

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

### **HG3 4DY**

<b>Plots</b>	<b>House Type</b>	<b>Price</b>
1	As Plot 2 below but end town house.	SOLD
2	A four storey mid town house with Hall and Living Room; Kitchen-Dining Room, WC/utility and Store; 4 Bedrooms, House bathroom and 2 en-suites. Garden. 2 Parking Spaces.	SOLD
3	As Plot 2 above	SOLD
4	As Plot 2 above but end town house	SOLD
5	As Plot 2 above but semi-detached	SOLD
6	As Plot 2 above but semi-detached	SOLD
7 to 22	(Phase 1)	SOLD

**Further Information and Viewing** – This second and final phase of new homes is build complete and the remaining plots available for purchase. Viewing is by appointment and subject to health & safety requirements. **For further information 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)**

**Design, Layout & Plans** – The internal layout of Plots 1 to 6 is as shown in the marketing brochure. Some plots will be handed the other way round. They are a similar house type to Plots 7 & 8 in Phase 1. 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. NB The land adjoining the rear boundary of Plots 1 to 6 has planning consent for a new detached dwelling and has a right of way over the access shared by Plots 1 to 4.

**Specification** - The specification in the marketing brochure is a general summary. The developer reserves the right to alter the specification as the scheme progresses. The finished specification can be seen by inspection. NB Fitted carpets are not part of the standard specification.

**Warranty** – All homes will have a 10-year Premier Guarantee. [www.premierguarantee.co.uk](http://www.premierguarantee.co.uk) Solicitors to confirm full details before purchase.

**Tenure** – Freehold. The parking spaces for Plots 1 to 4 have a 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 of shared areas and services including private access roads, drainage pumping station and managed area of amenity land and woodland, and each homeowner will be subject to an annual estate service charge in respect of these. The estimated service charge budget for Plots 1 to 6 is £201pa per property. Details to be confirmed by solicitors before purchase.

**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 this stage will be subject to notice. Reservation fees payable to Gregory Properties (Leeds) Limited. Reservations are subject to availability. **To make a reservation please contact: John Shaw FRICS, 5 Hawksworth Street, Ilkley, LS29 9DU. Telephone: 07392 000922. Email: john@jshawfrics.co.uk**

**Consumer Code for Home Builders** – This development is operating to this code. [www.consumercode.co.uk](http://www.consumercode.co.uk)

This is a Joint Venture development between Gregory Properties (Leeds) Limited and Ridgefield Property Ltd. Gregory Homes is a trading name of Gregory Properties (Leeds) Limited.

**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/28/09/21)*