

It's tee-off time at The Fairways!



A birds-eye view of The Fairways



 *The Coverdale*
Plot : 1

 *The Chatsworth*
Plot : 2

 *The Langdale*
Plots : 4, 5, 6, 7 & 8

 *The Newbury*
Plots : 3 & 9

 *The Swaledale*
Plot : 10





PLOTS : 3 & 9



The Newbury

Ground Floor

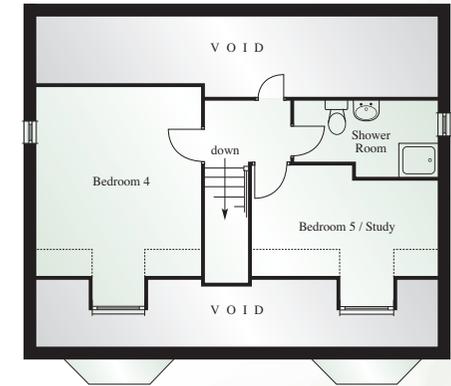
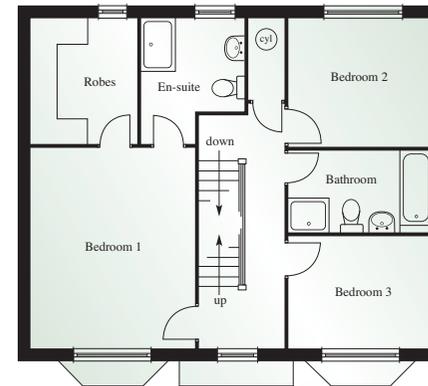
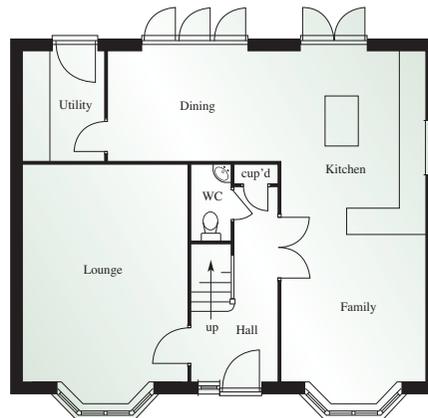
LOUNGE	3.75 x 5.40m (max)	12'3" x 17'8" (max)
UTILITY	1.85 x 2.50m	6'1" x 8'2"
DINING	3.95 x 2.50m	12'11" x 8'2"
KITCHEN	3.30 x 4.20m	10'10" x 13'9"
FAMILY	3.30 x 3.30m	10'10" x 10'10"

First Floor

BEDROOM 1	3.37 x 4.55m	12'5" x 14'11"
ROBES	2.45 x 2.87m	8'0" x 9'5"
EN-SUITE	2.37 (max) x 2.87m (max)	7'9" (max) x 9'5" (max)
BEDROOM 2	3.30 x 2.92m	10'10" x 9'7"
BATHROOM	3.30 x 1.87m	10'10" x 6'2"
BEDROOM 3	3.30 x 2.55m	10'10" x 8'4"

Second Floor

BEDROOM 4	3.77 x 4.30m	12'4" x 14'1"
BEDROOM 5 / STUDY	4.27 x 2.52m	14'0" x 8'3"
SHOWER ROOM	3.25 x 1.75m (max)	10'8" x 5'8" (max)



NB: THIS PLAN REPRESENTS PLOT 3 WHICH HAS A DETACHED DOUBLE GARAGE.

PLOT 9 IS 'HANDED' AND HAS AN ATTACHED DOUBLE GARAGE





PLOTS : 4, 5, 6, 7 & 8



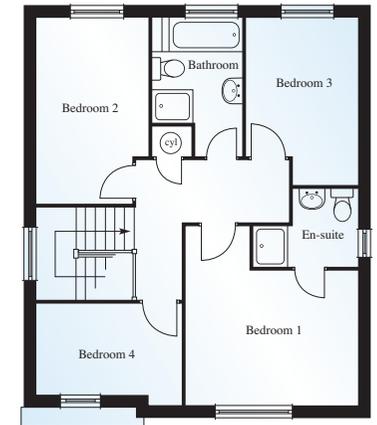
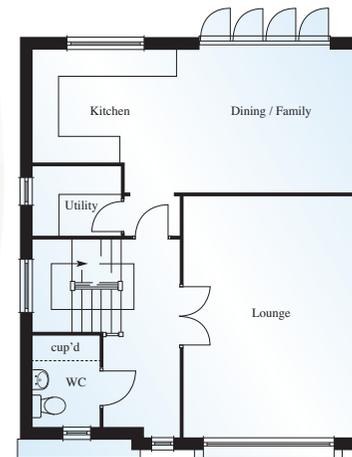
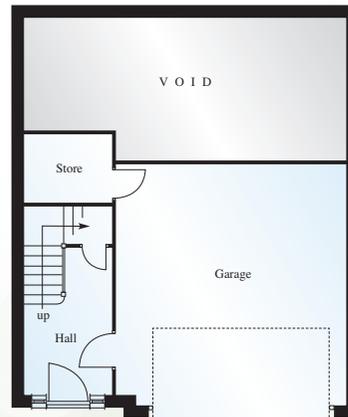
The Langdale

Upper Ground Floor

LOUNGE	3.95 x 5.50m	12'11" x 18'0"
DINING/FAMILY	4.10 x 3.25m	13'5" x 10'8"
KITCHEN	3.30 x 2.57m	10'10" x 8'5"
UTILITY	2.02 x 1.57m	6'7" x 5'2"

First Floor

BEDROOM 4	3.35 x 2.09m	11'0" x 6'10"
BEDROOM 2	4.25 x 2.57m	13'11" x 8'5"
BATHROOM	2.10 x 3.15m(max)	6'10" x 10'4"(max)
BEDROOM 3	2.57 x 3.82m(max)	8'5" x 12'6"(max)
BEDROOM 1	3.97 x 3.07m	13'0" x 10'1"
EN-SUITE	2.42(max) x 1.80m	7'11"(max) x 5'10"





PLOT : 2

The Chatsworth

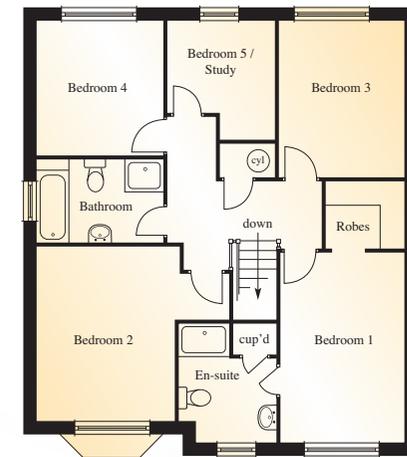
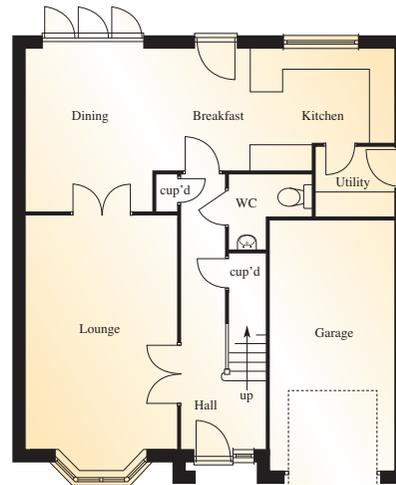


Ground Floor

LOUNGE	3.65 x 6.10m (max)	12'0" x 20'0" (max)
DINING / KITCHEN	3.05 x 3.90m	10'0" x 12'9"
BREAKFAST / KITCHEN	5.85 x 2.92m (max)	19'2" x 9'7" (max)
UTILITY	1.90 x 1.67m	6'3" x 5'6"

First Floor

BEDROOM 2	3.35 x 4.20m	11'0" x 13'9"
BATHROOM	3.07 x 2.00m	10'1" x 6'6"
BEDROOM 4	3.07 x 3.25m	10'1" x 10'8"
BEDROOM 5 / STUDY	2.57 x 2.87m (max)	8'5" x 9'5" (max)
BEDROOM 1	3.02 x 4.59m	9'10" x 15'0"
ROBES	1.95 x 1.65m	6'5" x 5'5"
EN-SUITE	2.32 (max) x 2.85m (max)	7'7" (max) x 9'4" (max)





PLOT : 10

The Swaledale

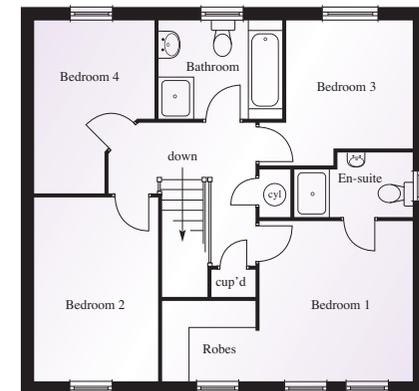
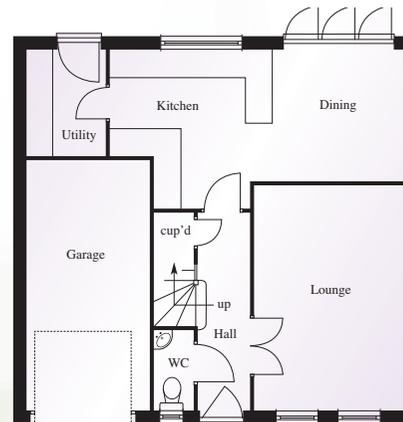


Ground Floor

LOUNGE	3.30 x 4.90m	10'10" x 16'1"
DINING / KITCHEN	6.47(max) x 3.45m(max)	21'3"(max) x 11'4"(max)
UTILITY	1.75 x 2.30m	5'9" x 7'6"

First Floor

BEDROOM 1	3.37 x 3.48m	11'1" x 11'5"
ROBES	2.05 x 1.75m	6'8" x 5'9"
EN-SUITE	2.60(max) x 1.41m	8'6"(max) x 4'7"
BEDROOM 3	2.77 x 2.80m	9'1" x 9'2"
BATHROOM	2.72 x 2.15m	8'11" x 7'0"
BEDROOM 4	2.65 x 3.77m(max)	8'8" x 12'4"(max)
BEDROOM 2	2.72 x 4.00m	8'11" x 13'1"





PLOT : 1

The Coverdale

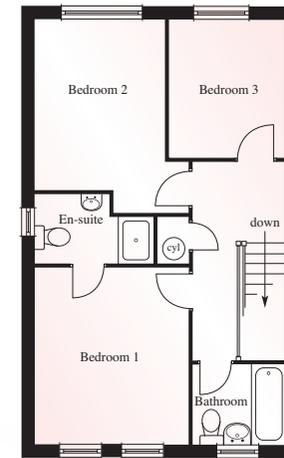
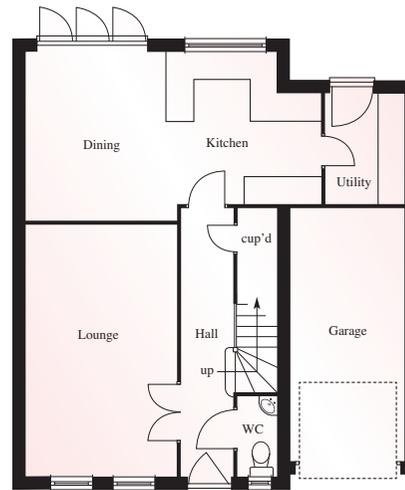


Ground Floor

LOUNGE	3.30 x 5.43m	10'10" x 17'10"
DINING / KITCHEN	6.47(max) x 3.65m(max)	21'3"(max) x 12'0"(max)
UTILITY	1.75 x 2.35m	5'9" x 7'8"

First Floor

BEDROOM 1	3.37 x 3.86m	11'1" x 12'8"
EN-SUITE	2.60(max) x 1.50m	8'6"(max) x 4'11"
BEDROOM 2	2.85 x 3.66m	9'4" x 12'0"
BEDROOM 3	2.57 x 3.01m	8'5" x 9'10"
BATHROOM	2.05 x 1.75m	6'8" x 5'9"



Specification

GENERAL

ENERGY EFFICIENT HOMES BUILT TO THE LATEST BUILDING REGULATIONS.

NHBC 10 YEAR BUILDMARK WARRANTY.

EXTERNAL SPECIFICATION

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

ROOF TILES FROM THE FORTICRETE RANGE IN GREY.

TARMACADAM TO PRIVATE DRIVEWAYS. SHARED DRIVEWAYS TO BE BLOCK PAVED (PLOTS 2 & 3 ONLY).

WINDOWS AND EXTERNAL GLAZED FRAMES TO BE LOW MAINTENANCE PVCU IN WHITE.

DOUBLE-GLAZING IN 'PLANITHERM TOTAL +' GLASS FOR ADVANCED THERMAL INSULATION PERFORMANCE.

EXTERNAL DOORS FITTED WITH HIGH SECURITY LOCKS.

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

EXTERNAL LIGHTS TO FRONT AND REAR.

EXTERNAL TAP TO REAR.

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



INTERNAL SPECIFICATION

WALLS FINISHED IN LIGHT GREY MATT EMULSION.

CEILINGS FINISHED IN PURE WHITE MATT EMULSION.

DOORS, ARCHITRAVES AND SKIRTINGS FINISHED IN WHITE SATIN.

PREMDOR MASONITE LADDER MOULDED INTERNAL DOORS (GLAZED IN CERTAIN LOCATIONS – PLEASE REFER TO PLANS).

POLISHED CHROME IRONMONGERY THROUGHOUT.

CERAMIC FLOOR TILES TO HALLWAY, KITCHEN/DINING AREAS, CLOAKS, UTILITY, HOUSE BATHROOM & EN-SUITE.

FULL HEIGHT WALL TILING WITHIN SHOWER ENCLOSURES AND OVER BATHS AND PART TILING TO WALLS WHERE SANITARY-WARE FITTED.

ELECTRIC SOCKETS AND LIGHT SWITCHES IN POLISHED CHROME.

LED DOWN-LIGHTS TO ALL ROOMS EXCEPT BEDROOMS (DIMMABLE IN LOUNGE).

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 (AND UPPER GROUND FLOOR ON LANGDALE HOUSE TYPE). 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 'DUAL' VALVE SHOWER UNIT IN CHROME WITH FIXED DRENCH HEAD AND SEPARATE HAND SHOWER.

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

FULLY INTEGRATED KITCHEN APPLIANCES BY BOSCH INCLUDING DOUBLE OVEN, CHOICE OF CERAMIC OR GAS HOB, COOKER HOOD, FRIDGE-FREEZER AND DISHWASHER.

UTILITY APPLIANCES BY BOSCH INCLUDING FREE-STANDING WASHING MACHINE AND TUMBLE DRYER.

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

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.



Area information



SHIPLEY GOLF CLUB

Enjoying a prime location in the Aire Valley, the historic and highly-regarded market town of Bingley remains a most sought-after location for the discerning home buyer.

Situated in the heart of Bronte Country it is perhaps most famous these days for the "Five Rise Locks" which lift the Leeds and Liverpool canal some 60 feet along the side of the valley. Many an hour can be spent watching narrow boats prepare to navigate the unique staircase.



BINGLEY FIVE RISE LOCKS



SALTS MILL

To the north, Rembalds Moor and Ilkley Moor form a wide expanse of open high ground leading to the southern edge of the Yorkshire Dales; a true paradise for occasional walkers and dedicated ramblers alike! To the west of Bingley is the village of Haworth, most famous for its association with the Bronte sisters who lived in the Parsonage which is now a museum dedicated to the family.

Lovers of the arts are well catered-for too. Just 2 miles away lies Salts Mill, a former textile mill built in 1853 by the Victorian philanthropist Sir Titus Salt, which is now home to a successful art gallery incorporating a number of paintings by local artist David Hockney.



ILKLEY MOOR

"Bingley Music Live" is fast gaining a reputation for being one of the finest small music festivals in the UK. Usually taking place at the end of August | early September, this 3-day festival held in Myrtle Park has attracted some big-name artists in recent years.



BINGLEY MUSIC LIVE



Can we assist your move.?

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 FROM THE GOVERNMENT'S HOMES AND COMMUNITIES AGENCY (HCA) TO BUYERS OF NEW HOMES .

HOW DOES IT WORK?

BUYERS CAN APPLY FOR 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 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.

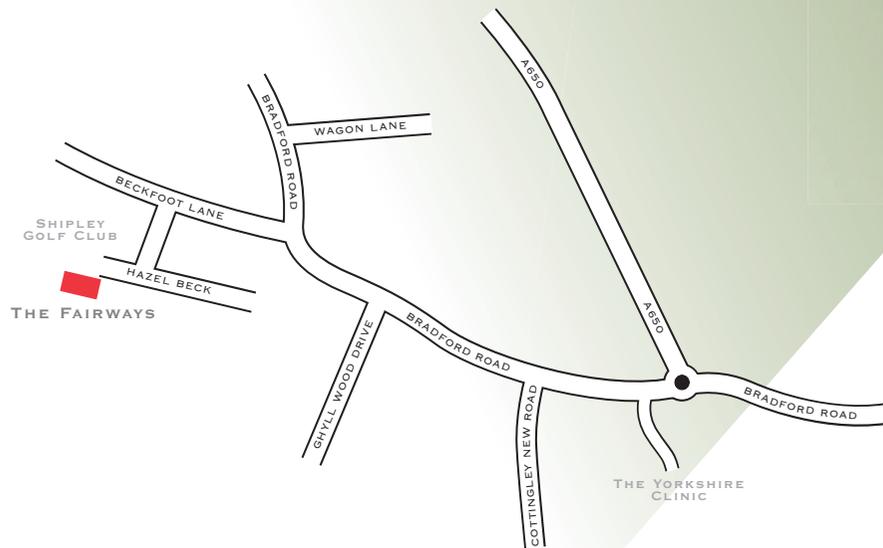
I THINK I MIGHT QUALIFY - WHAT DO I DO NOW?

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 ALL QUESTIONS YOU MAY HAVE AND GUIDE YOU THROUGH THE APPLICATION PROCESS.



Location & Transport

The Fairways is situated next to the grounds of Shipley Golf Club and is accessed from Hazel Beck (via Beckfoot Lane), off the B6265 Bradford Road just south of the centre of Bingley. The postcode is BD16 1LZ.



The town of Bingley is conveniently located off the A650 Aire Valley trunk road and enjoys excellent road links to Bradford, Leeds, Skipton and Harrogate. The M62 motorway is accessible via the Bradford ring road and M606. Regular rail services run from Bingley station to Leeds, Bradford and Skipton, with a typical journey to Leeds taking under 20 minutes.

For those travelling further afield, Leeds Bradford International Airport is approximately 30 minutes away and Manchester Airport can be reached in approximately 1 ½ hours.





Arncliffe

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