

Skipton Properties Limited

‘THE SCHOOL HOUSE’, Wellington Street/York Street, Barnoldswick, BB18 5AY (satnav)

Plot No.	Apartment No.		Price
Old School House, York Street, Barnoldswick, BB18 5DE			
1	5	One bedroom apartment with parking	SOLD
2	1	One bedroom apartment with parking	SOLD
3	2	Two bedroom apartment with parking	SOLD
4	3	Two bedroom apartment with parking	SOLD
5	4	Two bedroom apartment with parking	SOLD
Old School House, Wellington Street, Barnoldswick, BB18 5DF			
6	8	One bedroom apartment with parking	SOLD
7	7	Two bedroom apartment with parking	SOLD
8	6	Two bedroom apartment with parking and garage	SOLD
9	10	Two bedroom apartment with parking	SOLD
10	11	Two bedroom apartment with parking and garage	SOLD
11	9	One bedroom apartment with parking	SOLD

Further Information and Viewing – These new homes are build complete and now available to view and purchase. For further information or to view please contact: John Shaw FRICS Tel: 07392 000922. Email: john@jshawfrics.co.uk or see www.skiptonproperties.com

Directions – Satnav BB18 5AY.

Help To Buy – Please ask for more details on Help To Buy should you wish to buy your new home through this government backed scheme.

Specification – The apartments are now build complete and the specification is as seen by inspection. Flooring is included with all apartments as part of the specification. NB. The garage included with Plot 10 does not have an electricity supply.

Warranty – All homes will have a 10 year LABC 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

Plans – Site and floor layout marketing plans are illustrations for guidance and identification only and may have been subject to change as the build program progressed. All boundaries and any rights of way are to be confirmed by solicitors before purchase by reference to a conveyancing plan. The marketing plans are not to scale and any measurements given are approximate for use as a guide only, and are subject to change and confirmation.

Tenure – Leasehold. 999 years from 01.01.2019. Nominal peppercorn ground rent of £1.00. Each apartment owner will receive a share in the management company, transferred to the apartment owners upon completion. The management company service charge cost is estimated between £51.29 and £85.62 per month. Solicitors to confirm all arrangements before purchase.

Postal addresses and postcodes – ‘The School House’ is the development name used for marketing with the plot numbers. ‘Old School House’ is the postal address with the apartment numbers as listed.

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 – 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. Reservation fees are payable to Skipton Properties Limited by cheque, online banking or card. Reservations are subject to availability. To make a reservation please contact: John Shaw FRICS. Telephone: 07392 000922. Email: john@jshawfrics.co.uk

IMPORTANT NOTE - The information contained in this price list and 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. Skipton Properties Limited reserves the right to alter any part of the development, specification, floor plans and internal layouts as the scheme progressed. All measurements are approximate and 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 approximate to the nearest 5cm/2in. Imperial measurements are approximate conversions. *Subject to Contract (ref JS/17/09/20).*