

Millstones MILLSTONES



Burley in Wharfedale

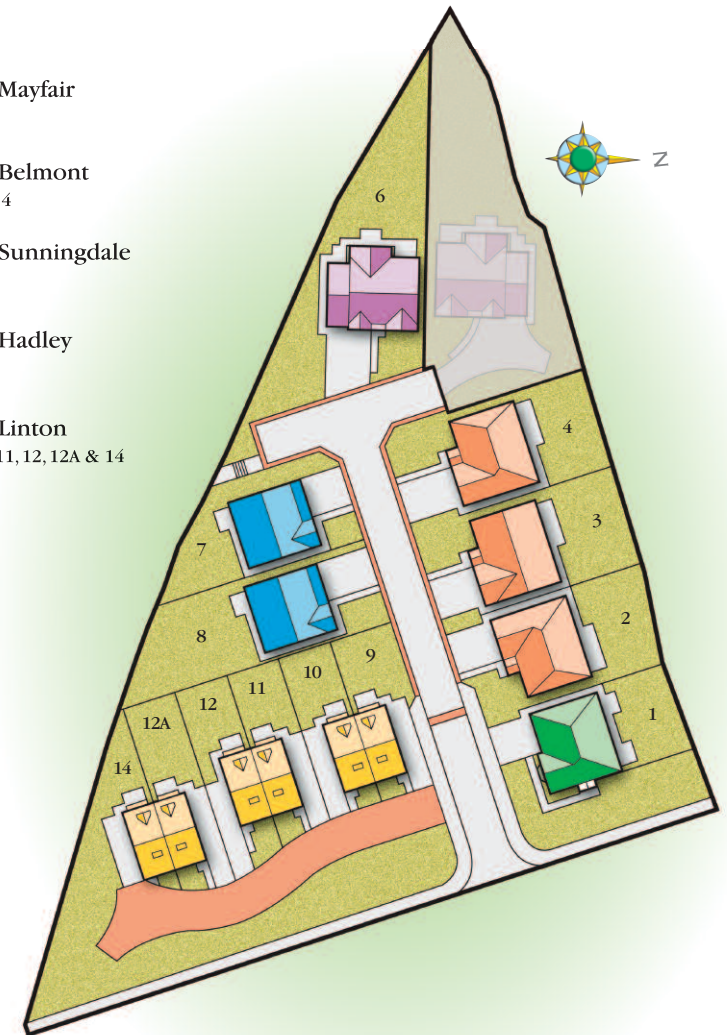
Arncliffe



Site Plan



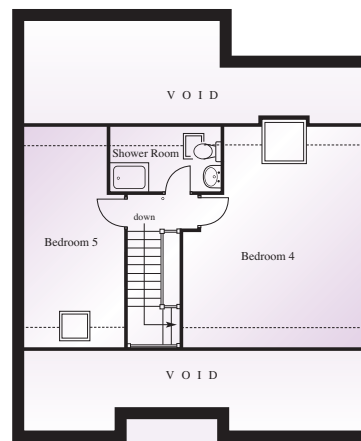
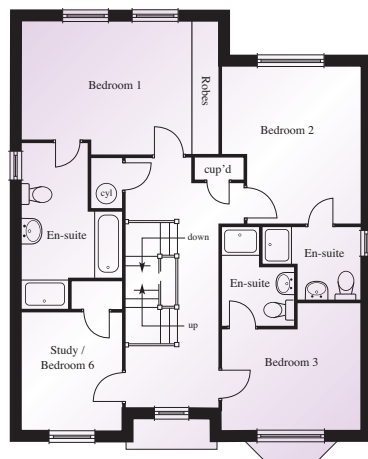
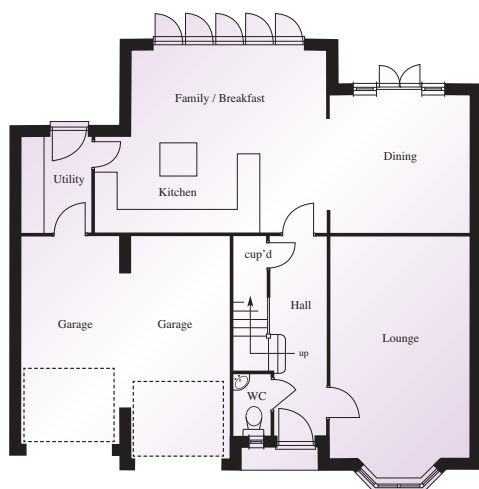
-  The Mayfair
Plot 6
-  The Belmont
Plots 2, 3 & 4
-  The Sunningdale
Plots 7 & 8
-  The Hadley
Plot 1
-  The Linton
Plots 9, 10, 11, 12, 12A & 14





PLOT : 6

The Mayfair



Ground Floor

LOUNGE	3.70 x 6.40m (max)	12'1" x 21'0" (max)
DINING	3.70 x 3.65m	12'1" x 12'0"
KITCHEN/B'FAST	6.15(max) x 4.80m	20'2"(max) x 15'9"
UTILITY	1.88 x 2.55m	6'2" x 8'4"

First Floor

BEDROOM 1	5.21 x 3.50m (max)	17'1" x 11'5" (max)
EN-SUITE	2.65(max) x 4.45m (max)	8'8"(max) x 14'7"(max)
BEDROOM 2	3.72(max) x 4.19m	12'3"(max) x 13'8"
EN-SUITE	2.61(max) x 1.95m	8'6"(max) x 6'4"
BEDROOM 3	3.70 x 3.40m (max)	12'2" x 11'2" (max)
EN-SUITE	1.90 x 2.60m (max)	6'3" x 8'6" (max)
STUDY / BEDROOM 6	2.66 x 3.15m	8'8" x 10'4"

Second Floor

BEDROOM 4	4.80(max) x 5.85m (max)	15'8"(max) x 19'2" (max)
BEDROOM 5	2.66(max) x 5.85m (max)	8'8"(max) x 19'2" (max)
SHOWER ROOM	2.95 x 1.75m	9'8" x 5'8"

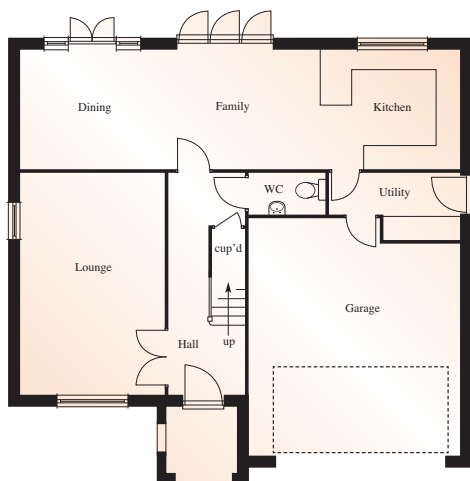


Floor plans, window configurations and roof designs vary from plot to plot. Please see on-site plans for full details.



PLOTS : 2, 3 & 4

The Belmont

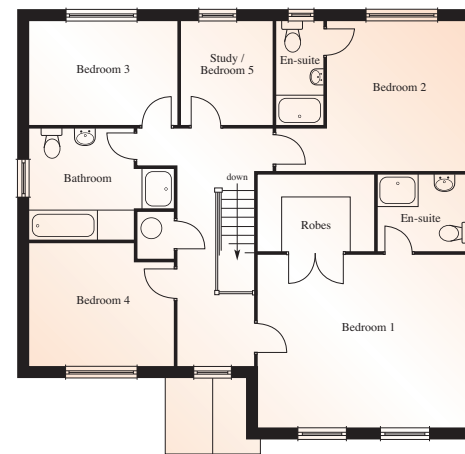


Ground Floor

LOUNGE	3.65 x 5.52m	12'0" x 18'1"
KITCHEN/DINING/FAMILY	11.10(max) x 3.02m	36'5"(max) x 9'11"
UTILITY	3.32(max) x 1.70m(max)	10'10"(max) x 5'7"(max)

First Floor

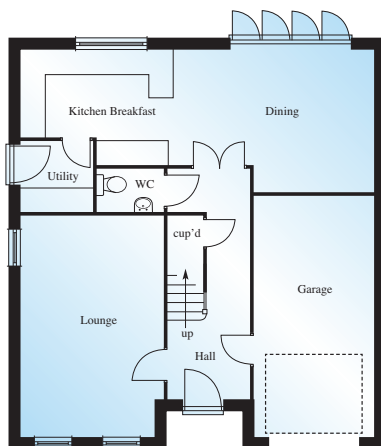
BEDROOM 1	5.32 x 4.35m	17'5" x 14'3"
EN-SUITE	2.30 x 1.95m	7'6" x 6'4"
ROBES	2.94 x 1.95m	9'7" x 6'4"
BEDROOM 2	3.59 x 3.77m(max)	11'9" x 12'4"(max)
EN-SUITE	1.21 x 2.60m(max)	3'11" x 8'6"(max)
BEDROOM 3	3.75 x 2.62m	12'4" x 8'7"
BEDROOM 4	3.65 x 3.07m(max)	12'0" x 10'1"(max)
STUDY / BEDROOM 5	2.32 x 2.62m	7'7" x 8'8"
BATHROOM	2.85 x 2.80m	9'4" x 9'2"





PLOTS : 7 & 8

The Sunningdale

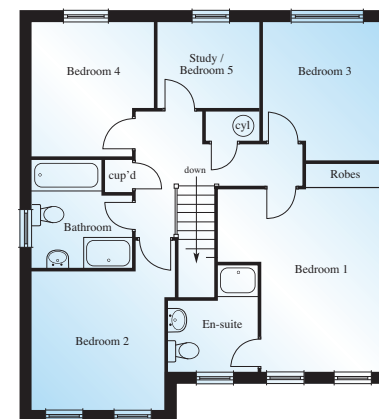


Ground Floor

LOUNGE	3.55 x 5.50m	11'7" x 18'0"
KITCHEN/B'FAST	5.80(max) x 2.85m(max)	19'0"(max) x 9'5"(max)
DINING	3.00 x 3.55m	9'10" x 11'7"
UTILITY	1.80 x 1.77m	5'10" x 5'9"

First Floor

BEDROOM 1	4.17(max) x 4.50m	13'8"(max) x 14'9"
EN-SUITE	2.26 x 1.75m	7'5" x 5'9"
BEDROOM 2	3.30 x 3.45m	10'10" x 11'3"
BEDROOM 3	3.05 x 3.45m(max)	10'0" x 11'3"(max)
BEDROOM 4	3.05(max) x 3.35m(max)	10'0"(max) x 11'0"(max)
STUDY / BEDROOM 5	2.55 x 2.15m	8'4" x 7'1"
BATHROOM	2.50 x 2.70m(max)	8'2" x 8'10"(max)

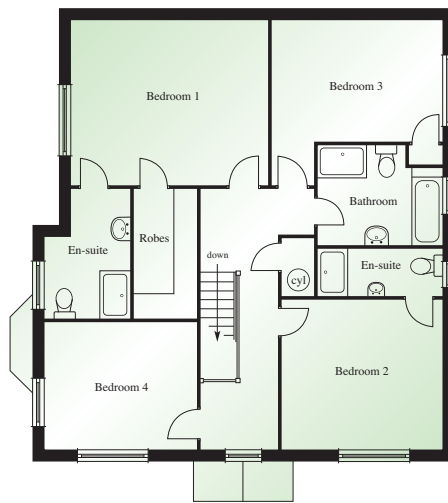
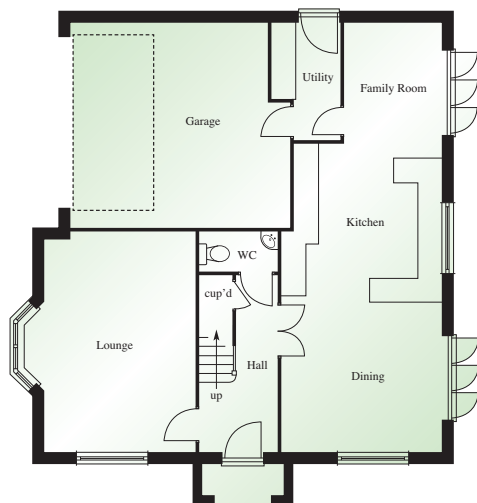


Floor plans, window configurations and roof designs vary from plot to plot. Please see on-site plans for full details.



PLOT : 1

The Hadley



Ground Floor

LOUNGE	5.52 x 4.25m (max)	18'1" x 13'11" (max)
KITCHEN / DINING / FAMILY	10.75 (max) x 4.01m (max)	35'3" (max) x 13'2" (max)
UTILITY	2.95 (max) x 1.72m (max)	9'8" (max) x 5'7" (max)

First Floor

BEDROOM 1	4.15 x 4.93m	13'7" x 16'2"
EN-SUITE	3.25 (max) x 2.15m (max)	10'7" (max) x 7'0" (max)
ROBES	3.25 x 1.60m	10'7" x 5'2"
BEDROOM 2	3.76 x 4.04m	12'4" x 13'3"
EN-SUITE	1.21 x 3.14m	3'11" x 10'3"
BEDROOM 3	3.05 x 4.29m	10'0" x 14'1"
BEDROOM 4	3.20 x 3.82m	10'5" x 12'6"
BATHROOM	2.50 x 3.14m (max)	8'2" x 10'3" (max)



Floor plans, window configurations and roof designs vary from plot to plot. Please see on-site plans for full details.



PLOTS : 9, 10, 11, 12, 12A & 14



The Linton

Ground Floor

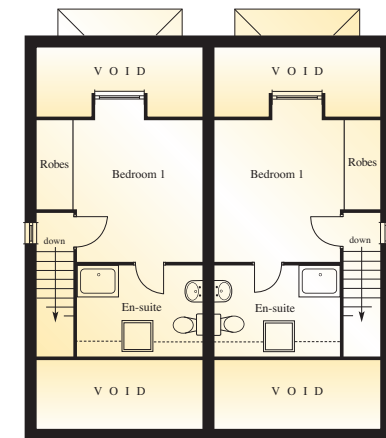
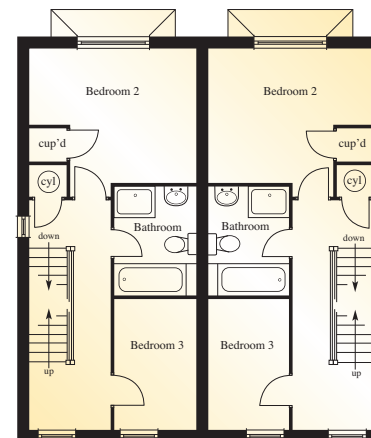
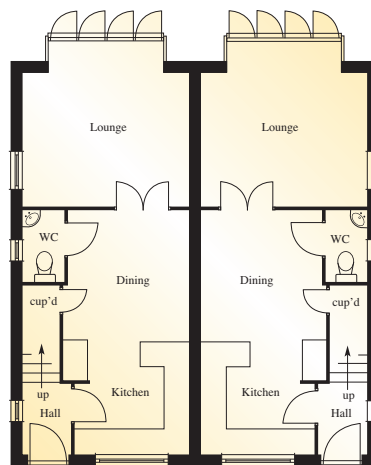
LOUNGE	4.05 x 4.05m (max)	13'3" x 13'3" (max)
KITCHEN/DINING	3.05(max) x 5.95m (max)	10'0"(max) x 19'6"(max)

First Floor

BEDROOM 2	4.05 (max) x 3.27m	13'3" (max) x 10'8"
BATHROOM	2.00 x 2.67m	6'6" x 8'9"
BEDROOM 3	2.00 x 3.20m	6'6" x 10'6"

Second Floor

BEDROOM 1	4.05 (max) x 3.88m (max)	13'3" (max) x 12'8" (max)
EN-SUITE	3.05 x 2.25m	10'10" x 7'4"



Floor plans, window configurations and roof designs vary from plot to plot. Please see on-site plans for full details.

Specification

GENERAL

ENERGY EFFICIENT HOMES BUILT TO THE LATEST BUILDING REGULATIONS.

NHBC 10 YEAR BUILDMARK WARRANTY.

EXTERNAL SPECIFICATION

EXTERNAL WALLS OF TRADITIONAL CONSTRUCTION IN BRICK AND 'COLOUR-THROUGH' RENDER.

ROOF TILES FROM THE FORTICRETE HARDROW RANGE.

TARMACADAM TO PRIVATE DRIVEWAYS. ACCESS ROAD TO PLOTS 9 - 14 TO BE BLOCK PAVED.

WINDOWS AND EXTERNAL GLAZED FRAMES TO BE LOW MAINTENANCE PVCU IN WHITE WITH HIGH PERFORMANCE DOUBLE-GLAZED SEALED UNITS.

EXTERNAL DOORS FITTED WITH HIGH SECURITY ANTI SNAP 3 STAR LOCKS.

ELECTRONICALLY OPERATED GARAGE DOORS FROM THE HORMAN 'M' RIBBED RANGE IN WHITE WOODGRAIN FINISH.

EXTERNAL LIGHTS TO FRONT AND REAR.

EXTERNAL SECURITY PIR LIGHT TO REAR.

EXTERNAL TAPS.

TURFED FRONT AND REAR GARDENS AND LANDSCAPING IN ACCORDANCE WITH APPROVED PLAN.

CAR CHARGING POINT.



INTERNAL SPECIFICATION

WALLS FINISHED IN LIGHT GREY MATT EMULSION.

CEILINGS FINISHED IN PURE WHITE MATT EMULSION.

DOORS, ARCHITRAVES AND SKIRTINGS FINISHED IN WHITE GLOSS.

5 PANEL VERTICAL MOULDED INTERNAL DOORS IN WHITE (GLAZED IN CERTAIN LOCATIONS – PLEASE REFER TO PLANS).

TRADITIONAL STAIRCASE WITH OAK HANDRAIL SPINDLES AND NEWELS.

POLISHED CHROME IRONMONGERY THROUGHOUT.

FULL HEIGHT WALL TILING WITHIN SHOWER ENCLOSURES AND HALF TILING TO ALL OTHER WALLS.

ELECTRIC SOCKETS AND LIGHT SWITCHES IN POLISHED CHROME.

LED DOWN-LIGHTS TO ALL 'WET' ROOMS, KITCHENS, UTILITY AND FAMILY ROOMS.

SATELLITE DISH, TV WIRING AND DATA DISTRIBUTION SYSTEM TO LOUNGE, BREAKFAST/DINING AREAS AND ALL BEDROOMS.

INTRUDER ALARM SYSTEM WITH SENSORS TO GROUND FLOOR AND FIRST FLOOR LANDING (AND SECOND FLOOR LANDING WHERE APPROPRIATE).

HIGH EFFICIENCY GAS FIRED CONDENSING BOILER WITH STELRAD 'COMPACT WITH STYLE' CONTEMPORARY RADIATORS TO GROUND FLOOR ROOMS. STELRAD 'COMPACT' RADIATORS ELSEWHERE EXCEPT BATHROOMS.



CHROME HEATED TOWEL RAIL TO ALL BATHROOMS AND SHOWER ROOMS.

SANITARY-WARE FROM THE SOTTINI SANTORINI BOW RANGE WITH TESINO CHROME BRASSWARE.

SHOWER ENCLOSURES FROM THE IDEAL STANDARD KUBO RANGE INCLUDING AQUALISA, 'DREAM' VALVE SHOWER UNIT IN CHROME WITH FIXED DRENCH HEAD AND SEPARATE HAND SHOWER.

A CHOICE OF KITCHEN AND UTILITY FINISHES FROM HIGH GLOSS HANDLELESS DOORS TO MORE TRADITIONAL STYLES – WORKTOPS FROM SAMSUNG RADIANTZ QUARTZ.

FULLY INTEGRATED KITCHEN APPLIANCES BY AEG INCLUDING OVEN, COMBI MICROWAVE, CHOICE OF CERAMIC OR GAS HOB, COOKER HOOD, FRIDGE-FREEZER AND DISHWASHER AND CDA WINE COOLER.

UTILITY APPLIANCES BY AEG INCLUDING FREE-STANDING WASHING MACHINE AND TUMBLE DRYER (DEPENDENT ON HOUSE TYPE).

WALK-IN WARDROBES (HADLEY AND BELMONT ONLY) TO FEATURE FULL CARCASS INTERIORS (NO DOORS) IN LIGHT WOODGRAIN FINISH – INCLUDING HIGH LEVEL SHELF, HANGING RAIL, SHOE RACK AND SHELVING.

WARDROBES TO BEDROOM 1 IN MAYFAIR, SUNNINGDALE AND LINTON.

ARNCLIFFE HOMES LIMITED SUPPORT AND ABIDE BY THE CONSUMER CODE FOR HOME BUILDERS.



THE PURPOSE OF THE CODE IS TO ENSURE THAT HOME BUYERS:

- + ARE TREATED FAIRLY;
- + KNOW WHAT SERVICE LEVELS TO EXPECT;
- + ARE GIVEN RELIABLE INFORMATION UPON WHICH TO MAKE THEIR DECISION;
- + KNOW HOW TO ACCESS SPEEDY, LOW COST DISPUTE RESOLUTION ARRANGEMENTS IF THEY ARE DISSATISFIED.

A COPY OF THE CODE IS AVAILABLE ON REQUEST OR CAN BE DOWNLOADED FROM:
WWW.CONSUMERCODEFORHOMEBUILDERS.COM

THE DETAILS IN THIS BROCHURE ARE BELIEVED TO BE CORRECT BUT DO NOT CONSTITUTE AN OFFER, WARRANTY OR CONTRACT. ALL ROOM DIMENSIONS ARE APPROXIMATE. THE COMPANY RESERVES THE RIGHT TO ALTER PLANS, SPECIFICATIONS AND ELEVATIONS AND TO SUBSTITUTE MATERIALS DURING THE COURSE OF CONSTRUCTION. WHERE PURCHASERS ARE OFFERED A CHOICE OF FINISH/STYLE, THIS IS SUBJECT TO THE ITEM CONCERNED NOT HAVING BEEN FITTED OR ORDERED AT THE TIME OF RESERVATION.

IMAGES SHOWN ARE FOR REPRESENTATION PURPOSES ONLY – ACTUAL PRODUCT SPECIFICATIONS MAY DIFFER



Area information



COW AND CALF ROCKS - ILKLEY MOOR

Millstones is a superb new development of 3, 4, 5 and 6 bedroom luxury homes located in the highly sought after village of Burley in Wharfedale, near Ilkley.

Situated in the mid Wharfedale Valley between Ilkley and Otley, Burley has retained a strong sense of community over the years – an annual Summer Festival being typical of this, with fun runs, bake offs, dog and classic car shows all featuring over recent years.

Just 4 miles to the east of Burley lies Ilkley, a spa town with an increasingly cosmopolitan feel; a clutch of fashion shops, Bistros and cafés being testimony to this and, of course, home to the famous Ilkley Moor and its breath-taking walks and scenery.



BURLEY IN WHARFEDAILE – SUMMER FESTIVAL

Venture a little further and you will find Bolton Abbey and the Yorkshire Dales National Park, where some of the most spectacular scenery that Yorkshire has to offer can be found. Stunning waterfalls and a labyrinth of underground limestone caves all feature, along with the famous 'Yorkshire 3 Peaks'; Ingleborough, Wharfedale and Pen-y-ghent.

If the hustle and bustle of the city is more to your liking then the centre of Leeds is accessible by rail in less than half an hour.



BOLTON ABBEY



ILKLEY TOWN FROM ILKLEY MOOR



YORKSHIRE DALES



BURLEY IN WHARFEDAILE VILLAGE GREEN



Buyer Assistance

Once you have chosen the new Arncliffe home you would like, there are a range of facilities we can offer to make your purchase that much easier.

If you do not yet have a buyer for your existing house, why not consider our highly successful **Part Exchange** scheme?

Hundreds of purchasers have taken advantage of this facility, which has enabled them to plan their move with certainty, without the worry of finding a buyer at the right price or the hassle of appointing Estate Agents and negotiating with potential buyers.

Simply complete our no-obligation application form and we will arrange a mutually convenient time to inspect your property, following which we will confirm its eligibility for part exchange and discuss our valuation with you. Once we have agreed figures, your purchase can proceed without delay and you could be moving into your brand new home in weeks.

Our part exchange facility is entirely without obligation and in the event that you decide not to proceed with our offer, you will face no charges.

Part exchange may not be appropriate in all cases, for example if your existing house is of a similar or greater value than the new house you wish to purchase. We therefore offer a **Sales Assistance** scheme whereby we appoint a local estate agent to market your property at a mutually agreeable figure but with the benefit of the facilities we offer on our new homes; for example part exchange, mortgage assistance, etc.

The **mortgage** market is constantly changing and it is difficult to stay abreast of the latest products. We therefore offer the services of an independent firm of financial advisers who have access to all major lenders and can give impartial advice on the best deals around at any given time.

These advisers will meet you at a mutually convenient time and place (at home if you wish) and talk through the options with you, on a no obligation basis. If you decide to proceed with one of their suggestions, they will guide you through the paperwork and monitor progress of your application through to the time a mortgage offer is issued.

Once again, this facility is completely free of charge and entirely without obligation.



Help to Buy is available on this development



WHAT IS HELP TO BUY?

Help to buy is equity loan assistance to buyers of new homes from the Government's Home and Communities Agency (HCA).

HOW DOES IT WORK?

Buyers will be provided with an equity loan of up to 20% of the purchase price of the property which will be interest free for 5 years. You will need to put down a minimum deposit of 5% from your own savings and meet the requirements of an authorised lending institution (Bank/Building Society) for the remaining 75%.

WHAT HAPPENS AFTER 5 YEARS?

A fee of 1.75% per annum will be charged on the equity loan from the fifth anniversary of the loan. This fee will increase each year thereafter. (Ask for details)

WHEN DO I HAVE TO PAY BACK THE LOAN?

The loan is repayable after 25 years (unless the term of the first mortgage is shorter than this) or when the property is sold. Part repayments are allowed at any time but must be a minimum of 10% of your home's market value at the time of the repayment.

WHAT HAPPENS IF I WANT TO SELL MY HOME?

When you sell your home you will repay the equity loan. So, if you initially purchased with a 20% equity loan from the HCA and have made no repayments, you will repay to the HCA 20% of the value of the property at the time of sale.

WHAT IF THE VALUE OF MY PROPERTY HAS FALLEN?

The Help to Buy agreement commits you to repay a percentage of the market value equal to the percentage contribution of assistance originally received. This means that if the value of your property falls below the level at which it was first purchased, you will repay less than the original amount the agency contributed to the original purchase.

HOW DO I KNOW IF I QUALIFY FOR THE SCHEME?

If you can raise 5% of the purchase price and meet the requirements of the local Home Buy Agency following an assessment, you will qualify for the scheme.

I AM NOT A FIRST TIME BUYER – DO I STILL QUALIFY?

Yes! Help to Buy is available to both first time buyers and those who have previously owned a home. Unfortunately it is not available to purchasers using our part exchange facility.

IS HELP TO BUY AVAILABLE ON A BUY TO LET?

No. The scheme is designed to assist you to move onto or up the housing ladder. It is available only to owner occupiers.

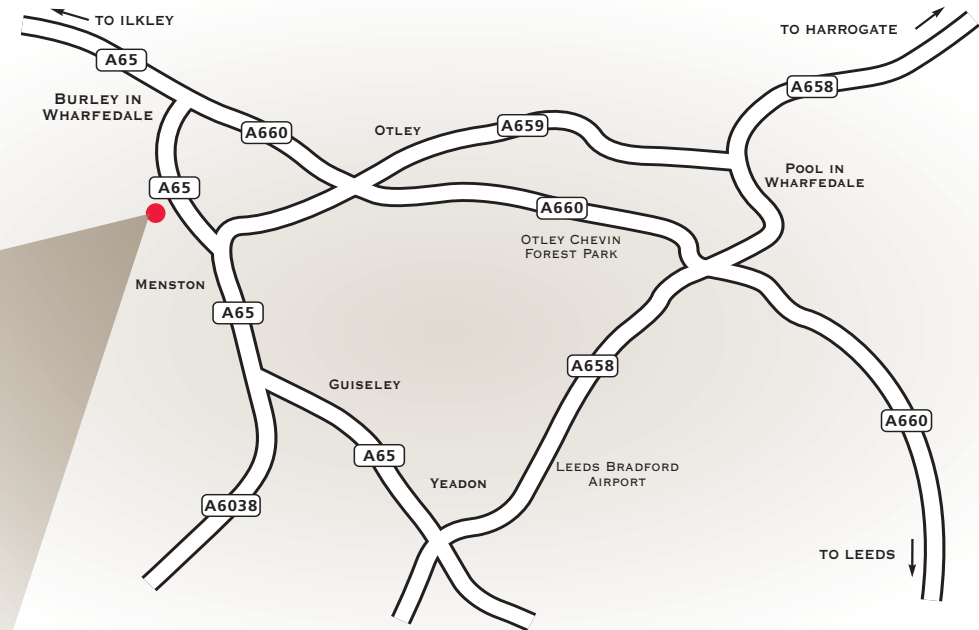
I THINK I MIGHT QUALIFY - WHAT DO I DO NOW?

If you would like to further your interest in the scheme please contact our sales department on 0113 237 5900 and we will be pleased to answer any questions you may have and guide you through the application process.



Location & Transport

Burley in Wharfedale is a highly sought-after commuter village in a rural location, situated on the A65/Bradford Road, between Ilkley and Otley. The postcode is LS29 7FA.



Burley in Wharfedale benefits from superb road links to Leeds, Bradford, Skipton and Harrogate. Regular rail services run from Burley, Menston and Guiseley stations to Leeds, Bradford and Ilkley. A typical rail journey into Leeds will take 25 minutes and Ilkley under 10 minutes.

Regular bus services run from Burley into Leeds, Skipton, Otley and Ilkley.

Leeds and Bradford Airport is just over 6 miles away and can be accessed directly by bus from Menston.

Manchester Airport can be reached in approximately 1-1/2 hours via the M606 and M62 motorways.





Arncliffe

ARNCLIFFE HOMES LIMITED,
ARNCLIFFE HOUSE, BRAMLEY GRANGE, SKELTONS LANE, THORNER, LEEDS, LS14 3DW
TEL: 0113 237 5900 FAX: 0113 265 4458

www.arncliffehomes.co.uk