



Cockerham



## Price List

Plot No	House Style	Type	Size	Price
1 & 4	The Levens	2 bedroom end terrace	73.9m <sup>2</sup> / 795.5ft <sup>2</sup>	£240,000
2 & 3	The Levens	2 bedroom mid terrace	74m <sup>2</sup> / 796.5ft <sup>2</sup>	£240,000
5	The Levens	2 bedroom semi-detached	73.9m <sup>2</sup> / 795.5ft <sup>2</sup>	£240,000
6	The Meathop	1 bedroom apartment	47.7m <sup>2</sup> / 513.4ft <sup>2</sup>	£149,999
7	The Meathop	1 bedroom apartment	48m <sup>2</sup> / 516.6ft <sup>2</sup>	£149,999
8	The Brigsteer	2 bed detached bungalow with attached garage	103.3m <sup>2</sup> / 1,111.9ft <sup>2</sup>	<b>SOLD</b>
9	The Brigsteer	2 bed detached bungalow with attached garage	103.3m <sup>2</sup> / 1,111.9ft <sup>2</sup>	<b>SOLD</b>
10	The Stainton	3 bed detached dormer bungalow with integral garage	148.1m <sup>2</sup> / 1,594.1ft <sup>2</sup>	£495,000
11	The Clawthorpe	3 bed semi-detached house	86.7m <sup>2</sup> / 933.3ft <sup>2</sup>	£290,000
12	The Clawthorpe	3 bed semi-detached house	86.7m <sup>2</sup> / 933.3ft <sup>2</sup>	<b>SOLD</b>
13	The Silverdale	4 bed detached house	135.0m <sup>2</sup> / 1,453.1ft <sup>2</sup>	£470,000
14	The Silverdale	4 bed detached house with detached garage	135.0m <sup>2</sup> / 1,453.1ft <sup>2</sup>	£499,000
15	The Farleton	3 bed detached house with integral garage	123.1m <sup>2</sup> / 1,325.0ft <sup>2</sup>	£390,000
16	The Farleton	3 bed detached house with integral garage	123.1m <sup>2</sup> / 1,325.0ft <sup>2</sup>	£390,000
17	The Levens	2 bed semi-detached house with bay window	73.8m <sup>2</sup> / 794.4ft <sup>2</sup>	<b>SOLD</b>
18	The Levens	2 bed semi-detached house	72.3m <sup>2</sup> / 778.2ft <sup>2</sup>	<b>SOLD</b>
19	The Farleton	3 bed detached house with integral garage	123.1m <sup>2</sup> / 1,325.0ft <sup>2</sup>	£399,000
20	The Clawthorpe	3 bed semi-detached house	86.7m <sup>2</sup> / 933.3ft <sup>2</sup>	<b>SOLD</b>
21	The Clawthorpe	3 bed semi-detached house	86.7m <sup>2</sup> / 933.3ft <sup>2</sup>	<b>SOLD</b>
22	The Silverdale	4 bed detached house with detached garage	135.0m <sup>2</sup> / 1,453.1ft <sup>2</sup>	£525,000
23	The Silverdale	4 bed detached house with detached garage	135.0m <sup>2</sup> / 1,453.1ft <sup>2</sup>	<b>SOLD</b>
24	The Stainton	3 bed detached dormer bungalow with garage	148.1m <sup>2</sup> / 1,594.1ft <sup>2</sup>	<b>SOLD</b>
25	The Casterton	5 bed detached house with integral garage	228.2m <sup>2</sup> / 2,456.3ft <sup>2</sup>	£665,000



### 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.

