



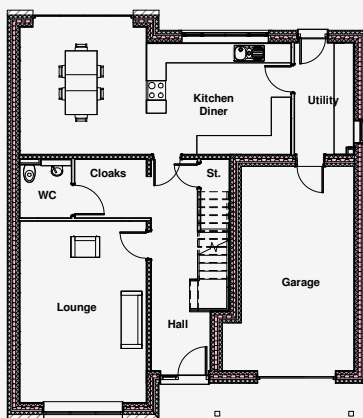
Cockerham



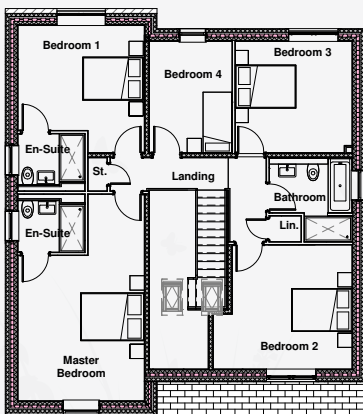
The Casterton

A 5 bed detached house located on plot 25

Ground Floor



First Floor



Total Size

Overall Size Excluding Garage	200.4m ² / 2,157.1ft ²
Overall Size Including Garage	228.2m ² / 2,456.3ft ²

Ground Floor

Kitchen / Dining Room	8525 x 4000mm	27.97 x 13.12ft
Lounge	3970 x 5695mm	13.03 x 18.68ft
Hall	6640 x 1850mm	21.79 x 6.07ft
Store	895 x 2185mm	2.94 x 7.17ft
W.C.	1835 x 1615mm	6.02 x 5.30ft
Cloaks	1835 x 1835mm	6.02 x 6.02ft
Utility	3500 x 1865mm	11.48 x 6.12ft
Garage	6420 x 3570mm	21.06 x 11.71ft

First Floor

Master Bedroom	6490 x 3970mm	21.29 x 13.03ft
En-suite	1620 x 2095mm	5.32 x 6.87ft
Bedroom 1	4000 x 3970mm	27.97 x 13.03ft
En-suite	1595 x 2095mm	5.32 x 6.87ft
Bedroom 2	3895 x 4360mm	12.78 x 14.31ft
Bedroom 3	3665 x 3500mm	12.02 x 11.48ft
Bedroom 4	2595 x 3500mm	8.51 x 11.48ft
Bathroom	2635 x 2595mm	8.65 x 8.51ft
Store	595 x 1040mm	1.95 x 3.41ft
Linen Cupboard	805 x 990mm	2.64 x 3.25ft

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 Wilson & Co. Properties for specific kitchen layouts.

This information is for guidance only and prospective purchasers should discuss their requirements with Wilson & Co. Properties Ltd.



Sales Office

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How to reserve your new home

To reserve your plot at Estuary Hill, we require a reservation deposit of:
£2,000 for properties up to £300k
£3,000 for properties up to £400k
£4,000 for properties up to £500k
£5,000 for properties £600k+

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 contract's 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 the 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 of 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.

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. 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 the relevant standards and qualify for a structural guarantee certificate.



A member of

