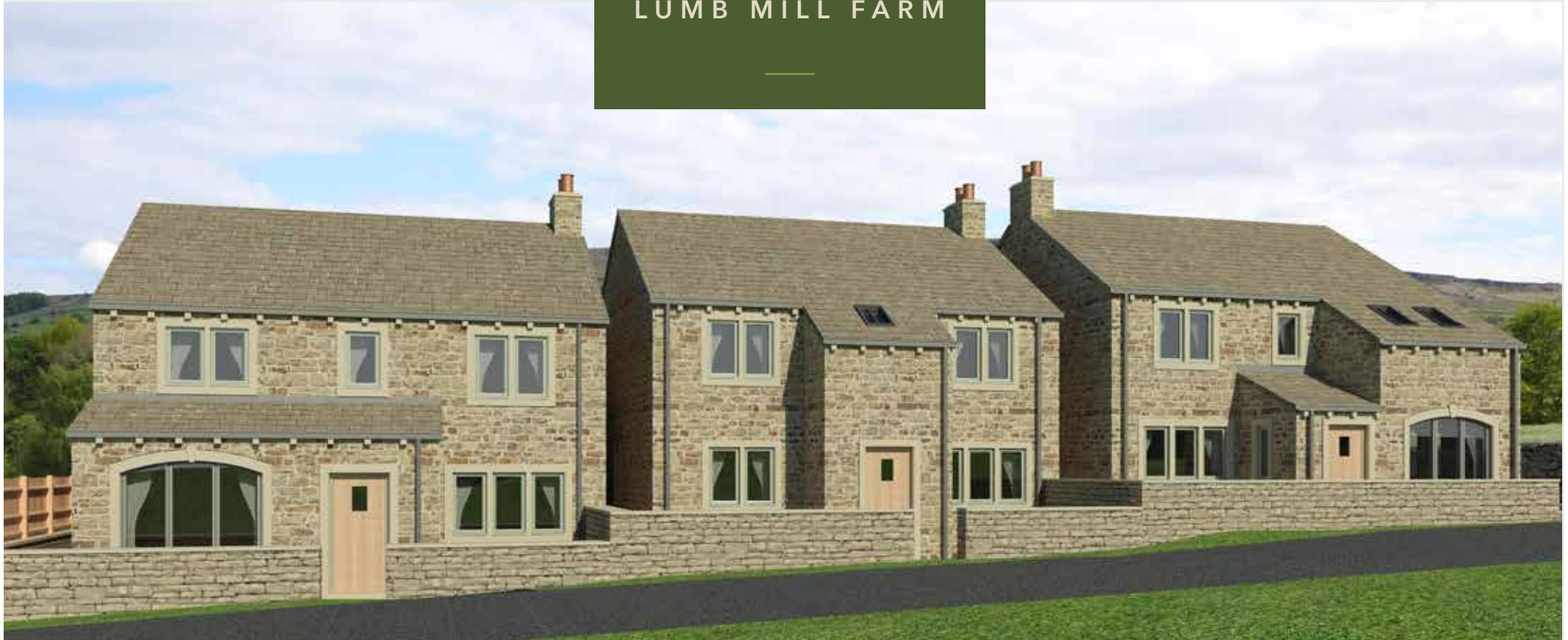


**LNF**  
LUMB MILL FARM



**Lumb Mill Farm, Carr Head Lane, Glusburn, Cross Hills, North Yorkshire**

An outstanding development of three detached new homes of high quality design and specification.

Spacious 4 bedroomed accommodation with garages and gardens.

Close to open countryside and convenient for the market town of Skipton and the surrounding area.





## LUMB MILL FARM

Surrounded by beautiful open countryside, the site occupies a lovely rural position with views across to Cowling Pinnacle on Earl's Crag, which together with Lund's Tower are known locally as the Salt and Pepper Pot. There are a variety of local shops and amenities in Cross Hills and the nearest railway station is in the nearby village of Cononley. The historic market town of Skipton is about 5 miles away and provides a wide range of shopping and recreational facilities. Convenient for daily commuting to many of the areas towns and cities including Bradford, Leeds and others via the M65 at Colne.



THE SITE OCCUPIES A **LOVELY RURAL POSITION** SURROUNDED BY **BEAUTIFUL OPEN COUNTRYSIDE.**

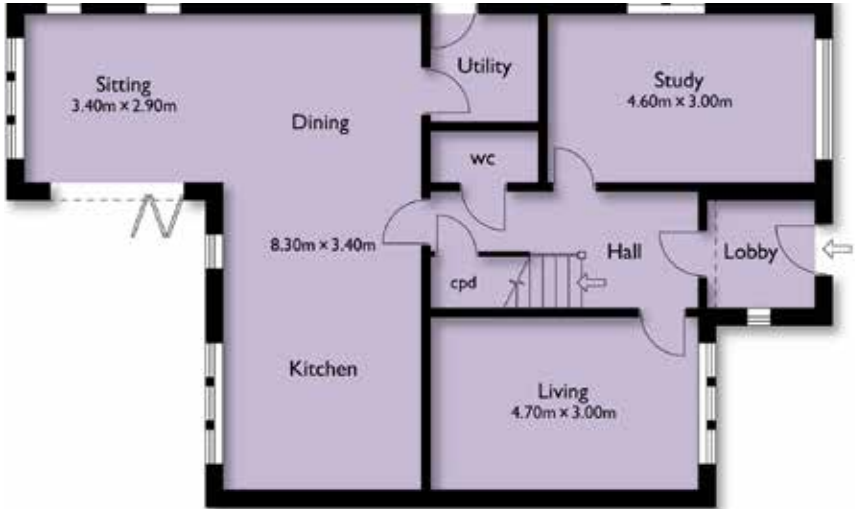


PLOT 3

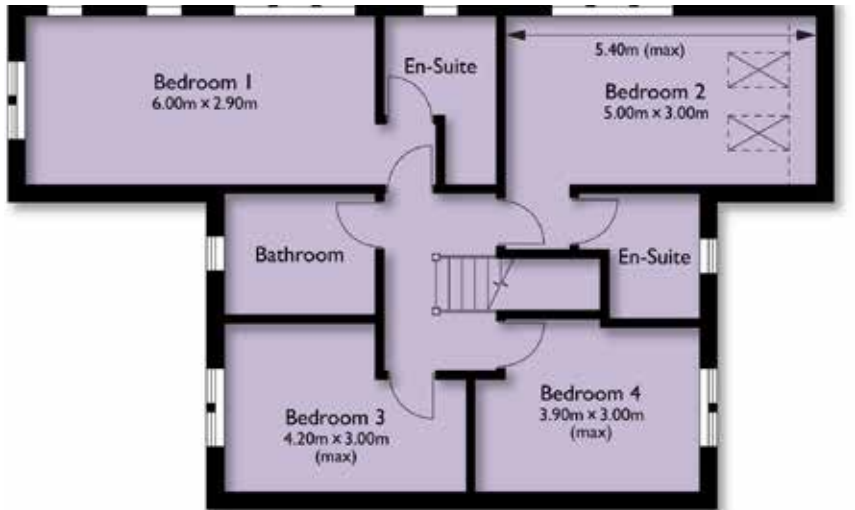


Plot 3 cgi image

A 2 storey detached home with hall, WC, kitchen-dining-sitting room, living room, study and utility. 4 bedrooms, house bathroom and 2 en-suites. Rear garden, single detached garage and 2 parking spaces. NB. Each plot has the option to purchase an additional Paddock area by separate negotiation.



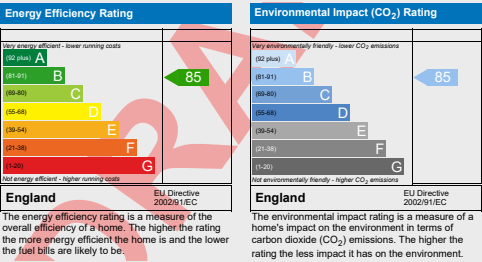
Ground Floor



First Floor



LUMB MILL FARM





**Further Information and Viewing** - These new homes are under construction. Site access is restricted but the site can be seen from the perimeter fencing. In the event of accompanied site access being permitted, health & safety requirements will apply, and sturdy footwear must be worn. For further information or to view please contact:

**John Shaw FRICS, New Homes Sales Agent. Tel: 07392 000922.  
Email: john@jshawfrics.co.uk www.jshawfrics.co.uk**

**Directions** – From Main Street, Cross Hills, travel west along the A6068 which becomes Colne Road, continue to Glusburn and after passing the former Malsis School on your right and the Dog & Gun public house on your left, turn right into Carr Head Lane and the site is about a third of a mile on your left (Satnav BD20 8DX).

**Estimated build completion dates** – Estimated build completion dates – Plot 2 May 2021 and Plot 3 June 2021. All estimated dates are subject to confirmation and change.

**SPECIFICATION** – The specification is a general summary and the developer reserves the right to alter the specification as the scheme progresses.

#### ELECTRICAL

Mains smoke detectors with battery backup  
External light fittings to front & rear of property plus front of garage  
Chrome sockets to kitchen, lounge, study, hall and landing  
Shaver point – main bathroom and en-suites  
TV points (in selected rooms)  
Telephone points (in selected rooms)  
Chrome down lights to kitchen, hall and landing  
Chrome bathroom down lights to house bathroom, en-suites and downstairs wc  
Alarm system by Keybury alarms

#### EXTERNAL SPECIFICATION

Turf to rear garden  
Blocked paved driveways  
Indian Stone flag paths and patio  
Natural stone built.  
Natural stone surrounds & natural stone corbels under guttering  
Greys Artificial stone roof slates  
Drystone wall effect garden walls built from natural stone  
Outside tap to rear of property and tap to garage

#### INTERNAL SPECIFICATION

Five inch “Taurus” style skirting boards and “Taurus” style three inch architraves  
Oak staircase with glass balustrade  
Internal walls & ceilings soft silver emulsion  
Internal woodwork brilliant white satinwood  
Internal oak doors  
Carlisle Brass “Design” lever handles on rose in chrome

#### KITCHEN

Choice\* of Hacker Kitchen (German Manufacturers) supplied from Arcade Kitchens at Ilkley  
Miele or Neff appliances included are integrated Fridge Freezer, Integrated dishwasher, double oven, gas hob and extractor  
Choice\* of doors, handles and granite worktops from a selected range

#### BATHROOMS & DOWNSTAIRS WC

Duravit D-code sanitaryware  
Hansgrohe taps and showers  
Chrome towel radiators in house bathroom & en-suite  
Walls Half tiled in bathroom & en-suites, fully tiled in shower areas  
Floor tiled in bathroom, en-suites and downstairs wc  
Tiling behind basin in downstairs wc  
Choice\* of ceramic tiling from a selected range

#### DOOR & WINDOW SPECIFICATION

R9 timber alternative UPVC windows with horizontal bar design.  
Chrome window & door furniture  
Aluminium Bi-fold doors to dining kitchen  
External doors to be composite, Irish Oak colour

#### GENERAL

10 year NHBC build warranty  
Garage to have electric controlled garage door, electric double socket and light  
Mains electric and gas connected to the property with provision for meters to read externally.  
Private water via borehole and filtration system  
Private drainage system  
BT laid up to property but has to be made live by supplier.  
Gas fired central heating with underfloor heating downstairs and radiators upstairs  
NB floor coverings not included

**Choices\*** - Subject to early reservation, exchange of contracts and the build programme, some options and choices may be available in respect of the kitchen units, worktops and tiling.

**Warranty** – All homes will have a 10 year NHBC 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 plans are illustrations for guidance only and may be subject to change as the build program progresses. The site plan shows plot numbers rather than postal numbers and is for plot identification only. All boundaries and any 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 once they are build complete.

**Tenure** – Freehold. Management company to be set up in respect of the shared drive access, water and drainage. Estimated cost £350 per property per year. Solicitors to confirm full details of management company, access, boundaries and private services before purchase.

**Postal addresses and postcodes** are to be confirmed by the local authority and Royal Mail and may vary from the plot numbers and site/development name/address used for marketing purposes.

**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 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. Legal completion at this stage will be subject to notice. Any proposed completion dates are subject to change and confirmation. Reservation fees are payable to Snell Developments Limited. Reservations are subject to availability.

**To make a reservation please contact:**  
**John Shaw FRICS, Sales Agent.**  
**07392 000922 | [john@jshawfrics.co.uk](mailto:john@jshawfrics.co.uk)**

## SNELL DEVELOPMENTS RECENTLY COMPLETED NEW HOMES AT ST JOHNS CROFT, CONONLEY, BD20 8LS



The Snell Family have been undertaking housing developments for over 40 years and have earned a reputation for the high quality of their homes. They oversee every detail from design to the finished product. They pride themselves on the homes they develop and believe their superior finish and specification makes them stand out from their competitors. They have undertaken numerous developments around the area. Their developments are traditional in style to harmonise with the surroundings whilst providing spacious interiors, offering contemporary design and specification.



**IMPORTANT NOTE** - The information contained in this 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. Snell Developments Limited reserve 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.14.09.21).