



## BEAUTRY CROFT

MAIN STREET, RATHMELL, SETTLE, NORTH YORKSHIRE, BD24 0FB

A select development of four high quality stone built, 3 and 4 bedroom semi-detached new family homes, set within a popular rural location close to open countryside and with good commuter links to nearby towns. Ideal for those who want quiet country living with good commuter links close by.

## Dacre, Son & Hartley

[www.dacres.co.uk](http://www.dacres.co.uk)

4 Wells Road, Ilkley, West Yorkshire, LS29 9JD  
Tel: 01943 885404 Email: [newhomes@dacres.co.uk](mailto:newhomes@dacres.co.uk)

21 Yorkshire Offices



# Beautry Croft Rathmell

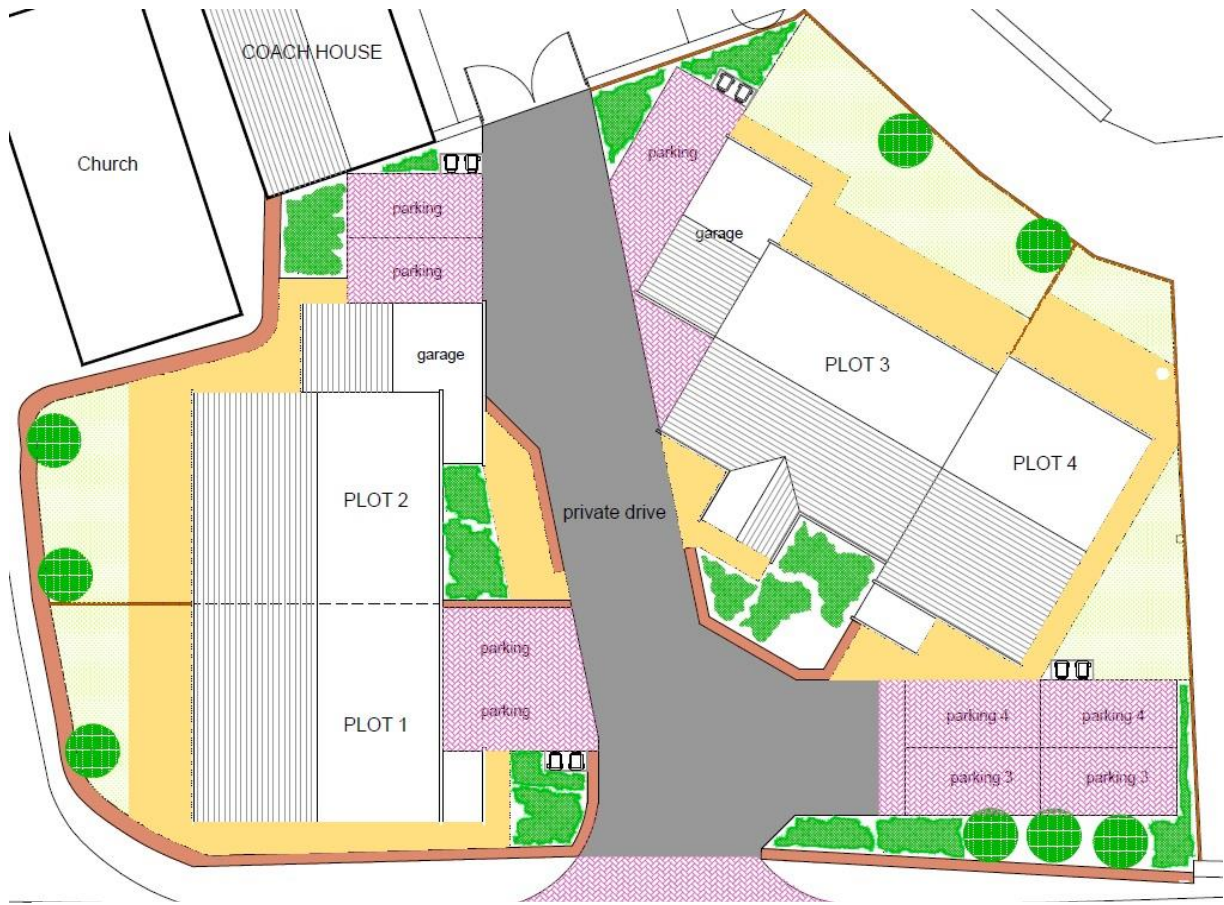
PLOT 1 - £319,950

PLOT 2 - £344,950

PLOT 3 - £399,950

PLOT 4 - £274,950

Surrounded by beautiful open countryside, the rural village of Rathmell is served by local amenities including a Church, school, and a bus service. The town of Settle is situated less than ten minutes travelling distance by car, whilst the business centres of West Yorkshire and East Lancashire are within daily commuting distance.



The site plan is an indicative illustration for plot identification purposes only. Not to scale. Private drive arrangements, boundaries, parking spaces and rights of way are to be confirmed by solicitors by reference to a conveyancing plan. Landscaping is subject to change / confirmation.



The image on the left above is a library photo taken from the Rathmell Village website - <http://www.rathmellvillage.org.uk/>.

## GENERAL REMARKS

Rathmell is situated approximately 4 miles from the market town of Settle which offers a varied range of amenities including a market square, railway station, schools, a swimming pool, library, golf club, health centre and a wide range of facilities. The larger market town of Skipton is approximately 18 miles away. Both Settle and Long Preston train stations are approximately 4 miles away, which makes the development ideal for those who want quiet country living but good commuter links.

The properties are of high quality design, with stylish modern fitted kitchens and bathrooms, heating via air source pump and double glazing throughout.

The estimated build completion dates for the plots is September 2016. Subject to change and confirmation.

### Directions

Leaving Settle towards the A65, turn right at the roundabout, proceeding along the bypass approximately half a mile, take the left turn under the railway bridge sign posted to Rathmell, proceed to the village and continue along Main Street and you will see the development on the left hand side. Site signage is erected. Please use BD24 0LA for Sat-Nav purposes.

### Viewing Arrangements

Strictly by appointment through the Agents New Homes Office on 01943 885404/newhomes@dacres.co.uk. The properties are currently under construction and access to the site is restricted – but can be seen from the perimeter fencing / public highway. Should a site visit be arranged, health & safety arrangements may include protective clothing. We recommend sturdy footwear for all viewings.

All plots will offer a beautifully presented modern family living accommodation with a high quality specification. The development combines traditional materials and external detailing, with contemporary interior design and specification.

**Plot 1** – A semi-detached 4 bedroom house, with off street parking.

**Plot 2** – A semi-detached 4 bedroom house with an attached single garage and off street parking.

**Plot 3** – A semi-detached 4 bedroom house with an attached single garage and off street parking.

**Plot 4** – A semi-detached 3 bedroom house with off street parking.

### Warranty

The properties will have a 10 year NHBC build warranty. Solicitors to confirm full details before purchase.

### Tenure

Freehold. Solicitors to confirm all boundaries, rights of way and liabilities in respect of the houses and gardens together with vehicular and pedestrian access before exchange of contracts.

### Postal Addresses

The postal addresses and postcodes are to be confirmed by the local authority and Royal Mail and may vary from the plot numbers and names, and the site address used in this brochure for marketing purposes.

### Options

Subject to early reservation and the build programme, some options and choices may be available.

**Energy Efficiency Ratings** These are available upon request. Where a property is not yet complete these will be Predicated Energy Assessments (PEA) rather than Energy Performance Certificates (EPC). The PEA might not represent the final energy rating of the property at completion.

**Reservation Procedure** Reservations are subject to a payment of a £1,000 reservation fee. 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 contract issue. Legal completion at this stage will be subject to notice. Any proposed completion dates are subject to change and confirmation. Cheques should be made payable to 'Snell Developments Ltd'. Reservations are subject to availability. To make a reservation please contact Dacre Son & Hartley, New Homes Office, 4 Wells Road, Ilkley, LS29 9JD, telephone 01943 885404 or email newhomes@dacres.co.uk.

The developer reserves the right to alter any aspect of the development including site layout, house types, internal layout / dimensions, external finishes and specification as the build programme progresses. Any other marketing material is for general guidance only. It should be noted that some of the images and pictures of the buildings, plans and surroundings are artist impressions or computer generated and are indicative for illustration only. Subject to Contract. Ref JS/BH – 01/06/16.



The Images above are taken from a previous Snell Developments site – Middleway Meadows, Silsden. These are for illustration purposes only.



### Plans

Site and floor layout plans are illustrations available for guidance only and please note that these may be subject to change as the build programme progresses. The site plan is for plot identification only. 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 all dimensions are approximate. Where properties are not build complete any measurements given are estimated, these are subject to change and confirmation.

### SPECIFICATION

#### Electrical

Mains smoke detectors with battery backup  
External light fittings to front & rear of property  
Shaver point – main bathroom & ensuite (plots 1-3)  
TV points (in selected rooms)  
Telephone points (in selected rooms)  
Kitchen downlighters  
Bathroom downlighters  
Chrome sockets to kitchen

#### Internal

Lightly stained staircase & balustrade  
Internal walls & ceilings natural calico emulsion  
Internal woodwork brilliant white satinwood

### Kitchen

Superior choice of kitchen units and worktops by Hacker (German Manufacturer) supplied by Adams Tebb Ilkley Ltd  
Under pelmet lighting  
Stainless steel sink. 1 1/2 plus chrome mixer tap  
Stainless steel double oven  
Ceramic hob  
Stainless steel cooker hood  
Integrated dishwasher  
Integrated fridge/freezer

### Bathroom

Ensuite shower rooms (plots 1-3)  
Duravit sanitary ware  
Thermostatic shower provided over bath  
High quality ceramic/poreclain tiling  
Half tiled everywhere except fully tiled in bath/shower area  
Hansgrohe taps and showers

### External

Turf rear gardens (see plan)  
Blocked paved driveways  
Reclaimed natural stone built.  
Natural stone surrounds & natural stone corbels under guttering  
Indian stone flagged patios  
Block paved driveways/parking areas  
Drystone garden walls  
Outside tap or tap in garage

### Door & window

White UPVC with horizontal bar windows  
Composite front doors  
Chrome window & door furniture  
Patio doors – double glazed white UPVC French doors

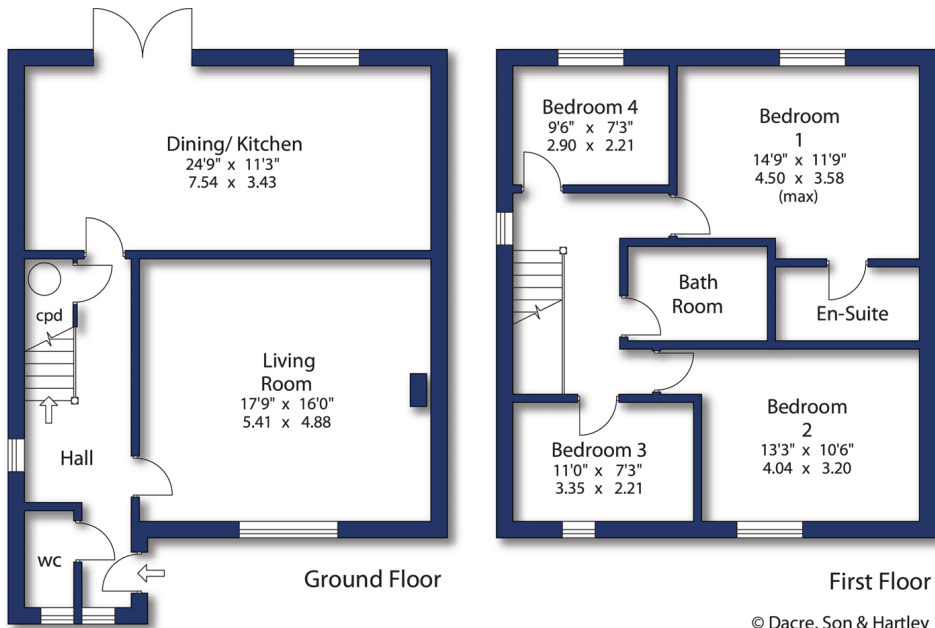
### General

10 year NHBC build warranty  
Store cupboard under stairs  
Attached single garages (plots 2 & 3)  
Electric and water services connected to the property with provision for meters to read externally.  
Heating and hot water via air source heat pump

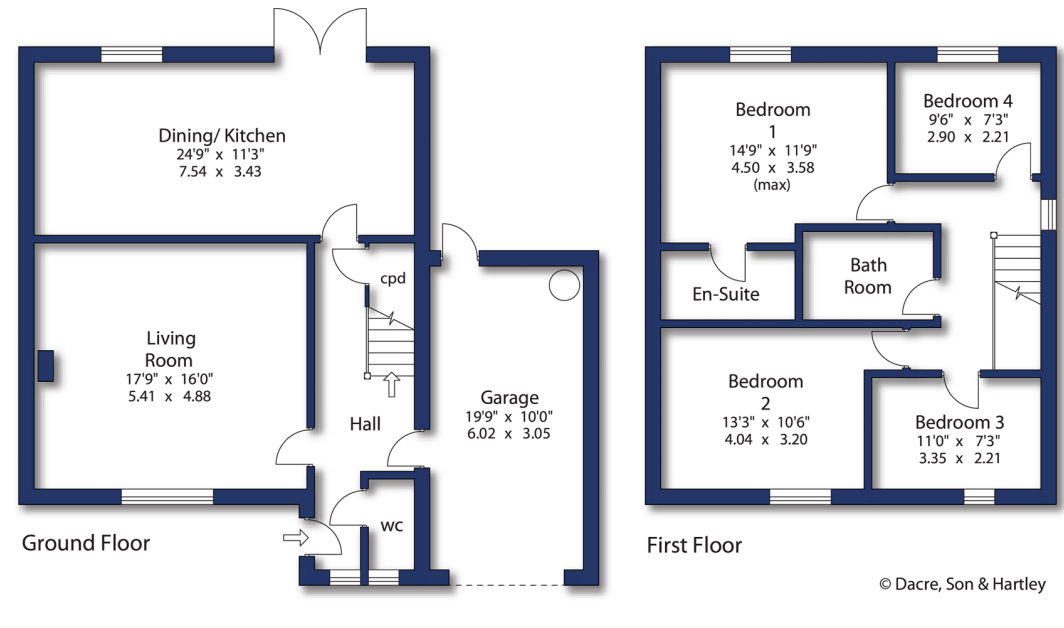


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PLOT 1

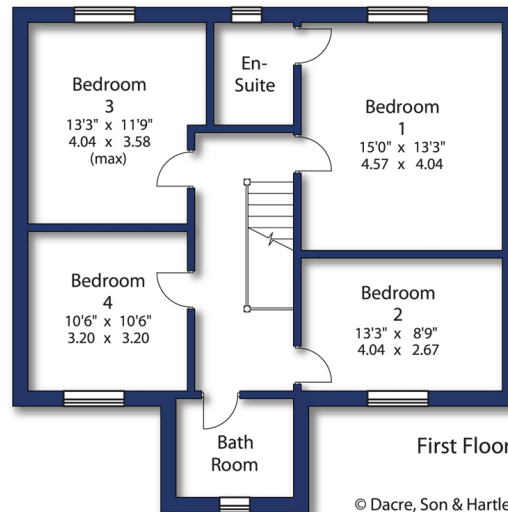
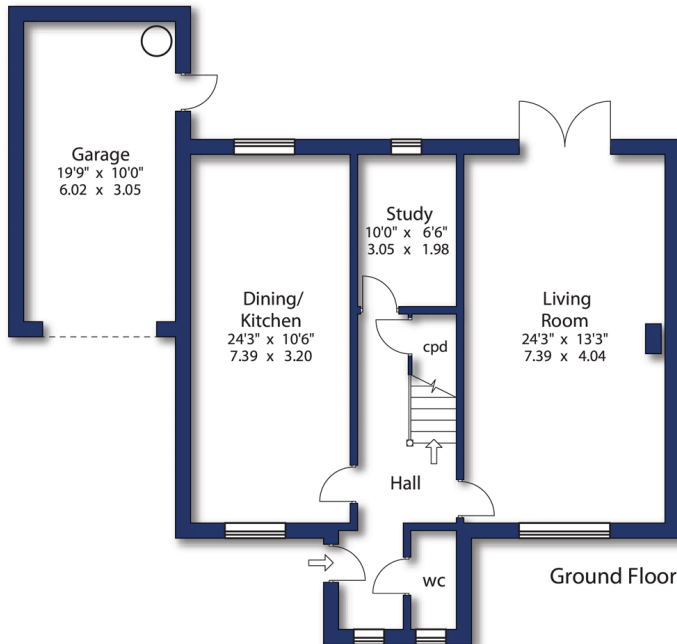


PLOT 2



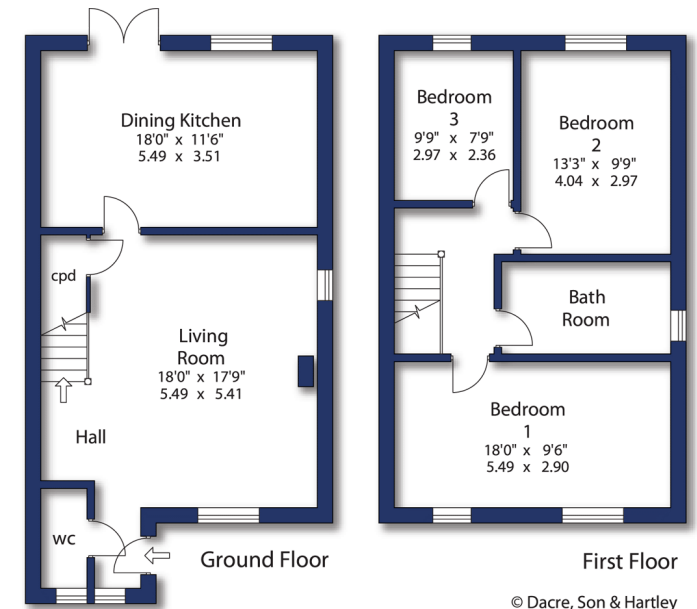
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## PLOT 3



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## PLOT 4



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