



Warton

## The Yealand



A semi detached 3 bedroom house located on plots 19 and 20

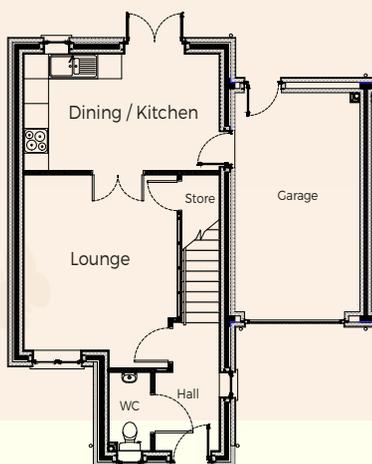
### Ground Floor

<b>Lounge</b>	3770mm x 4275mm	12'4" x 14'0"
<b>Kitchen / Diner</b>	4820mm x 2850mm	15'10" x 9'4"
<b>WC</b>	1050mm x 1930mm	3'5" x 6'6"
<b>Garage</b>	3050mm x 5300mm	10'0" x 17'5"

### First Floor

<b>Master Bedroom / Ensuite</b>	3050mm x 5300mm	10'0" x 17'5"
<b>Bedroom 2</b>	4820mm x 2975mm	15'10" x 9'9"
<b>Bedroom 3</b>	2750mm x 4150mm	9'0" x 6'8"
<b>Family Bathroom</b>	2750mm x 2030mm	9'0" x 6'8"

**Total Size** 97.1m<sup>2</sup> / 1,045sq.ft.



The potential purchaser should bear in mind that all elevational designs, internal and external specifications, including landscaping can vary from plot to plot during the course of the development as we operate a policy of continuous

improvement work within the requirements of the Planning Authorities and Building regulations.

Kitchen, utility, bathroom, bedroom and garage layouts are indicative only.

Please consult the sales advisor on-site for specific kitchen layouts.

This information is for guidance only and prospective purchasers should discuss their requirements with the sales advisor.

**Wilson & Co.**  
PROPERTIES LTD

**Sales Office**  
tel: 015395 66614  
sales@wilsoncoproperties.co.uk

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

**Wilson & Co. Properties Ltd**  
Gatebeck Road  
Endmoor, Kendal  
Cumbria  
LA8 0HL

# How to reserve your new home

To reserve your plot at Moss Bank Place, Warton we require a reservation deposit of £500 for properties up to £200,000 and £1,000 for a properties over £200,000. This allows us to hold the plot, the property and price for a maximum of six weeks from the date your solicitor receives the paperwork from us.

This will allow enough time to handle all the relevant legalities and exchange contracts.

If for any reason contracts cannot be exchanged within this reservation period, or you are unable to proceed with the purchase then Wilson & Co. Properties reserve the right to offer the property for sale again.

At exchange of contract we will require 10% of the purchase price to be paid to us via your solicitor. When contract exchange has been completed this amount will be deducted from your final account. On completion and when keys are handed over we will require the balance of 90% of the purchase price.

Local authority searches will be done by our solicitors and sent to your solicitors as soon as they are received. Please make your solicitor aware that we handle this to avoid any unnecessary duplication or costs.

The costs for the searches and for the engrossment fee for preparation of all the legal documents relating to your purchase will be charged to you.

We may be able to offer choices for you to customise certain aspects of the kitchen, tiling and other options. These do depend entirely on what stage of the build we are at and have to be made within a maximum of three weeks from reservation. After this the build will proceed as per our specifications and standards. Any optional extras and additions need to be paid for at the time of order, or they cannot be added to the build.

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Kitchen, utility, bathroom, bedroom and garage layouts are indicative only. All measurements are for guidance only and may vary.

Prospective purchasers should discuss their requirements with a sales advisor.

All properties are regularly inspected to ensure they are built in accordance with standards and qualify for a Checkmate structural guarantee certificate.