DACRE, SON & HARTLEY
New Homes

OVER 200 YEARS OF YORKSHIRE PROPERTY



Development at Laythorpe Court, Micklethwaite Lane, Bingley, BD16 3JQ

An exclusive development of six high-quality homes offering outstanding family living accommodation, superb workmanship and attention to detail delightfully situated within a popular and convenient residential location.
Built by Clough Hey Ltd

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dacres.co.uk





Development at 1 Laythorpe Court, Micklethwaite Lane, BD16 3JQ

Bradford 5 miles, Skipton 13 miles, Leeds 14 miles (all distances approximate)

Guide Price: from £415,000 - Detached home

Guide price from £329,950 - Semi Detached

- Six High-quality homes by Clough Hey Ltd
- Two four-bedroom detached homes
- Four three-bedroom semi-detached homes
- Energy Efficient
- Solar Panels and EV Charging point
- Quality Kitchen & Bathrooms
- Gas heating & UPVC double glazing
- Gardens and parking
- Lovely outlook
- Internal inspection required
- Prestigious residential location

General remarks

Delightfully Situated within a prestigious and convenient residential location is an exclusive development of six superb stone-built family homes currently under construction by Clough Hey Ltd. The six new build properties will be constructed to an extremely high standard built by a local building firm offering good quality energy efficient Homes. The accommodation will be presented to an exceptionally high standard throughout with superior kitchen, bathroom and en-suite facilities together with UPVC double glazing and gas heating.

Outside the properties will benefit from formal gardens and parking area.

The properties will almost certainly appeal to a wide range of potential purchasers, and an internal inspection is indeed fully recommended.

The new build properties form part of an exclusive development located a short distance from the Leeds Liverpool Canal on the edge of Micklethwaite and Crossflatts village Crossflatts offers a range of shops and amenities also enjoying excellent road and rail links to other West and North Yorkshire business centres including Bingley, Bradford, Leeds, Ilkley and the Yorkshire dales. The location is also in close proximity to many local attractions and historic sites which include Liverpool canal, Myrtle park, Five Rise locks, St Ives beauty spot and Prince of Wales Park.

Viewing - Strictly by appointment with the selling agent. The first homes are due to be available for occupation 2027 but individual plot dates are subject to confirmation.

Options - Subject to early reservation and the build programme, some options and bespoke choices may be available in respect of internal layouts.

Floor coverings are not included as standard, and the developer is happy to assist with any changes or bespoke requests.

Warranty - A Certificate of Inspection in respect of the main building structure in the form of Warranty will be issued by the developers. Details to be confirmed by the developers or solicitors.

Tenure - Freehold - Plots 1-6

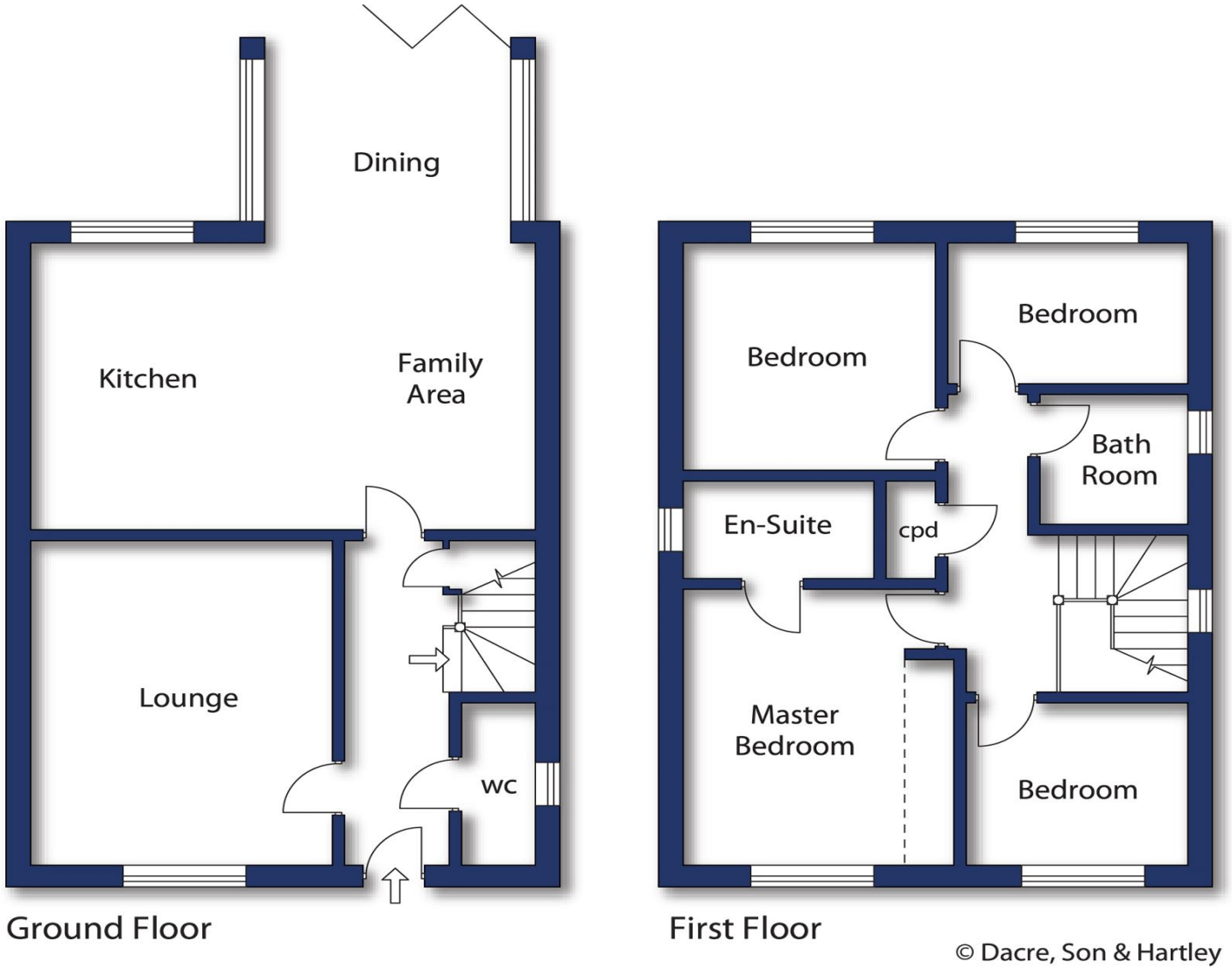
Reservation Fee required – Please see agent for further details.

Management Charge to all residents to be confirmed

Important Notice - The information contained in this brochure, site and floor plans, images, specification and any other marketing material is for general guidance only. It should be noted that many of the images and pictures of the buildings, plans and surrounding are artist impressions or computer generated and are indicative illustrations only. The developer reserves the right to alter any part of the development, specification, site and floor layout plans as the scheme progresses. All measurements are approximate and have been estimated from architects plans and are, therefore, subject to change and confirmation.

PLANNING PERMISSION GRANTED IN THE FIELDS TO THE SIDE. 19/03437/MAR
https://planning.bradford.gov.uk/online-applications/applicationDetails.do?keyVal=PW4N7QDHKD300&activeTab=summary

Floorplans- PLOTS 1 & 2

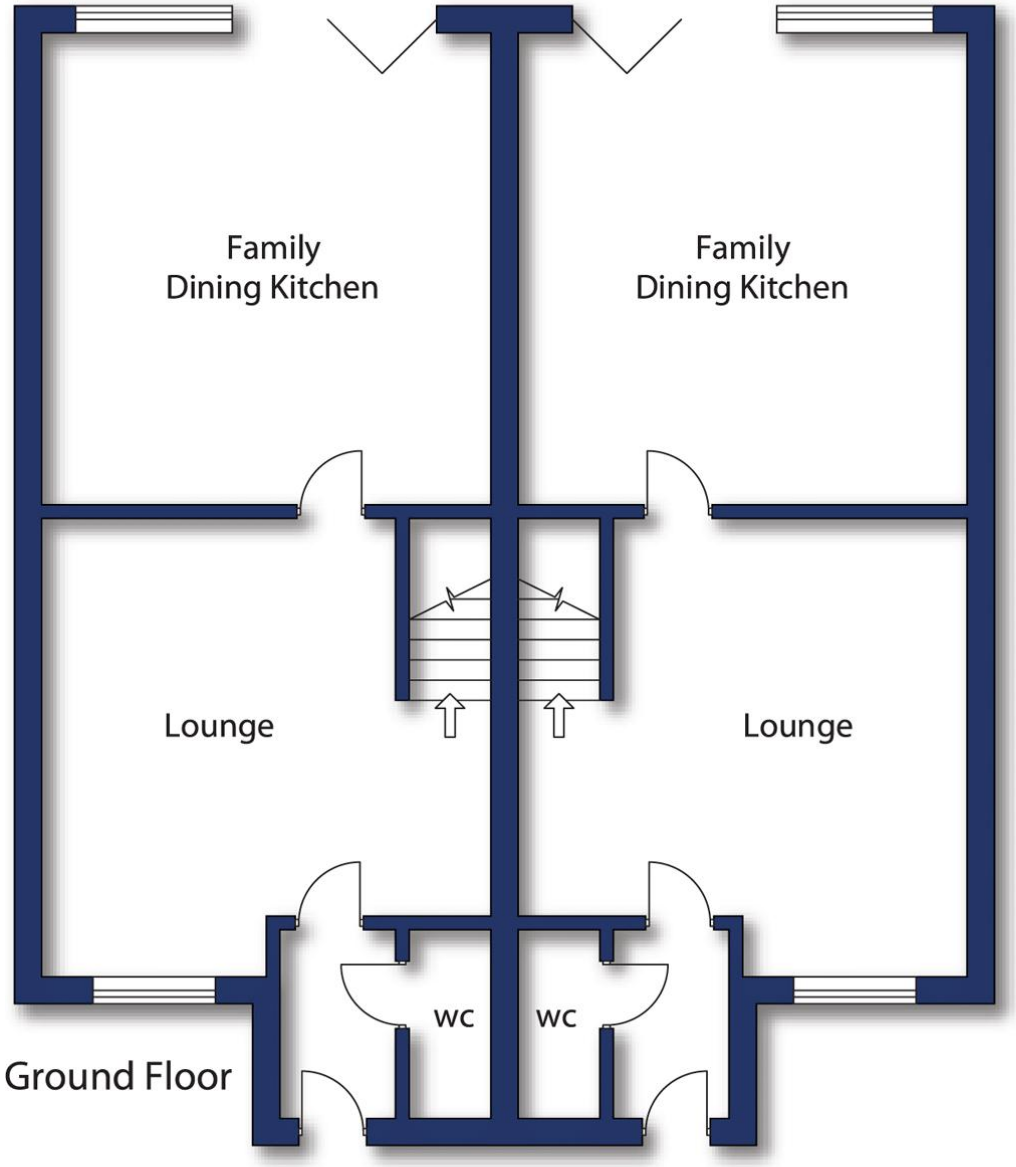


Mortgage Advice Bureau
01274 515 763

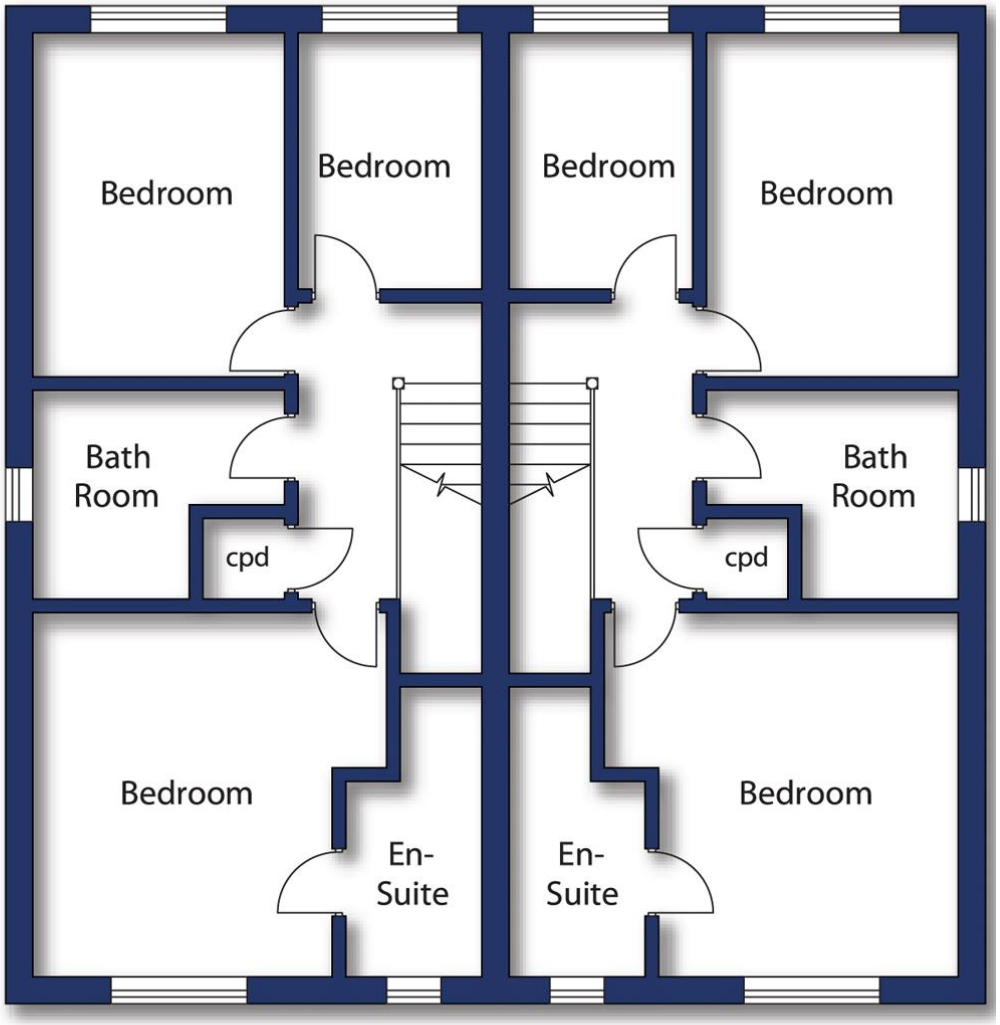
Dacres Surveys
Call for a quote
01943 885 400

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PLOTS 3-6



Ground Floor



First Floor

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Directions

From Bingley, proceed down the main street in the direction of Crossflatts, past Bingley Grammar School and over the Bingley relief road. At the pub on the right hand side, turn right up Micklethwaite Lane and then go over canal, where the development can be found on the right hand side easily identified by our for sale board.

Local Authority & Council Tax Band

- The City Of Bradford Metropolitan District Council,
- Council Tax Band is currently NA

Tenure, Services & Parking

- Freehold, Mains services, parking, solar panels and EV charging point
- AI and Artist impressions have been used

Internet & Mobile Coverage

For information on Internet and Mobile coverage access the Ofcom website from this link https://checker.ofcom.org.uk/

Flooding

For information on flood risks please use this link Check for flooding in England - GOV.UK

Agent's Notes

If any issue such as location, communications or condition of the property are of material importance to your decision to view then please discuss these priorities with us before making arrangements to view.

Buyer Anti Money Laundering Checks

We are required by HMRC to undertake Anti Money Laundering checks for all buyers to the contract. These checks are carried out through iamproperty who will make a charge of £34.20 inclusive of VAT per buyer. We will also need to see proof of funding. We cannot mark a property Sold Subject to Contract until the checks have been satisfactorily completed.

Referral Fees

Where we refer a seller/s or a purchaser/s to any of the following providers (and you are welcome to use an alternative), we reserve the right to claim a reasonable commission in respect of such services which will be charged to the third party provider:- Conveyancing Provider to deal with the transfer of title and Surveyor Services. In either instance the fee/commission will not exceed £450 per case. In respect of referrals to Mortgage Advice Bureau the average fee will be approximately £450 but may vary and is case specific. Any such commission does not affect our prices to you but may result in the third party provider's prices being higher than it may otherwise be.