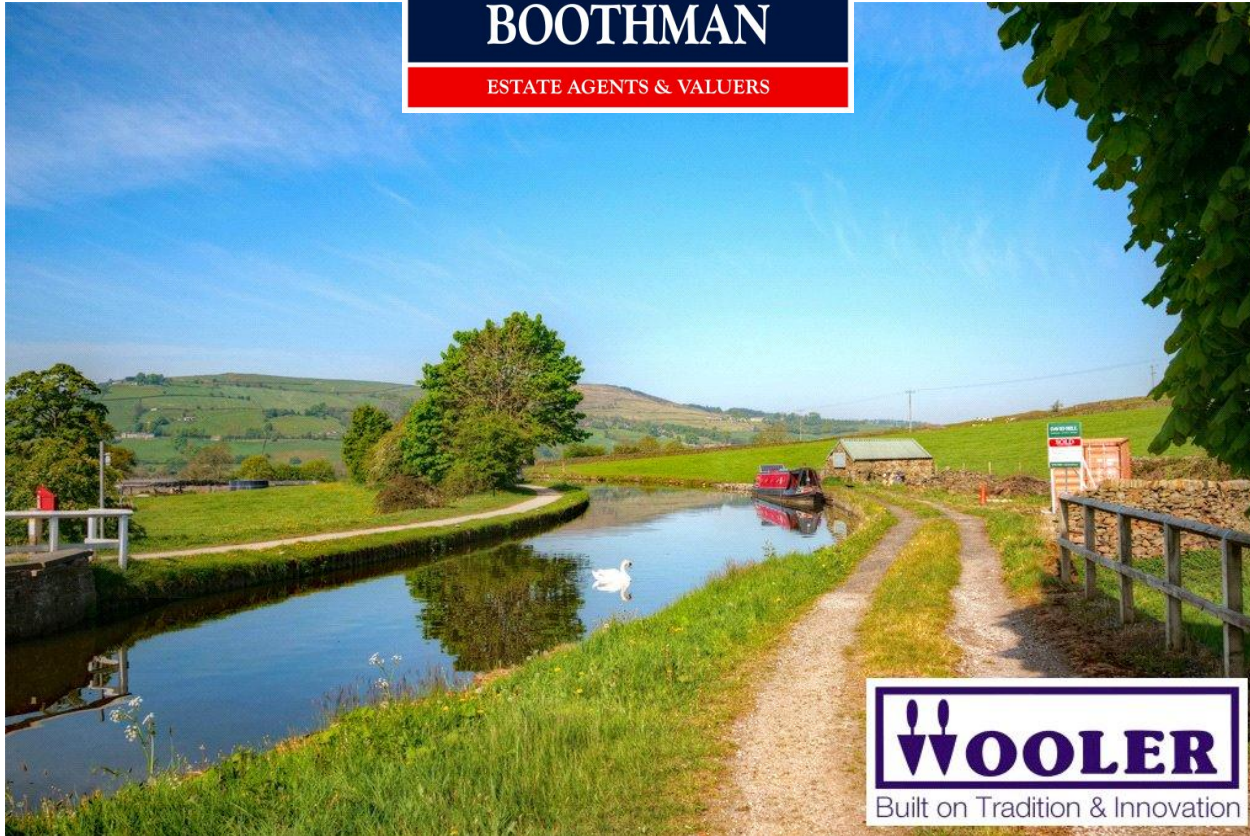


**HARRISON
BOOTHMAN**

ESTATE AGENTS & VALUERS



The Old Coal Yard, Bradley BD20 9EL

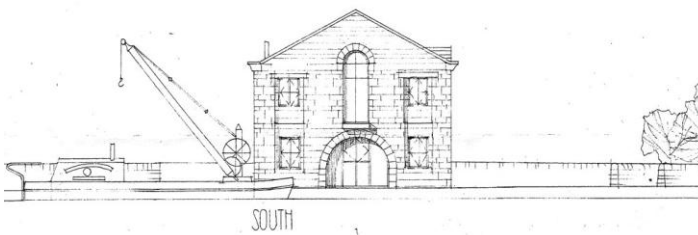
Guide Price: £750,000



+ 4

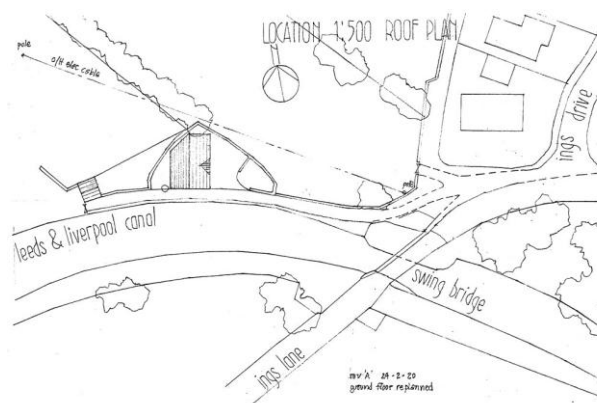
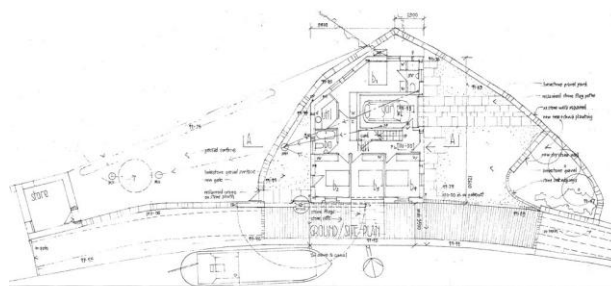


+ 2



- A unique opportunity
- A brand new canalside dwelling
- Spectacular views
- Potential for mooring rights
- Small croft plus stone outbuilding
- Fabulous design

Construction has now begun on this brand new, truly unique and very impressive individual detached canal-side dwelling which has been imaginatively designed in the style of an industrial warehouse conversion. The property offers spacious four bedroom en-suite accommodation including an integral single garage, excellent parking, delightful gardens, a small croft and a magnificent open plan first floor living space with large windows, vaulted ceiling and spectacular 360 degree views over the beautiful surrounding fields and countryside beyond the Leeds Liverpool canal towards Skipton.



Situated in a peaceful rural location on the edge of this sought after village and having the potential of mooring rights (with a successful application), ideal for those with an interest in leisure boating, this certainly represents an extremely rare and exciting opportunity to purchase a prestigious, brand new and bespoke stone built detached character home constructed to a very high specification by the multi-award winning local developer, R. N. Wooler & Co. Ltd.

As can be seen from the architects drawings, the property has been sympathetically designed with a high level of care and attention to detail to compliment its prominent and very desirable waterside position. Internally the accommodation has been thoughtfully arranged with four spacious bedrooms together with a house bathroom and utility room at the ground floor level whilst the main open plan living, kitchen and dining space is arranged at first floor level to take advantage of the tremendous long distance views in all directions via the large feature windows whilst also still enjoying a surprising degree of privacy. The living area will include a wood burning stove whilst the kitchen will be equipped to a high standard incorporating a comprehensive range of integrated appliances. The developer may be able to offer some flexibility with regards to the layout and design of the first floor living accommodation should an agreement be reached at an early stage in construction.

The accommodation will benefit from a high level of thermal insulation to meet modern building regulations and the property will also include efficient 'zoned' underfloor heating to both levels fired by a sophisticated air source heat pump installation. The property will have solar PV panels ensuring reduced ongoing energy requirements and associated running costs whilst also minimising any environmental impact. A security alarm system will also be installed.

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ESTATE AGENTS & VALUERS

Harrison Boothman Estate Agents & Valuers
1 Unicorn House, Keighley Road, Skipton, BD23 2LP
Telephone: 01756 799993
Email: info@harrison-boothman.co.uk
Web: www.harrison-boothman.co.uk

Externally the property will be constructed in handsome coursed stonework together with a traditional blue slate roof and contrasting dark grey painted 'in-house' manufactured timber windows with complimentary natural stone surrounds. A private driveway leads to the integral single garage whilst to the western side there will be an attractive patio garden with access to a small croft adjoining open fields whilst also including a detached stone built store/outbuilding measuring approx. 3.5m x 4m.

Constructed circa 200 years ago to provide an important trade link across the Pennines whilst representing an historic and remarkable feat of late Georgian/early Victorian engineering, the 127 mile Leeds Liverpool canal is considered to be the longest of its type in Britain and played an innovative logistical role during the Industrial Revolution to transport coal, textiles and other goods/merchandise. The canal now serves as a unique leisure and recreational environment, offering an ideal habitat for a diverse range of birds and other wildlife whilst gently meandering its way through a mix of both rural and urban landscapes. The local towpath has undergone significant improvement works in recent years and provides an excellent level route away from busy roads ideal for walking, running, cycling, fishing and bird watching. Bradley sits directly on the route between Barnoldswick, Gargrave and Skipton to the west whilst the towns of Silsden, Keighley and Bingley with the famous 'Five Rise Locks' are only a short distance away to the east.

The popular and sought after Aire Valley village of Bradley is ideally situated only two miles from the historic market town of Skipton whilst benefiting from a range of local amenities including a well regarded primary school, a village store, a Church, a chapel, a village hall, a bus service and also the Slaters Arms, a traditional English pub with beer garden.

The increasingly popular market town of Skipton has won many accolades in recent years, being independently judged to be one of the best areas to live in the UK via multiple media sources. Catering to residents of all ages, the town offers the perfect combination of excellent schooling, easy access to countryside and an extensive choice of leisure, shopping and recreational facilities. In addition, the beautiful Yorkshire Dales National Park is only a short drive away to the north, offering some of the finest countryside and scenery in the UK.

FOR FURTHER INFORMATION, PLEASE CONTACT THE SELLING AGENTS - HARRISON BOOTHMAN

THE DEVELOPER

R N Wooler & Co Limited have earned a reputation for meticulous attention to detail, expertly utilising high quality materials to create sophisticated modern homes which are constructed to the highest possible standards. This well established and extremely successful local family firm has been responsible for many exciting projects, benefiting from a long serving workforce of directly employed craftsman, proud to be building the high calibre homes of the future.

RESERVATION

To make a reservation, please contact the selling agents. A reservation fee will be required to secure the property. Please make cheques payable to "R N Wooler & Co Limited". Payment can also be made by BACS (account information can be obtained from the selling agents). All reservations are subject to a reservation agreement and purchasers must be in a position to exchange contracts within nine weeks of this agreement. The reservation fee is deducted from the balance due on completion. If, after placing the reservation fee, the prospective buyer does not proceed with the purchase within the prescribed timescale, the developer reserves the right to re-offer the property and retain a fair proportion of the reservation fee towards any 'out of pocket' expenses. Upon making a reservation, the prospective purchaser will be required to provide proof of ID and proof of funds (including a mortgage agreement in principal where applicable). This information must be provided within 7 days of the reservation agreement. In addition, we strongly recommend that all prospective purchasers appoint a Solicitor or Professional Legal Advisor to carry out the legal formalities and represent their interests relating to the purchase. The name and contact details of such should also be provided to the selling agents within 7 days of the reservation agreement. If the necessary information above is not provided to the selling agents within the 7 day timeframe, the developer reserves the right to withdraw from the reservation and re-offer the property for sale. In all other respects, the developer reserves the right to withdraw from the reservation agreement at any stage, subject to a full refund of the reservation fee. In any event, any supplementary costs incurred by the purchaser associated with the proposed purchase are entirely at their own risk and will not be reimbursed by the developer under any circumstances. Please contact the selling agents to discuss any potential reservation proposal in detail.

GENERAL

Any plans, descriptions and measurements are subject to change and do not form part of any contract. The developer reserves the right to make changes to the plans and specification at any stage. Potential buyers are advised to ensure that the finished dimensions, boundaries, specification and layouts meet their own expectations and requirements prior to exchange of contracts. Some photos shown may be of the Show Home or from previous developments and are for illustrative purposes only. The site plan shown is provisional and is subject to change.

Any floor plans are provided for informational and illustrative purposes only. Although we endeavour to provide truthful representation, we do not in any way warrant the accuracy of a floor plan information and the floor plan layout and measurements may contain errors and omissions. We are not liable for and do not accept any liability relating to any loss or damage suffered as a direct or indirect result of use of any information on the floor plan.

These particulars were prepared from observation together with information supplied by the vendor. We have not carried out a detailed professional survey.

TENURE

The property will be Freehold.

HEALTH AND SAFETY

Any site visits are strictly by appointment only. Interested parties must not under any circumstances attempt to venture onto the building site unaccompanied. Building sites are dangerous and contain numerous safety hazards including moving machinery and uneven surfaces. Any visitors to the site will be required to observe important health and safety notices and must wear suitable footwear together with Personal Protective Equipment (PPE). The PPE will be provided by the developer upon arrival and should be worn until leaving the site. Young children and pets will not be permitted on site. Agreed site visits will be accompanied by a representative on behalf of the developer. Whilst conducting site visits, it is essential for their own safety that visitors must follow all instructions provided by the appointed representative and must only access areas of the site permitted by the representative on behalf of the developer. During site visits, visitors are advised to be alert for any potential hazards and take great care at all times. Visitors must remain together in a group with the representative and must not leave this group at any time.

WARRANTY AND BUILDING STANDARDS

Each property will be constructed in accordance with relevant building regulations, the planning consents and under the supervision of NHBC. A 10 year NHBC warranty will be provided on completion. Further written information on the warranty is available on request and will also be provided at the point of any reservation. Further information can also be found at www.nhbc.co.uk

CONTACT AND COMPLAINTS

Prior to reservation, buyers are advised to direct any general queries or complaints to the Selling Agents either by telephone or email. Once a reservation has been made, any legal questions must be directed to the purchaser's appointed legal advisers; whilst any queries regarding the general fit-out of the property should be directed to the developer directly either by telephone or email. Specific contact details for the developer will be provided at the point of reservation. Upon completion of the sale, any queries or complaints should be made directly to the developer or to NHBC where required.

FITTING OUT

Where agreed your home will be fitted out as per the specification provided to you. The time this takes depends on availability of labour and materials together with other factors that can impact on the speed at which we can work such as the weather. Occasionally we and purchasers agree to alterations to that specification or additional items. These are often referred to as 'extras'. In those circumstances where 'extras' are agreed we reserve the right to require that the purchaser pays an additional sum for the items to be ordered and the work to be done. Please note where 'extras' are agreed and the additional sum is paid it is paid on the following basis:

- 1) It will be used for the ordering/construction and acquisition of materials and items and subsequent fitting of the agreed additional items.
- 2) In the event that you do not proceed with the purchase only that part of the monies paid that has not been utilised in respect of the 'extras' will be refunded.

Consequently if you do decide to proceed on this basis the sums you pay may not be refunded. If you are unclear as to the meaning of the above please seek independent legal advice.

SERVICES Mains electric and water will be installed. Drainage is to be confirmed.

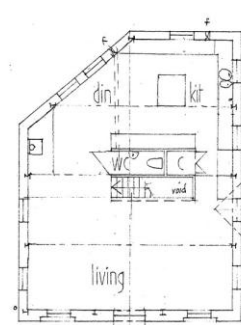
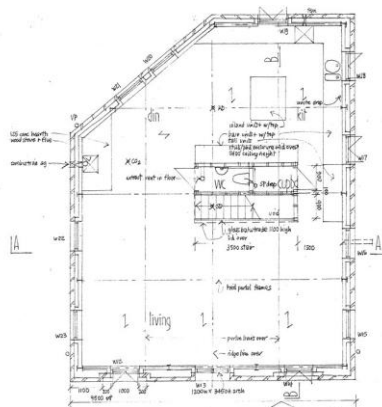
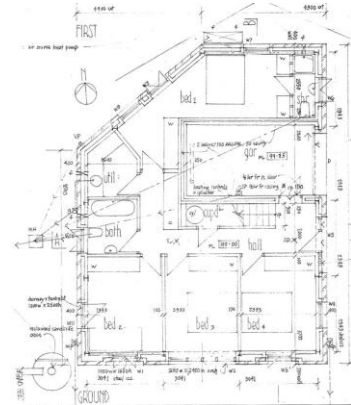
Please note we have not been able to test the equipment or installations in this property and recommend that prospective purchasers arrange for a qualified person to check any appliances before entering into any commitment.

VIEWING Strictly by arrangement with HARRISON BOOTHMAN

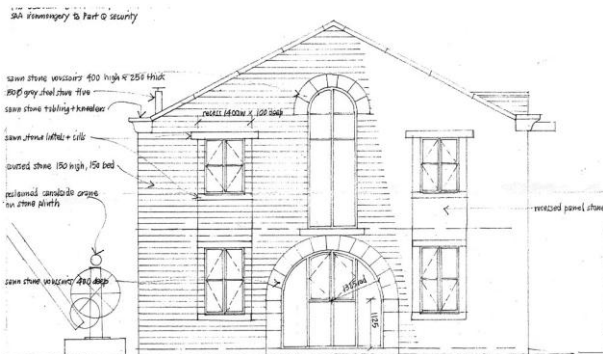
Tel: Skipton 799993

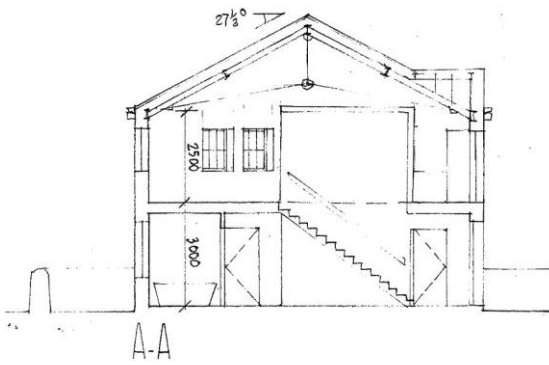
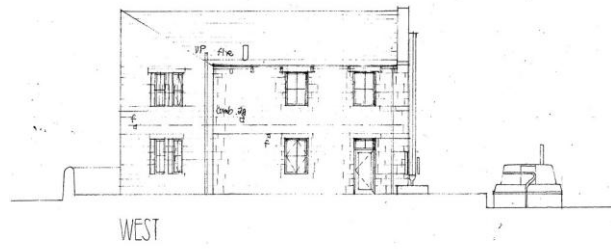
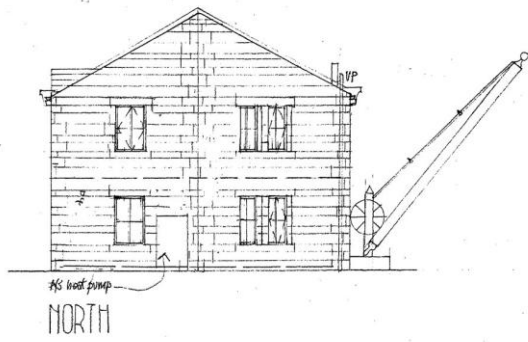
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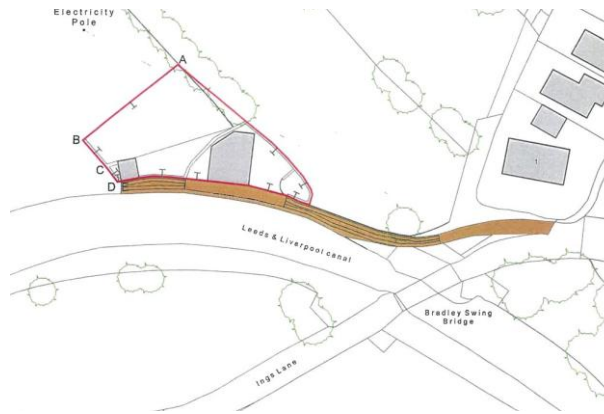
If you are thinking of selling your property HARRISON BOOTHMAN will be pleased to provide a FREE VALUATION for sale purposes.



FIRST FLOOR







ASSESSMENT NOTES

Calculation Type: New Build (As Designed)



Property Reference	TS 20-0233 Old Coal Yard				Issued on Date	23/02/2021
Assessment Reference	001	Prop Type Ref	Detached house			
Property	Craven House, Brook View, Skipton, North Yorkshire, BD23 3EX					
SAP Rating	74 C	DER	21.03	TER	26.82	
Environmental	78 C	% DER<TER	21.58			
CO ₂ Emissions (t/year)	4.99	DFEE	64.00	TFEE	73.81	
General Requirements Compliance	Pass	% DFEE<TFEE	13.29			
Assessor Details	Mr. Harland Greenhill Fletcher, Harland Greenhill-Fletcher, Tel: 0330 123 1775, harlandgreenhillfletcher@sigplc.com				Assessor ID	Z389-0001
Client						
ASSESSMENT NOTES - Last time updated on: 23.02.2021						

These particulars do not constitute an offer or contract of sale.
Any prospective purchaser should satisfy themselves by inspection of the property.