

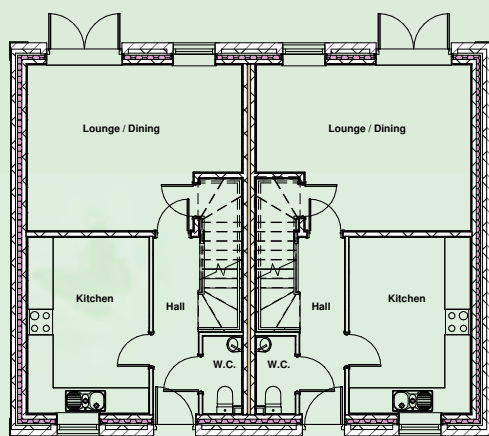


Warton

## The Clawthorpe

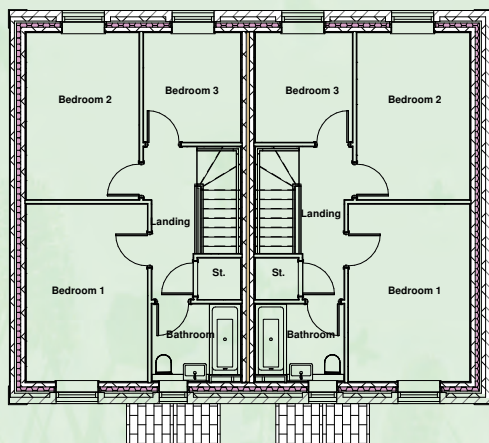


A semi detached 3 bedroom house located on plots 4 and 5



### Ground Floor

Kitchen	2920mm x 4230mm	9'6" x 13'9"
Lounge	5150mm x 3980mm	16'9" x 13'0"
WC	930mm x 1860mm	3'0" x 6'1"



### First Floor

Bedroom 1	2910mm x 4260mm	9'5" x 13'9"
Bedroom 2	2170mm x 4010mm	8'9" x 13'1"
Bedroom 3	2330mm x 2630mm	7'6" x 8'6"
Bathroom	2130mm x 1860mm	6'9" x 6'1"

**Total Size** 83.85m<sup>2</sup> / 902sq.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 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.

**Wilson & Co.**  
PROPERTIES LTD

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

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

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

# How to reserve your new home

To reserve your plot at Warton Grange Close, we require a reservation deposit as follows:

£500 for properties up to £200,000  
£1,000 for a properties up to £300,000  
£2,000 for a properties up to £400,000  
£3,000 for a properties up to £500,000

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 contract's cannot be exchanged within this reservation period, or you are unable to proceed with the purchase then Wilson & Co. Properties Ltd 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 Checkmate structural guarantee certificate.

