

White House Farm

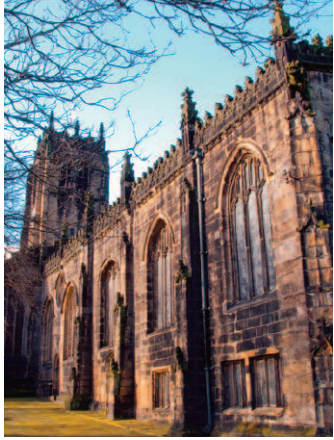
Holdsworth Road, Holmfield, Halifax



Arncliffe



Area information



900 YEAR OLD HALIFAX MINSTER

White House Farm is a fantastic development of just 23, three and four bedroomed homes of varying designs. Located on Holdsworth Road, Holmfield, each of these spacious homes offers the very best in contemporary living.

Located just 3 miles from the town centre of Halifax, White House Farm is ideally placed to take advantage of the many facilities the town has to offer. Most of the major high street stores can be found along with a splendid selection of bars and restaurants to suit all tastes.

The historic Piece Hall, a Grade 1 listed building, developed in 1779 as a cloth trading hall, has recently undergone a major refurbishment. This multi award winning project describes itself as a 'unique 21st century cultural destination' and it is easy to see why with its eclectic mix of independent fashion boutiques, arts and crafts/homeware shops, chic bars and cafes, combining to make the piece Hall 'one of the most appealing shopping attractions in the UK'.



WAINHOUSE TOWER – HALIFAX

Nearby Shibden Hall, a grade 2 listed historic house offers a fantastic day out for the whole family, with a miniature railway, boating lake, pitch and putt, woodland trails and play area for the younger children, much fun is sure to be had!

Eureka! The National Children's Museum forms part of the old railway station and really is where fun and education collide. Welcoming over 7 million visitors since it was opened by Prince Charles in 1992. Its popularity continues unabated with both parents and children alike.



SHIBDEN HALL – HALIFAX



PIECE HALL – HALIFAX



NORLAND MOOR SOWERBY BRIDGE







ROCHDALE CANAL – HEBDEN BRIDGE



Site Plan

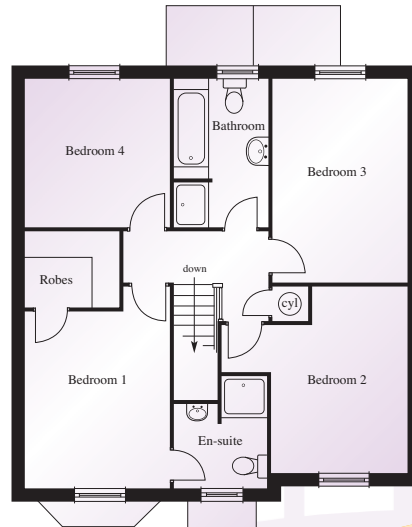
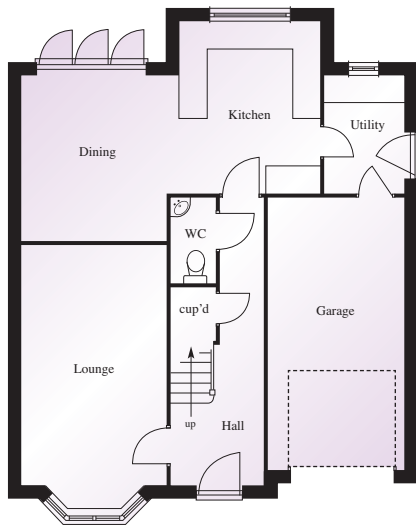


-  **The Woburn**
Plots 5,6,12A,14 &15
-  **The Regent**
Plots 7,8,9,10,11,& 12
-  **The Linton**
Plots 16,17,18,21,22 &23
-  **The Mulberry**
Plots 1,2,3,4,19 & 20



The Woburn

PLOTS : 5,6,12A,14 & 15



Ground Floor

LOUNGE	3.20 x 5.80m (max)	10'6" x 19'0" (max)
KITCHEN	3.40 (max) x 3.80m	11'2" (max) x 12'5"
DINING	3.20 x 3.65m	10'6" x 12'0"
UTILITY	1.77 x 2.60m	5'10" x 8'6"

First Floor

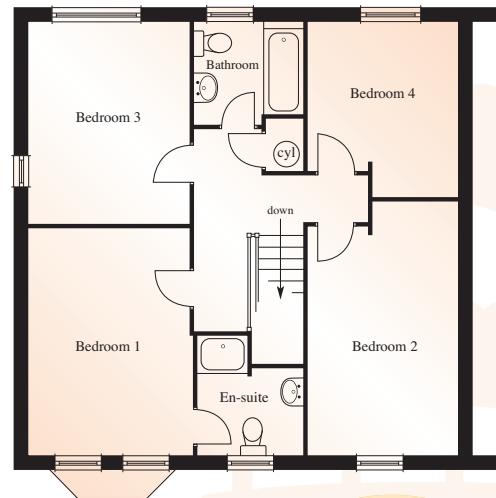
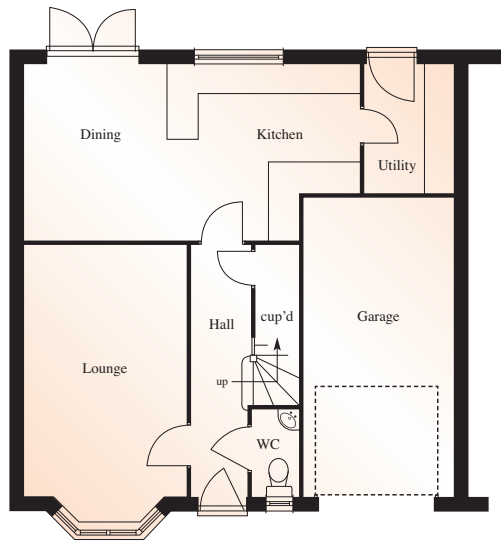
BEDROOM 1	3.22 x 3.90m	10'7" x 12'0"
ROBES	2.10 x 1.70m	6'10" x 5'7"
EN-SUITE	2.05 x 1.85m	6'9" x 6'1"
BEDROOM 2	4.10 (max) x 4.12m (max)	13'5" (max) x 13'6" (max)
BEDROOM 3	2.97 x 4.50m	9'9" x 14'9"
BEDROOM 4	3.22 x 3.29m	10'7" x 10'9"
BATHROOM	2.10 x 3.25m	6'10" x 10'8"

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



The Regent

PLOTS : 7,8,9,10,11 & 12



Ground Floor

LOUNGE	3.25 x 5.50m (max)	10'8" x 18'0" (max)
KITCHEN/DINING	6.70 (max) x 3.54m	22'0" (max) x 11'7"
UTILITY	1.80 x 2.58m	5'10" x 8'5"

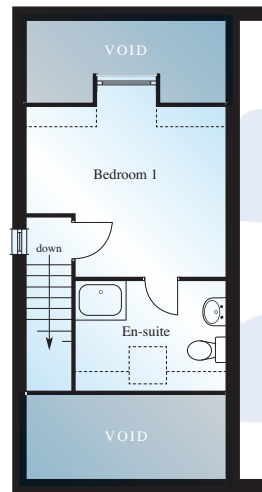
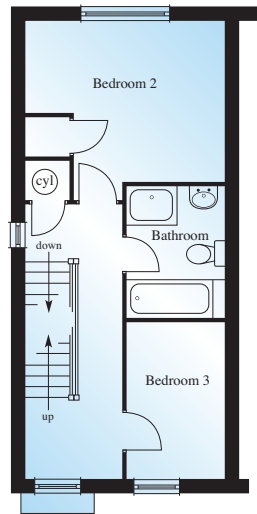
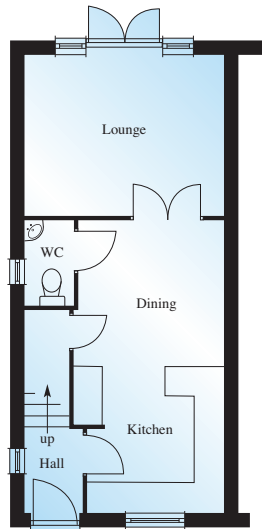
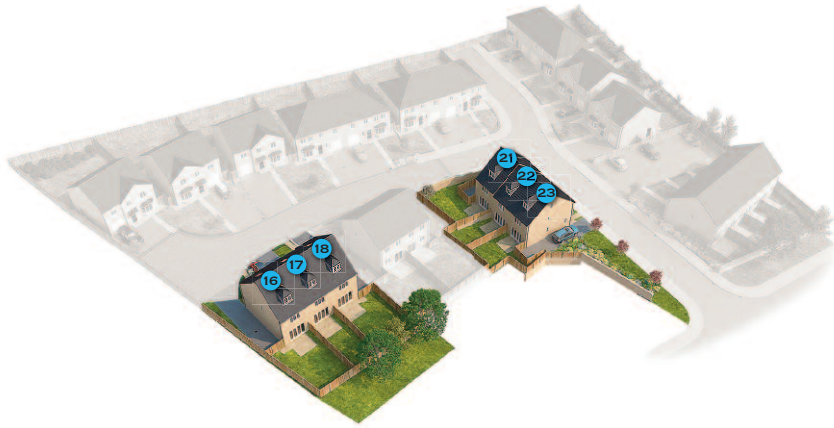
First Floor

BEDROOM 1	3.28 (max) x 4.55m	10'9" (max) x 14'11"
EN-SUITE	2.12 x 1.75m	6'11" x 5'9"
BEDROOM 2	3.03 x 5.10m (max)	9'11" x 16'9" (max)
BEDROOM 3	3.20 x 4.05m	10'6" x 13'3"
BEDROOM 4	3.03 x 3.50m (max)	9'11" x 11'6" (max)
BATHROOM	2.20 x 2.05m (max)	7'3" x 6'9" (max)



The Linton

PLOTS : 16,17,18,21,22 & 23



Ground Floor

LOUNGE	4.05 x 3.25m	13'3" x 10'8"
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

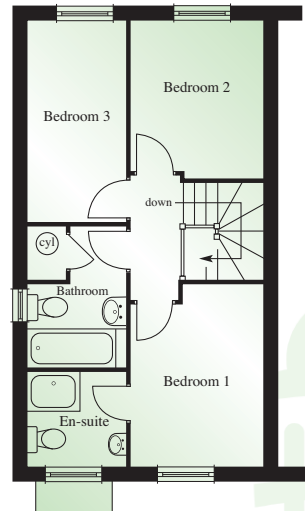
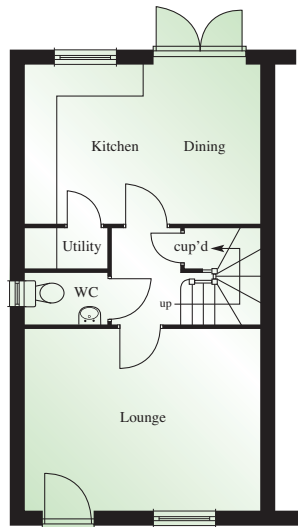
BEDROOM 1	4.05(max) x 3.48m(max)	13'3"(max) x 11'5"(max)
EN-SUITE	3.05 x 2.25m	10'0" x 7'4"

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



The Mulberry

PLOTS : 1,2,3,4,19 & 20



Ground Floor

LOUNGE	4.60 x 3.55m	15'1" x 11'8"
KITCHEN/DINING/FAMILY	4.60 x 3.10m	15'1" x 10'2"

First Floor

BEDROOM 1	2.60 x 3.55m (max)	8'6" x 11'8" (max)
EN-SUITE	1.93 x 1.83m	6'4" x 6'0"
BATHROOM	1.93 x 2.78m	6'4" x 9'1"
BEDROOM 2	1.93 x 3.95m	6'4" x 12'11"
BEDROOM 3	2.60 x 3.10m (max)	8'6" x 10'2" (max)

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



Specification

EXTERNAL SPECIFICATION

EXTERNAL WALLS OF TRADITIONAL CONSTRUCTION IN MARSHALLS CROMWELL STONE WALLING WITH ARTSTONE HEADS AND CILLS.

WINDOWS AND EXTERNAL GLAZED FRAMES IN LOW MAINTENANCE WHITE PVCU WITH POLISHED CHROME IRONMONGERY.

HIGH EFFICIENCY DOUBLE GLAZED WINDOW UNITS.


EXTERNAL DOORS FITTED WITH 'ANTI-SNAP' CYLINDER LOCKS.

TURF TO FRONT AND REAR GARDENS AND LANDSCAPING IN ACCORDANCE WITH THE APPROVED PLAN.

EXTERNAL LIGHTS TO FRONT AND REAR AND PUSH BUTTON DOORBELL TO FRONT DOOR.

EXTERNAL TAP.

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 PROVIDED 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, SPECIFICATION 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 ITEMS CONCERNED NOT HAVING BEEN FITTED OR ORDERED AT THE TIME OF RESERVATION.

INTERNAL SPECIFICATION

WALLS FINISHED IN LIGHT GREY MATT EMULSION AND CEILINGS IN PURE WHITE MATT EMULSION.

DOORS, ARCHITRAVES AND SKIRTINGS FINISHED IN WHITE GLOSS PAINT.

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

POLISHED CHROME IRONMONGERY THROUGHOUT.

CHOICE FROM RANGE PROVIDED OF FULL HEIGHT WALL TILING WITHIN SHOWER ENCLOSURES AND PART TILING TO ALL OTHER BATHROOM WALLS.

CHOICE FROM RANGE PROVIDED OF FLOOR TILING TO BATHROOMS AND DOWN STAIRS WC.

ELECTRICAL SOCKETS AND SWITCHES IN POLISHED CHROME.

LED DOWN LIGHTS TO KITCHEN/FAMILY AREAS AND UTILITY AND BATH/SHOWER ROOMS/WC.

SATELLITE DISH AND TV WIRING / DATA DISTRIBUTION SYSTEM TO LOUNGE, FAMILY AREA AND ALL BEDROOMS.

INTRUDER ALARM WITH SENSORS TO GROUND AND FIRST FLOORS AND GARAGES WHERE APPLICABLE.

HIGH EFFICIENCY GAS-FIRED CONDENSING BOILER WITH HEATED TOWEL RAIL TO BATHROOMS AND RADIATORS TO OTHER ROOMS.


A CHOICE OF KITCHEN FINISHES FROM THE RANGE PROVIDED WITH A CHOICE OF QUARTZ WORKTOPS.
(LAMINATE WORKTOP TO UTILITY ROOM WHERE APPLICABLE)

KITCHEN APPLIANCES COMPRISING DOUBLE OVEN (SINGLE IN MULBERRY HOUSE TYPE), CHOICE OF GAS OR CERAMIC HOB, CHIMNEY HOOD, INTEGRATED FRIDGE/FREEZER, WINE COOLER (AND DISHWASHER DEPENDING ON HOUSE TYPE).

WASHER/DRYER (OR SEPARATE WASHER AND DRYER) IN KITCHEN OR UTILITY ACCORDING TO HOUSE TYPE.

UNDERMOUNT 1½ BOWL STAINLESS STEEL SINK TO KITCHEN AND SURFACE MOUNTED STAINLESS STEEL SINGLE BOWL WITH DRAINER TO UTILITY. (WHERE APPLICABLE)

SANITARY-WARE BY IDEAL STANDARD.

 10 -YEAR BUILDMARK WARRANTY



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



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 can put you in touch with 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 Homes 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.

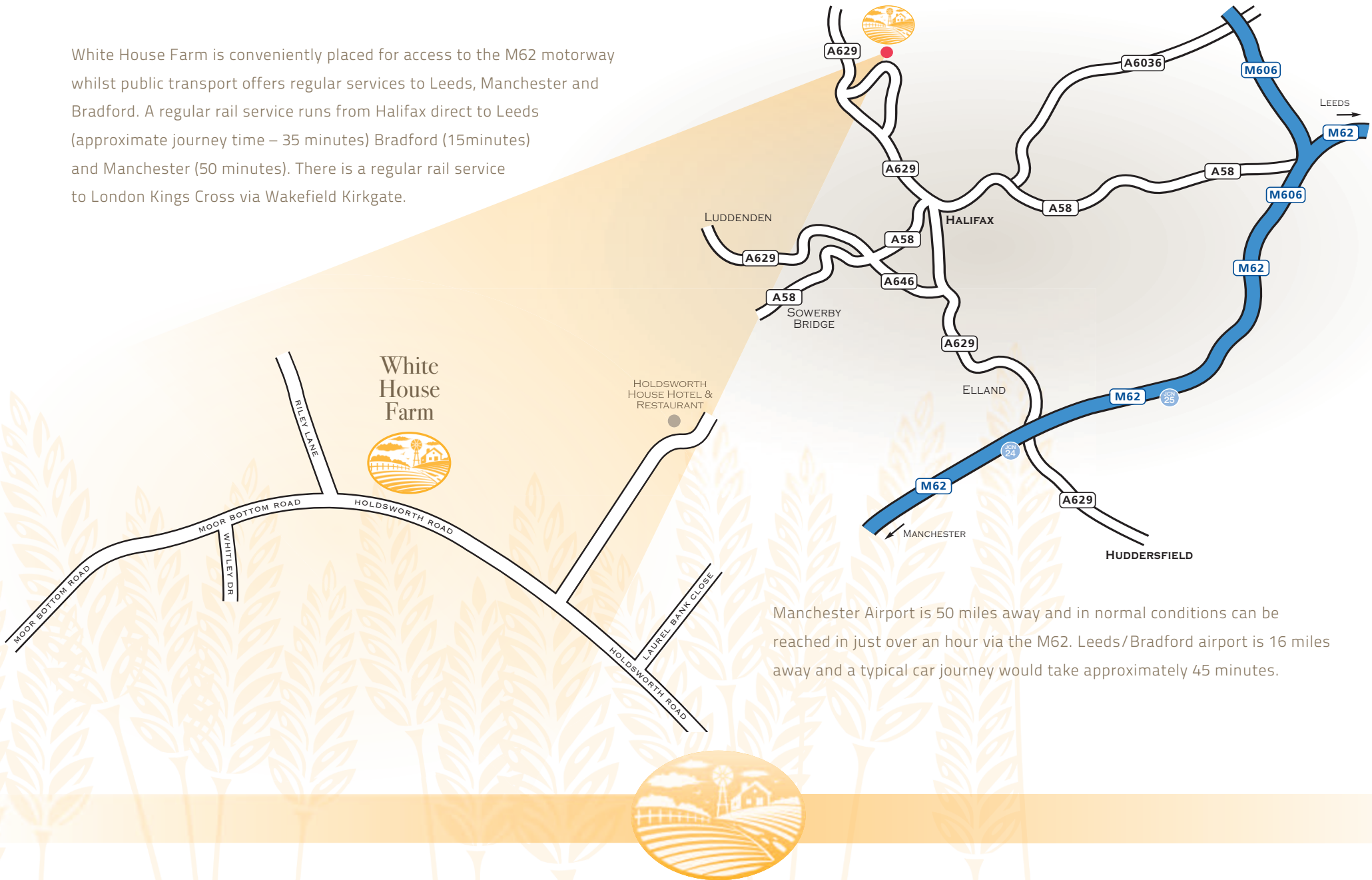
I THINK I MIGHT QUALIFY - WHAT DO I DO NOW?

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

White House Farm is conveniently placed for access to the M62 motorway whilst public transport offers regular services to Leeds, Manchester and Bradford. A regular rail service runs from Halifax direct to Leeds (approximate journey time – 35 minutes) Bradford (15minutes) and Manchester (50 minutes). There is a regular rail service to London Kings Cross via Wakefield Kirkgate.



Manchester Airport is 50 miles away and in normal conditions can be reached in just over an hour via the M62. Leeds/Bradford airport is 16 miles away and a typical car journey would take approximately 45 minutes.

White House Farm





Arncliffe

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