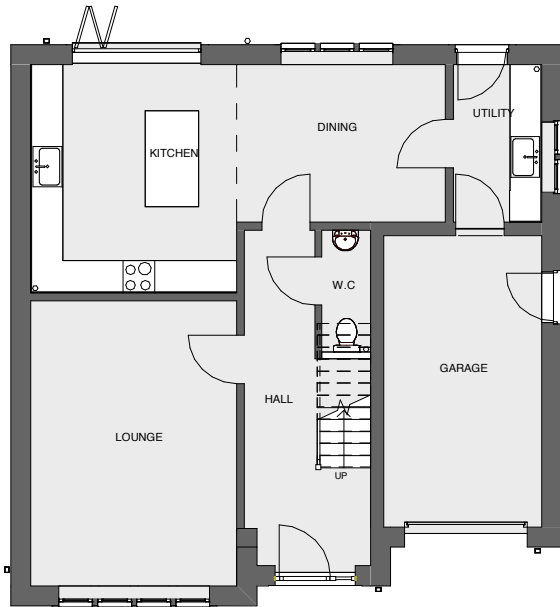


## PLOT 2

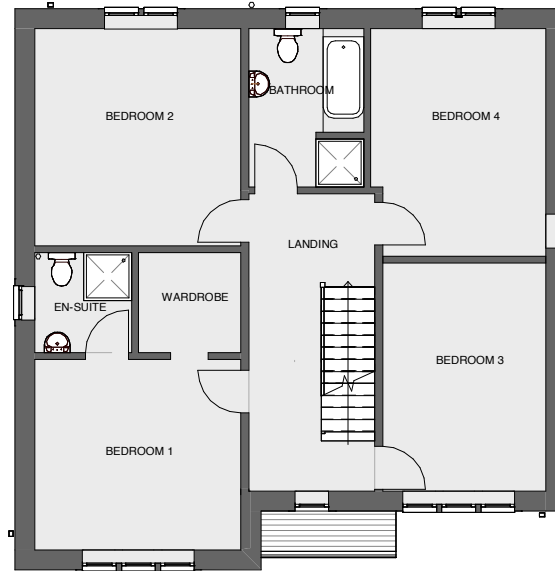
A detached home with accommodation over 3 floors: Hall, WC, lounge, kitchen-dining room and utility. Landing, 4 bedrooms, one with walk-in wardrobe and en-suite, house bathroom. Landing, bedroom 5, bathroom and bedroom 6/leisure room with storage. Garden, integral single garage and parking.



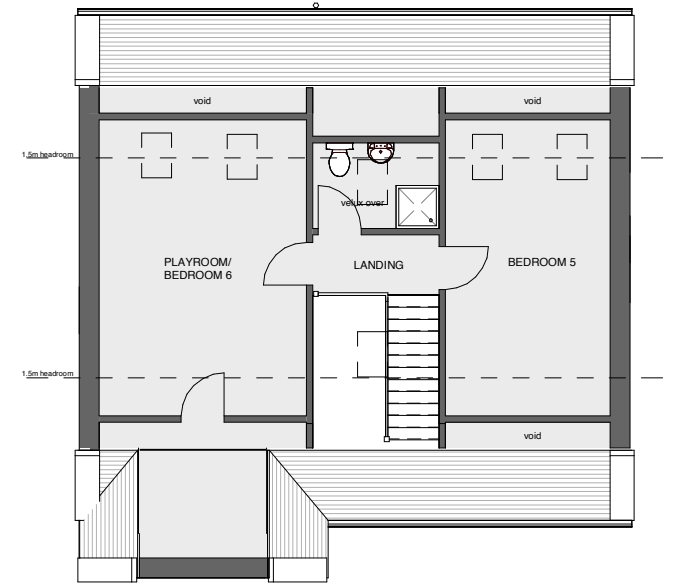
## PLOT 2 - FLOORPLANS



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

### GROUND FLOOR:

|          |              |
|----------|--------------|
| Kitchen: | 3.85 x 4.27m |
| Dining:  | 3.90 x 2.95m |
| Lounge:  | 3.85 x 5.33m |
| Utility: | 1.65 x 2.95m |
| Garage:  | 2.95 x 5.45m |

### FIRST FLOOR:

|            |              |
|------------|--------------|
| Bedroom 1: | 3.85 x 3.55m |
| Bedroom 2: | 3.85 x 4.00m |
| Bedroom 3: | 3.00 x 4.25m |
| Bedroom 4: | 3.28 x 4.25m |
| Bathroom:  | 2.15 x 3.00m |

### SECOND FLOOR:

|                     |              |
|---------------------|--------------|
| (min 1.5m headroom) |              |
| Bedroom 5:          | 3.10 x 4.10m |
| Playroom/           |              |
| Bedroom 6:          | 3.88 x 4.10m |

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.



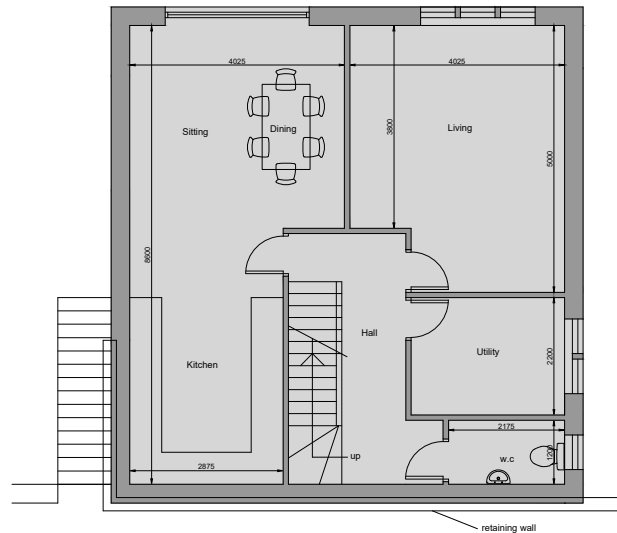
## PLOTS 7 & 8

Detached homes with accommodation over 3 floors: Lower ground floor – hall, living room, kitchen-dining room, utility, WC. Upper ground floor - Hall, 3 bedrooms, house bathroom, ensuite, study/bed 5.  
First floor – landing, bedroom 4, games room/bed 6. Garden, single garage and parking.

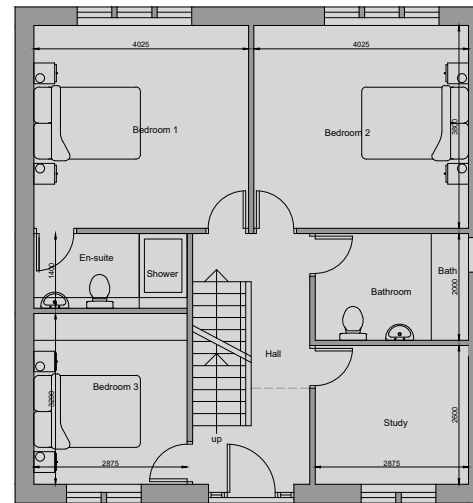


NB.CGI illustration as a guide only.

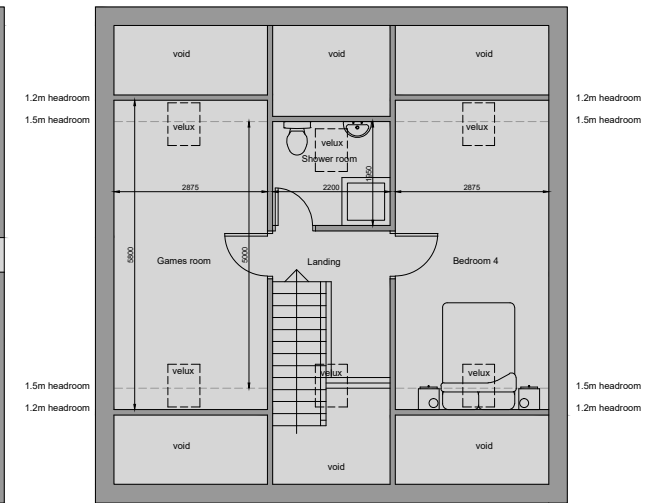
# PLOTS 7 & 8 – FLOORPLANS



LOWER GROUND FLOOR



UPPER GROUND FLOOR



FIRST FLOOR

## LOWER GROUND FLOOR:

Kitchen/Dining room: 8.60 max x 2.87m  
(kitchen) / 4.00m (dining)  
Living room: 5.00 max x 4.00m  
Utility  
WC

## UPPER GROUND FLOOR:

Bedroom 1: 4.00 x 3.80m  
Ensuite Shower/WC  
Bedroom 2: 4.00 x 3.80m  
Bedroom 3: 3.20 x 2.87m  
Study: 2.87 x 2.60m  
Bathroom/WC

## FIRST FLOOR (sloping ceilings):

Bedroom 4: 5.00m (@ 1.5m high) x 2.87m  
Games room/bed 6: 5.00m (@ 1.5m high) x 2.87m  
Shower room/WC

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. There are no wardrobes included in the bedrooms.



## PLOT 10

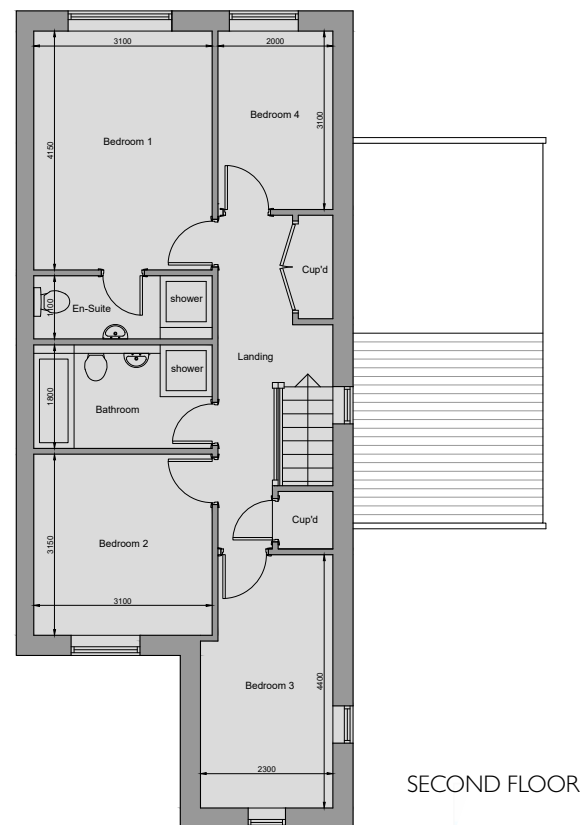
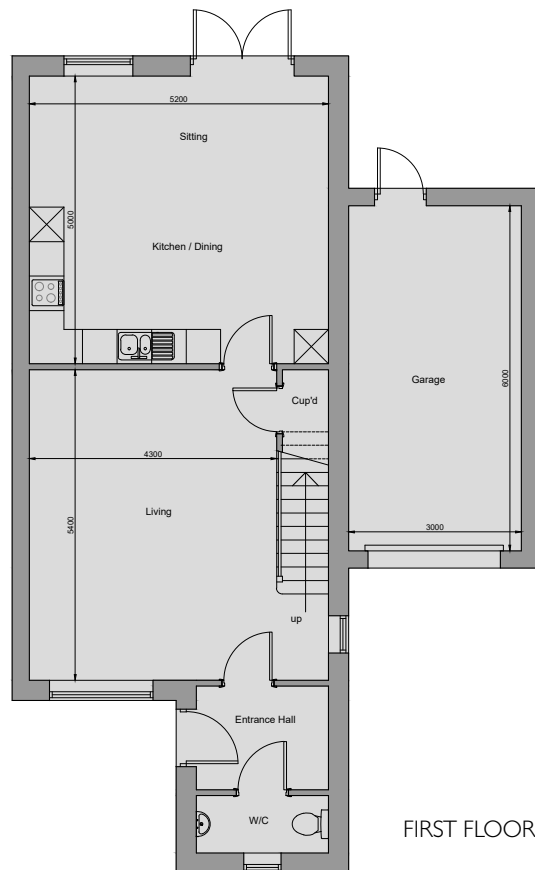
Semi-detached homes with accommodation over 2 floors: Hall, WC, living room and kitchen dining room. Landing, 4 bedrooms, one with ensuite & house bathroom. Garden, single garage and parking.



NB.CGI illustration as a guide only.



# PLOT 10 FLOORPLAN



## 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

## PLOTS 17 & 18

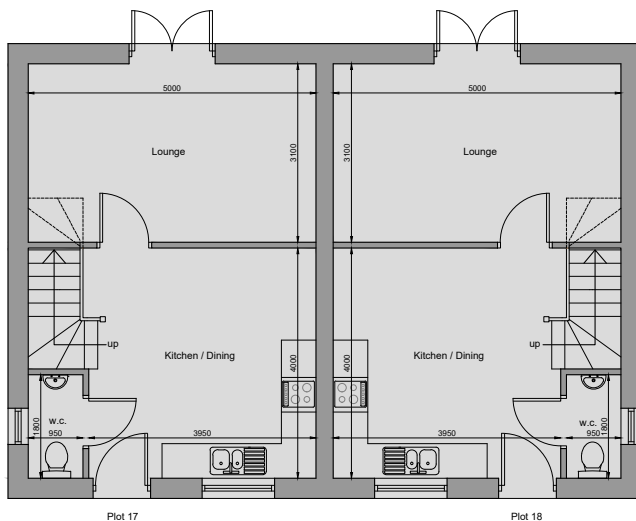
Semi-detached homes with accommodation over 2 floors: Lounge, kitchen-dining room and WC. Landing, 2 bedrooms and bathroom. Garden/Patio\* and parking.



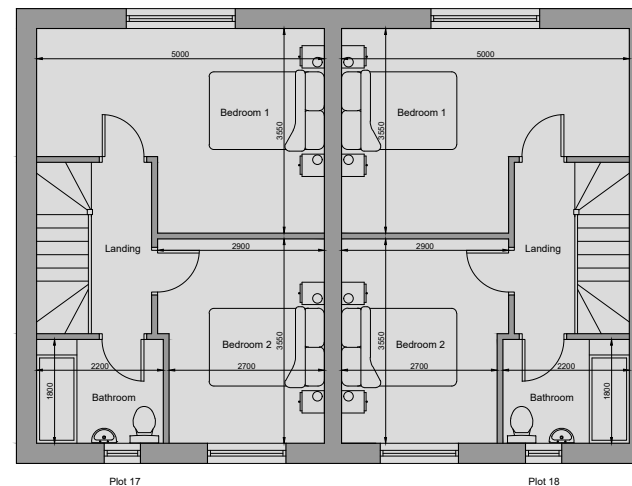
NB.CGI illustration as a guide only.



# PLOTS 17 & 18 – FLOORPLANS



LOWER GROUND FLOOR



FIRST FLOOR

## GROUND FLOOR:

Lounge: 5.00 x 3.10m  
 Kitchen/Dining: 4.00 x 3.95m  
 WC

## FIRST FLOOR:

Bedroom 1: 5.00 x 3.55m max  
 Bedroom 2: 3.55 x 2.90m max  
 Bathroom/WC: 2.20 x 1.80m

NB. 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. There are no wardrobes included in the bedrooms.

## PLOTS 19 & 20

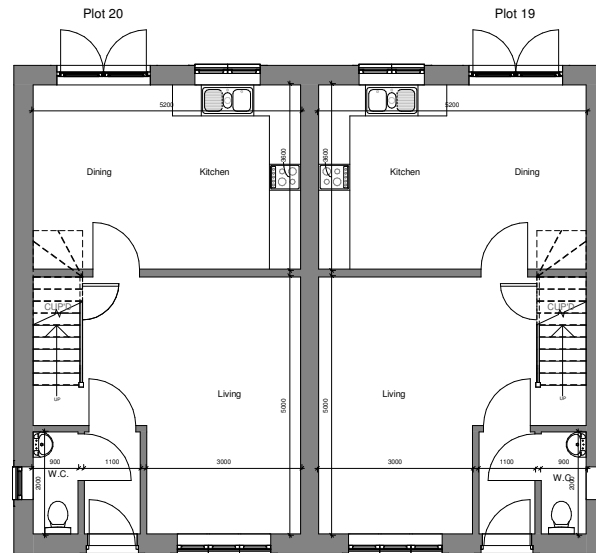
Semi-detached homes with accommodation over 2 floors: Lounge, kitchen-dining room and WC.  
Landing, 3 bedrooms and bathroom. Garden and parking.



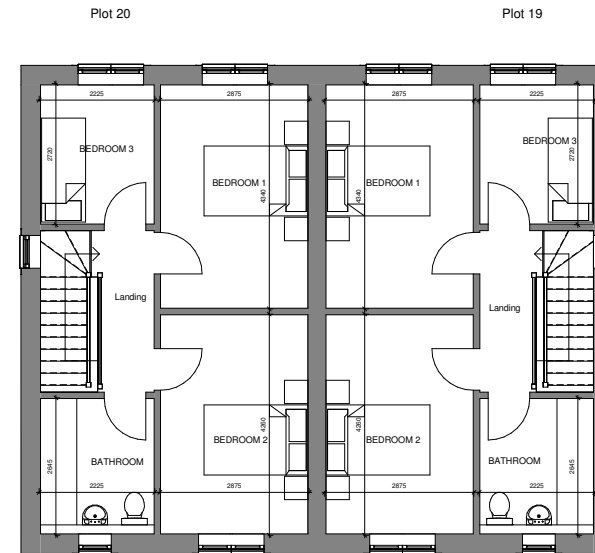
NB. CGI illustration as a guide only.



# PLOTS 19 & 20 – FLOORPLANS



GROUND FLOOR



FIRST FLOOR

## GROUND FLOOR:

Kitchen/Dining: 5.20 x 3.60m  
Lounge: 5.00 x 3.00m min / 5.20m max.  
WC

## FIRST FLOOR:

Bedroom 1: 4.34 x 2.87m  
Bedroom 2: 4.25 x 2.87m  
Bedroom 3: 2.70 x 2.22m  
Bathroom/WC

NB. 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. There are no wardrobes included in the bedrooms.

## PLOTS 21 & 22

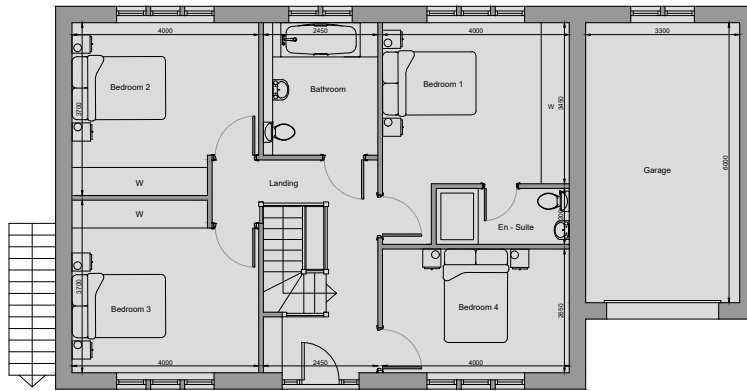
Detached homes with accommodation over 2 floors: Lower ground floor – Hall, WC, living room, open plan kitchen-dining-sitting room, utility, WC. Ground floor – Hall/landing, 4 bedrooms, house bathroom, ensuite. Garden, single garage and parking.



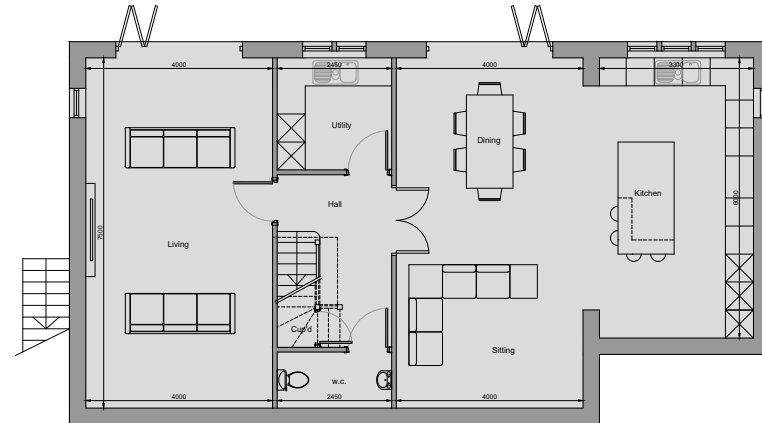
NB.CGI illustration as a guide only.



# PLOTS 21 & 22 – FLOORPLANS



LOWER GROUND FLOOR



GROUND FLOOR

## LOWER GROUND FLOOR:

Hall  
WC  
Living room 7.50 x 4.00m  
Sitting/Dining room: 7.50 x 4.00m  
Kitchen: 6.00 x 3.30m  
Utility

## GROUND FLOOR:

Hall/landing  
Bedroom 1: 4.00 x 3.45m  
Ensuite shower/WC  
Bedroom 2: 4.00 max x 3.70m max  
Bedroom 3: 4.00 max x 3.70m max  
Bedroom 4: 4.00 x 2.65m  
Bathroom/WC

# SPECIFICATION – PLOTS 2, 7, 8, 21 & 22

## 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
- 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

- Hacker kitchens supplied by Arcade Kitchens of Ilkley
- 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

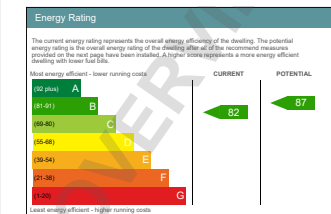
- 10 year NHBC build warranty
- Electric and water services connected to the property with provision for meters to read externally.
- BT fibre to premises (FTTP) laid up to property but has to be made live by customers supplier
- Air Source heat pump
- Under floor heating to downstairs and radiators 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 7 & 8 PEAs



Plot 2 EPC



Plot 21 PEAs



Plot 22 PEAs





# SPECIFICATION PLOT 10

## 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

- Hacker kitchen supplied by Arcade Kitchens of Ilkley
- 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
- EV charging point

NB floor coverings not included unless stated above

NB. General summary of proposed specification

Plot 10 PEA



# SPECIFICATION PLOTS 13 & 14 AND 17 & 18

## ELECTRICAL

- Mains smoke detectors with battery backup
- External light fittings to front & rear of property
- Chrome sockets to kitchen
- Shaver point – bathroom
- TV points (in selected rooms)
- Master BT point
- Chrome down lights to kitchen, lounge and landing
- Chrome bathroom down lights bathroom 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
- Greys Artificial stone slates
- Outside tap to rear of property
- Black UPVC guttering

## INTERNAL SPECIFICATION

- 125mm “Taurus” style MDF skirting boards and 75mm “Taurus” style MDF architraves
- Softwood staircase
- 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

- Hacker kitchens supplied by Arcade Kitchens of Ilkley
- Bosch Appliances (or similar quality brand) included are integrated Fridge Freezer, Integrated dishwasher, Integrated washer dryer, oven, electric hob and extractor
- Choice of doors, handles and laminate worktops for kitchen

## BATHROOM & DOWNSTAIRS WC

- Duravit D-code sanitaryware
- Hansgrohe taps and showers
- Towel radiators in bathroom
- Walls half tiled in bathroom, fully tiled in shower areas
- Floor tiled in bathroom 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 front doors to be Pearl Grey composite

## GENERAL

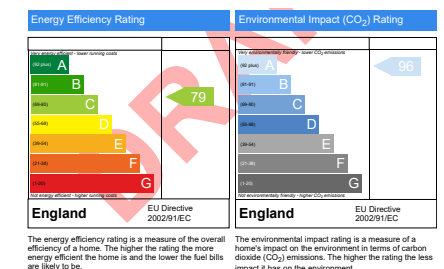
- 10 year NHBC build warranty
- Electric and water services connected

to the property with provision for meters to read externally.

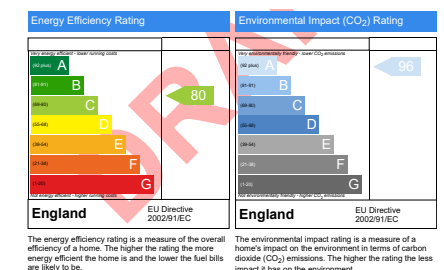
- BT fibre to premises (FTTP) laid up to property but has to be made live by customers supplier
- Air Source heat pump
- Radiators throughout and towel warmers to bathroom
- EV charging point

NB floor coverings not included unless stated above.

PEAs to Plots 13, 14 & 17



Plot 18 PEA





# SPECIFICATION – PLOTS 19 & 20

## ELECTRICAL

- Mains smoke detectors with battery backup
- External light fittings to front & rear of property
- Chrome sockets to kitchen
- Shaver point – bathroom
- TV points (in selected rooms)
- Master BT point
- Chrome down lights to kitchen, lounge and landing
- Chrome bathroom down lights bathroom 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
- Greys Artificial stone slates
- Outside tap to 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

- Hacker kitchens supplied by Arcade Kitchens of Ilkley
- 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

## BATHROOM & DOWNSTAIRS WC

- Duravit D-code sanitaryware
- Hansgrohe taps and showers
- Towel radiators in bathroom
- Walls half tiled in bathroom, fully tiled in shower areas
- Floor tiled in bathroom 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 front 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 bathroom
- EV charging point

NB floor coverings not included unless stated above.

Plot 19 PEA



Plot 20 PEA



# GENERAL NOTES

---

**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/08.07.25).

