



Cockerham

Site Plan



KEY

- 1 Bedroom
- 2 Bedroom
- 3 Bedroom
- 4 Bedroom
- 5 Bedroom

Plot	Description
8	The Brigsteer - 2 bed detached bungalow
9	The Brigsteer - 2 bed detached bungalow
10	The Stainton - 3 bed detached dormer bungalow
11	The Clawthorpe - 3 bed semi-detached house
12	The Clawthorpe - 3 bed semi-detached house
13	The Silverdale - 4 bed detached house
14	The Silverdale - 4 bed detached house
15	The Farleton - 3 bed detached house
16	The Farleton - 3 bed detached house

Plot	Description
17	The Levens - 2 bed semi-detached house
18	The Levens - 2 bed semi-detached house
19	The Farleton - 3 bed detached house
20	The Clawthorpe - 3 bed semi-detached house
21	The Clawthorpe - 3 bed semi-detached house
22	The Silverdale - 4 bed detached house
23	The Silverdale - 4 bed detached house
24	The Stainton - 3 bed detached dormer bungalow
25	The Casterton - 5 bed detached house



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

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 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

