



## Skipton Properties Limited

### Kings Mill Residences, Kings Mill Lane, Settle, North Yorkshire, BD24 9FB

Plot No.	House Type		Price
1	The Gordale	A four-bed detached home with single garage	SOLD
2	The Swale	A four-bed detached home with single garage	SOLD
3	The Bay	A four-bed detached home with single garage	SOLD
4	The Foss	A four-bed detached home with single garage	SOLD
5	The Pickering	A four-bed detached home with double garage	SOLD
6	The Rye	A four-bed detached home with double garage	SOLD
7	The Douglas	A four-bed detached home with double garage	SOLD
8	The Fen	A four-bed detached home with single garage	SOLD

**Further Information and Viewing** – These new homes are under construction and are available for purchase. For further information please contact: John Shaw Tel: 07392 000922. Email: [john@jshawfrics.co.uk](mailto:john@jshawfrics.co.uk) or see [www.skiptonproperties.com](http://www.skiptonproperties.com)

**Directions** – Satnav BD24 9FB.

**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** – Please see the specification sheet.

**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](http://www.consumercode.co.uk)

**Plans** – Site and floor layout marketing plans are illustrations for guidance and identification only and may be subject to change as the build program progresses. 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** – Freehold. A management company will be set up for the residents/owners in respect of the management and maintenance of the private access road, drainage and shared areas/facilities. Each property will be subject to an annual estate service charge and the budget is estimated at £477.50 per year/per property. The initial contribution from each purchaser in the first year will be £250.00. Each houseowner will receive a share in the management company, transferred to the homeowners upon completion. Please ask for further details. Solicitors to confirm all arrangements before purchase.

**Postal addresses and postcodes** – ‘Kings Mill Residences’ is the development name used for marketing. ‘Riverside View is the postal address.



**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 on an off-plan basis. Reservations are subject to payment of a 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](mailto: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 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/05/11/20).*