

'CHURCH VIEW', DACRE BANKS, HARROGATE, NORTH YORKSHIRE

HG3 4DY (SatNav HG3 4ED)

Phase 1 Plots	House Type	Estimated Build Completion Dates	Price
7	As Plot 8 below. Semi-detached. 2 Parking Spaces.	Completed	SOLD
8	A four storey semi-detached house with Hall and Living Room; Kitchen-Dining Room, Cloakroom WC and Store; 4 Bedrooms, House Bathroom and 2 en-suites. Garden. 2 Parking Spaces. NB. see specification & layout notes.	Completed	SOLD
9	A two storey end house with WC, Living Room, Kitchen-Dining Room. 2 Bedrooms and Bathroom. Garden. 2 Parking Spaces.	Completed	SOLD
10	As Plot 9 above. Mid terrace. 1 Parking Space.	Completed	SOLD
11	As Plot 9 above. End terrace. 1 Parking Space.	Completed	SOLD
12	As Plot 15 below. 3 Bedrooms. End terrace. 2 Parking Spaces.	Completed	SOLD
13	As Plot 15 below. 3 Bedrooms. Mid terrace. 2 Parking Spaces.	Completed	SOLD
14	As Plot 15 below. 3 Bedrooms. Mid terrace. 2 Parking Spaces.	Completed	SOLD
15	A two storey end terrace house with Hall, Cloakroom WC, Living Room and Kitchen-Dining Room. 3 Bedrooms, House Bathroom and en-suite Shower Room. Garden and 2 Parking Spaces. (or 2 bedrooms & study)	Completed	SOLD

Further Information and Viewing – Plot 8 is a show home available for viewing by appointment. Please contact the New Homes Sales Agent: John Shaw FRICS, Tel: 07392 000922. Email: john@jshawfrics.co.uk

Help To Buy is available on this site – please ask for further details and visit www.helptobuy.gov.uk

Phase 2 comprises Plots 1 to 6 and 16 to 20. Plots 18 to 22 are Affordable Housing. Further details upon request.

Specification, Design & Layout – The Plot 8 layout has been revised during construction. The floor plan in the brochure has been superseded by the plans below. The specifications in the marketing brochure are a general summary. There are separate specifications for the 3 and 4 bedroom house types. The developer reserves the right to alter the specification as the scheme progresses. NB Plot 8 is a show home - please note that the fitted carpets are included but the other show home furniture and furnishings are not included and not part of the standard specification.

Warranty – All homes will have a 10-year Premier Guarantee. www.premierguarantee.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 and may be subject to change as the build program progresses. All boundaries and 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.

Tenure – Freehold. Some parking spaces with shared access are included within the communal areas and these will have an exclusive right to park rather than being included in the freehold titles. The developer will set up and each purchaser will be part of a management company in respect of the management and maintenance some shared areas and services including private access roads, drainage pumping station and amenity land and woodland, and each home owner will be subject to an annual estate service charge in respect of these. The estimated service

charge budget for Plots 1 to 15 is £201pa and for Plots 16 to 22 £435pa per property. Details to be confirmed by solicitors before purchase. The developer will cover the estate charge costs until August 2019.

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 at will be by agreement. Reservation fees payable to Gregory Projects Limited. Reservations are subject to availability. To make a reservation please contact the New Homes Sales Agent: John Shaw FRICS, 5 Hawksworth Street, Ilkley, LS29 9DU. Telephone: 07392 000922. Email: john@jshawfrics.co.uk

This is a Joint Venture development between Gregory Projects Ltd and Ridgefield Property Ltd. Gregory Homes is a trading name of Gregory Projects Ltd.

IMPORTANT NOTE - The information contained in this price list, 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/19/01/20)*

