

'ORCHARD FIELDS', off York Road, KNARESBOROUGH,
NORTH YORKSHIRE, HG5 0YT (SatNav HG5 0SP)

| Plot no. | House Type | Price |
|----------|---|-------------|
| 1 | Riverslea – Construction of a new detached house. | SOLD |
| 2 | As Plot 3 below. | SOLD |
| 3 | Lilac House - A two storey semi-detached house with hall, sitting room, kitchen-dining room (currently open plan but dividing wall option - see specification notes below), utility and WC. 3 bedrooms , house bathroom and en-suite shower room. Front garden, driveway parking, garage and rear garden. | SOLD |
| 4 | Cherry Tree House - A detached house with hall, lounge, sitting room, kitchen-dining room, utility and WC. First floor - 4 bedrooms , house bathroom and en-suite to master bedroom. Second floor – Bedroom 5 and en-suite. Front garden, driveway parking, garage and rear garden. | SOLD |
| 5 | Apple House – A two storey detached house with hall, lounge, sitting room, kitchen-dining room, utility and WC. First floor - 4 bedrooms , house bathroom and en-suite to master bedroom. Front garden, driveway parking, garage and rear garden. | SOLD |
| 6* | Pear Tree House - A detached house with hall, lounge, sitting room, kitchen-dining room, utility and WC. First floor - 4 bedrooms , house bathroom and en-suite to master bedroom. Second floor – Bedroom 5 and en-suite. Front garden, driveway parking, garage and rear garden. | SOLD |

Further Information and Viewing – For further information or to arrange a viewing please contact the sales agent: John Shaw FRICS, Tel: 07392 000922. Email: john@jshawfrics.co.uk

Specification, Design & Layout – The specification in the marketing brochure is a general summary.

Warranty – All homes will have a 10-year NHBC. www.nhbc.co.uk Solicitors to confirm full details before purchase.

Consumer Code for Home Builders – This development is operating to this code. www.consumercode.co.uk

Plans – Site and floor layout plans are illustrations for guidance and plot identification only. All boundaries and rights of way are to be confirmed by solicitors before purchase by reference to a conveyancing plan. Plans are not to scale - measurements are estimated for use as a guide only.

Tenure – Freehold. Orchard Grove Management Company Ltd will be set up for the 5 residents in respect of the management and maintenance of the private road, gates and landscaped areas. Each property will be subject to an annual estate service charge. The budget for 2019/20 is £400 per

year/per property. Budget breakdown available upon request. Details to be confirmed by solicitors before purchase.

Energy Performance Certificates are available upon request.

Reservation Procedure – These new homes are now available for purchase. 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. The legal completion date will be by agreement. Reservation fees are payable to St Roberts Homes Ltd. Reservations are subject to availability. To make a reservation please contact the sales agent: John Shaw FRICS, Telephone: 07392 000922. Email: john@jshawfrics.co.uk

IMPORTANT NOTE - The information contained in this price list and information sheet, the marketing brochure and all other marketing material is for general guidance only. It is important that interested parties and buyers read this price and information sheet in conjunction with the marketing brochure. 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. The Developer reserves 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 and rounded to the nearest 5cm. *Subject to Contract (ref JS/11/12/19)*