



Plot 1, The Milking Parlour Rise Lane
Catwick, Beverley, East Yorkshire HU17 5PL
Price £478,000

WP WOOLLEY
& PARKS

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'THE OLD DAIRY' IS AN EXCLUSIVE NEW DEVELOPMENT OF JUST 5 INDIVIDUALLY DESIGNED HOMES WITH AIR SOURCE HEAT PUMP AND INTEGRATED SOLAR PV.

Designed as contemporary barns having sheltered courtyards with private south/west aspects for those long spring/summer months. These homes have been designed to enable you to enjoy your new home with your family and friends. You will benefit from the newest range of air source heat pumps and integrated solar PV essential to keeping heating and running costs as low as possible combined with super advanced insulation option for timber frame homes. Richard James Homes continually strive to design homes that are "Different by Design" and believe this is crucial to a happy & content lifestyle. All properties offer large open plan kitchen, dining, sitting rooms, and a ground floor bedroom and ensuite, designed to give you the benefit of making your garden and outdoor space an integral part of your home. Reservations now being taken.

Open Plan Living / Dining / Kitchen 32'9" x 17'6" (10 x 5.35)

Utility Room 12'1" x 7'2" (3.7 x 2.2)

Cloaks/W.C. 7'2" x 4'9" (2.2 x 1.46)

Bedroom 1 17'6" x 11'5" (5.35 x 3.5)

En-Suite Shower Room 1 17'6" x 5'10" (5.35 x 1.79)

Bedroom 2 13'10" x 12'0" (4.24 x 3.68)

En-Suite Shower Room 2 13'10" x 4'11" (4.24 x 1.50)

Bedroom 3 / Study 13'0" x 10'5" (3.98 x 3.18)

Garage 17'5" x 13'6" (5.33 x 4.13)

Landscaping

The driveway to plot 1 will be graveled. The path and patios shown on the drawings will be paved in contemporary porcelain pavers samples will be available onsite a provisional sum of £25.00 per m2 allowed. The garden areas will be turfed at the front, the rear gardens will be seeded depending to time of year. A 1.8m high closed boarded timber fence will form the boundary to plot 2. A Garden walls/fencing forms the boundaries north, south, east, and west forming natural south facing courtyards.

Fencing between dwellings will be close boarded 150mm pales 1.8m high on fencing rails.

SPECIFICATION

External windows and doors

The Windows are Double glazed aluminum finished in matt black. The aluminum front door is a highly insulated solid door, French doors to the master bedroom and the fully opening bi-fold doors to the southern rear will create direct access to the outside making your garden part of your home.

All windows and doors are fitted with secure 5-point locking.

The Garage Doors will be a sectional insulated electrically operated doors finished in a matt black colour. Supplied and installed by Oxley Garage Doors.

Heating

The heating is a Viessmann Vitocal 150 6 kw Air Source Heat Pump to plot 1, powering the underfloor heating and hot water to bathrooms and Kitchen. This is supported by an integrated 4 kw solar PV installation, additionally battery storage can be added to the specification at an additional cost.

A separate electric zone and time clock will be installed to run all towel radiators in bathrooms to enable towels to be dried during the winter/summer months. These will be electric only.

Electrical Specification

Includes all high-grade white plastic switches as standard and LED down lighters to all rooms, all bedrooms, studies, lounges and Tv points will have data points for superfast

fiber. No allowance has been included for smart home technology or integrated speaker systems, but these can be discussed and installed were possible at an additional cost. The Specification will be available on request.

Kitchen Specification plot 1

The kitchens & Utility room will be designed and installed by "I Love Kitchens" a Local Beverley based company, the kitchens are all manufactured in Germany with Bosch appliances and quartz worktops. Adrian will talk you through the design process with colour options for cupboard doors, and quartz worktops options. If a more traditional shaker or painted kitchen are more to your taste options are available.

Internal Joinery

A Provisional sum of £70 has been allowed within the specification for the internal doors) and £20 per for ironmongery we can provide options within the provisional sum budget. The integral garage door is a flush half hour fire door to meet building regulations.

Skirting and Architrave

5" skirting in pencil round MDF
3" architrave in pencil round MDF

Flooring & Wall Finishes

We have wide variety of tiles to choose from our suppliers at Groundworks stone and tiling supplies in Hull. Please feel free to browse through their brochure (ignore the retail prices as we get very reasonable trade discounts).

Floor & Wall Tiling

We have allowed a provisional sum within our specification of £22.50 per m2 for the tiles only the labour and adhesive are included within specification.

Tiling to ground floor floors,
Kitchen, dining and sitting room floor.

Utility Room floor

WC floor

En-suite floors

En-suite Walls shower area and splash back behind sink.

All tile fixing has been allowed for in larger format tiles (750x750) if a smaller tile or large format is preferred additional fixing charges may be charged due to increased labour costs.

Decoration

All Plaster Walls to have 2 coats of emulsion, all skirting's, architraves, window cill to be undercoated and glossed white and internal doors will be finished in clear matt varnish, or white gloss depending on door type.

Warranty

The houses come with the benefit and assurance of a 6-year New House architects' warranty. The Construction process is also overseen from foundations to completion by Yorkshire Building Control assuring a quality build.

Council Tax :

Council tax is payable to East Riding of Yorkshire local authority. The property is yet to be listed in council tax band

Measurements :

All measurements have been taken using a laser tape measure or taken from scaled drawings in the case of new build homes and therefore, may be subject to a small margin of error or as built.

Tenure :

The property is understood to be Freehold (To be confirmed by Vendor's Solicitor).

Services :

The property is understood to be connected to mains Drainage, Water & Electricity. The heating is a Viessmann Vitocal 150 6 kw Air Source Heat Pump. This is supported by an integrated 4 kw solar PV installation, additionally battery storage can be added to the specification at an additional cost. There is no mains Gas.

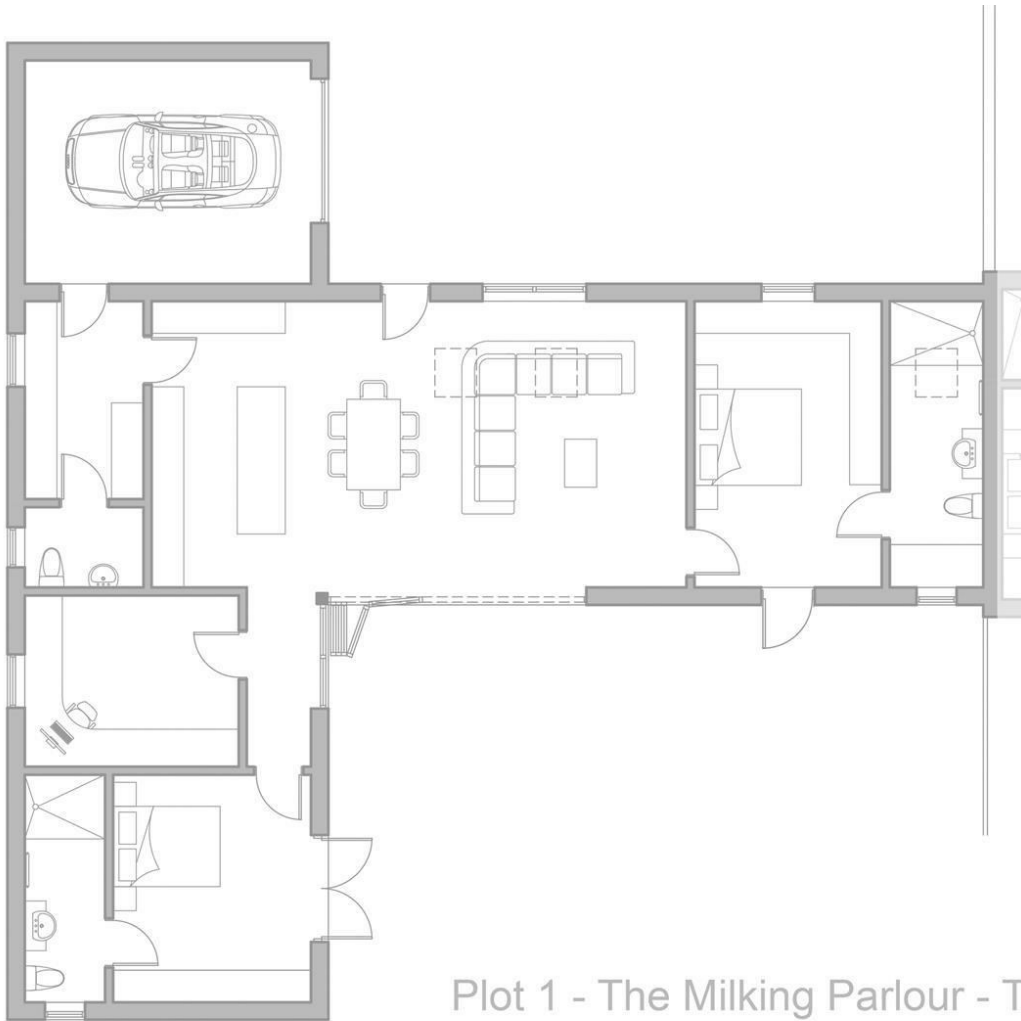
Right of Way

The Gravel driveway also allows pedestrian and vehicular access to Plot 2.

Disclaimer :

These particulars are produced in good faith, are set out as a general guide only and do not constitute any part of an offer or a contract. None of the statements contained in these particulars as to this property are to be relied on as statements or representations of fact. Any intending purchaser should satisfy him/herself by inspection of the property or otherwise as to the correctness of each of the statements prior to making an offer. No person in the employment of Woolley & Parks Ltd has any authority to make or give any representation or warranty whatsoever in relation to this property.





Plot 1 - The Milking Parlour - The Old Dairy



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		86	86
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A		97	97
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

