



WILLOW MEWS

INTRODUCING OUR LATEST DEVELOPMENT IN
THE HISTORIC MARKET TOWN OF HOWDEN IN
EAST YORKSHIRE



WILLOW DEVELOPMENTS
— (HOWDEN) LIMITED —



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ABOUT WILLOW DEVELOPMENTS

Our developments range from one bedroom starter homes to exclusive houses in both urban to rural locations. Our aim is to always develop each project with the enthusiasm, dedication and attention to detail you would expect from a family run business. Our mission is to always excel in terms of the design, build and exquisite finish of our developments in order to deliver our customers with the homes of their dreams. We hope you find our brochure both interesting and informative and hope you make your move with us.

WE DELIVER CHARACTER & QUALITY

We take great pride in understanding the aspirations of all our house buyers, not just in terms of the type of home that suits your needs, but the environment in which you live. We believe in creating homes which blend seamlessly in to their surroundings with beautifully landscaped spaces. All our materials are hand picked from the cast iron guttering to the bespoke bricks, to create homes of both character and quality.

Irrespective of your budget and the type of house you are buying, all our customers are treated with the same high level of customer service from specification right through to your moving date.



Help to Buy is equity loan assistance to home buyers from the Homes and Communities Agency (HCA).

Help to Buy makes new build homes available to all home buyers (not just first time buyers) who wish to buy a new home, but may be constrained in doing so – for example as a result of deposit requirements – but who could otherwise be expected to sustain a mortgage. Up to a maximum of 20% of the purchase price is available to the buyer through an equity loan funded by the Government through the HCA.



INTRODUCING WILLOW MEWS - HOWDEN

Willow Mews is an exclusive development of 12 luxury homes in the heart of the small historic East Yorkshire town of Howden. The development is situated in a unique position in the centre of the small town with easy access to the town centre and local amenities. The developments sympathetic outlook on the surrounding building means features such as wooden sash windows, cast iron guttering and Crest Old Croft Blend bricks have been used to blend seamlessly with surrounding listed properties.



THE HIGH BRIDGE

Phase 1 of the development consists of the construction of 5 beautifully appointed south facing mews houses which face onto Hailgate in the centre of Howden.

The High Bridge houses are spread over 3 floors and consist of 3 bedrooms, 2 bathrooms and an open plan living space.

Fixtures and fittings include contemporary kitchens and bathrooms with quality built in appliances, fully decorated throughout with options such as a choice of carpets or hardwood floors available.

Front and rear gardens with parking for up to two vehicles. Two of the mews properties also include brick built single garages.



With Help to Buy, the buyer ('you') buys a new home on a new build development with assistance from the Homes and Communities Agency ('the Agency') in the form of an equity loan. You must take out a first mortgage (with a qualifying lending institution e.g. a bank or building society) for at least 25% of the value of the property you wish to purchase. This mortgage, together with any cash contribution from you, must be a minimum of 80% of the full purchase price. The maximum full purchase price is £600,000. Your cash deposit contribution must be a minimum of 5% of the full purchase price.

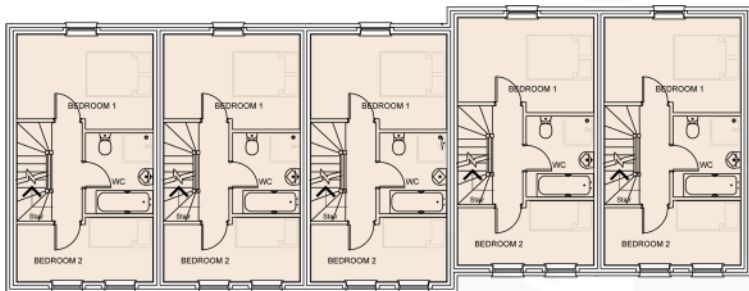
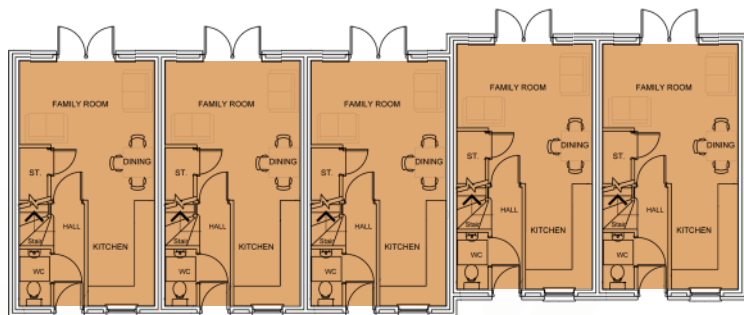


HIGH BRIDGE - 3 BEDROOM MEWS

Plots 5 - 8 offer 3 bedrooms with en-suite on the second floor, open plan living and kitchen area with first floor WC.

GROUND FLOOR

The ground floor consists of an entrance hall, downstairs WC and access to the stairwell. The downstairs living spaces offers a large open plan family room with fitted kitchen and built in storage.

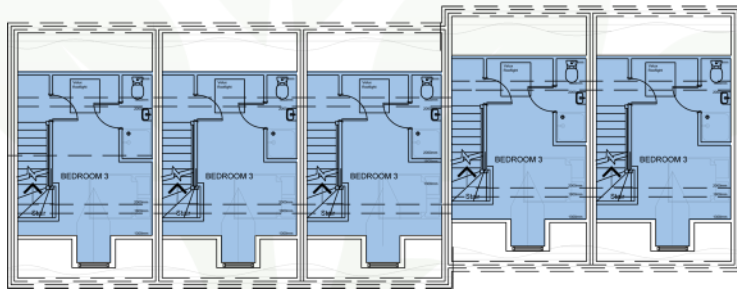


FIRST FLOOR

The first floor comprises of 1 double bedroom to the rear and 1 single bedroom to the front of the property. A well proportioned family bathroom which features both a bath and shower cubicle.

SECOND FLOOR

The staircase leads to the master double bedroom, which includes a en-suite shower room with toilet and hand basin. A Velux roof light to the rear of the property and a well proportioned dormer window to the front.



SITE LAYOUT

The Willow site consists of 8 new build properties and 4 luxury 1 bedroom apartments within a listed building conversion. Access to the rear of the houses is via Hailgate with a small access road to the left of the 5 mews properties which provides access to the generous parking area, rear gardens and garages. Each of the houses is provided with two private parking spaces. Plots 4 and 8 are offered with single brick built garages with access to an additional private parking space in front.

PRICE LIST

Phase One

Plot 4: £194,950
Plot 5: £179,950
Plot 6: £179,950
Plot 7: £179,950
Plot 8: £194,950



Help to Buy enables buyers to purchase a new property, funded by a mortgage and with help from the Agency.

This enables you to take out a mortgage on which you make repayments in the normal way. Your mortgage lender is likely to require that you contribute a deposit and your mortgage and deposit must cover a combined minimum 80% of the total purchase price. The rest of the purchase price will be paid for with an equity loan from the Agency.

As a result of providing this assistance, the Agency has an entitlement to a share of the future sale proceeds equal to the percentage contribution required to assist your purchase.

For the first five years of Help to Buy home ownership there is nothing for you to pay on the amount that the Agency contributed to your purchase.





Construction

Crest Old Croft Blend brickwork.
Natural stone window sills.
Marley roof tiles.
CRL 10 year structural warranty.
Insulation to roof space, cavity walls and ground floors.
Block paving to parking areas.

Joinery

5" Torus skirting with 2" matching architrave.
Raised panel internal doors with chrome ironmongery.

Kitchen

Choice of Contemporary or Traditional kitchen design.
Stainless steel sinks.
Chimney style extractor hood.
Electric oven and hob in stainless steel.
Integrated fridge freezer.
Plumbing for washing machine.
Under –counter lighting and soft-close doors.

Ceramic Wall Tiling

Bathrooms and en-suite will receive tiling to all wet areas with full height tiling to shower using a selection of quality tiles.
Appropriate tiling to the kitchen from a selection of quality tiles.

Windows and External Doors

Wooden sash double glazed units to all windows

Decoration

Magnolia emulsion to all internal walls, white emulsion to ceilings. White eggshell finish to all internal doors, remaining internal wood work to be white gloss.

Plastering and Coving

Plaster skim to internal walls and ceilings.

Technology Pack

Intelligent control system - Full control of under floor heating & radiators via mobile or tablet app.



Electrical

TV aerial fitted to all plots.
All accessible power points to be double.
Chrome finished recessed down lighters to kitchen, bathroom and en-suite.
Outside light to rear.
Extractor fan to bathroom and en-suite.
TV point to lounge and all bedrooms.
Telephone point to lounge.
Two main operated smoke and carbon monoxide detectors.
Under unit lighting to wall cupboards.

Central Heating and Plumbing

Gas fired central heating served by wall mounted boiler. Thermostatic radiator valves to all room except landing, hallway & ground floor.
Chrome towel rail to bathroom and en-suite.
Under floor heating to ground floor.

Sanitary Fittings

Luxury Vitra sanitary ware fitted with chrome mixer taps.
Thermostatic mixer valve shower in chrome to the en-suite and over the bath.

Other Features

Electric fire point to lounge.

External works

Block Paving to parking area.
Patio area and dwelling path in Indian Stone.
Close boarded fencing to rear boundaries and rear gardens between plots.
Cultivated turf to rear gardens.
Outside tap to rear of property.

Optional Upgrades

Carpet / Hardwood flooring fitted throughout.
Tiled floors to kitchen, bathroom and WC.
Fitted Wardrobes.
Granite Worktops
AEG / Zanussi kitchen appliance upgrade.

SPECIFICATION

Our exclusive Willow Mews properties are specified to a very high standard. Specifications can vary slightly to those published above but optional upgrades and specification are available on request.

HISTORY OF HOWDEN

One of the earliest recorded parts of Howden's history is King Edgar of England giving his first wife, Ethelfleda, Howden Manor in 959 AD, the beginnings of a long connection with the royal court of England. In 1080, William the Conqueror gave the town, including its church, which later became the minster, to the Bishop of Durham, who promptly conferred the church upon the monks of Durham. However, he kept Howden Manor for himself.

In the early 19th century Howden became famous throughout Europe for its horse fair, held every September. In Georgian times, the fair was quoted in The Sporting Magazine in 1807 as being the "largest fair for horses in the Kingdom".

During the First World War the British Admiralty needed a suitable site in north-east England for a new airship station to protect the ports and ships from the threat of attack by German U-boats. RNAS Howden opened in 1916 with its airship hangars. It provided not only protection for shipping along the east coast, but also jobs for hundreds of civilians.

Howden was featured in The Times top 20 list of places with the best standard of living in the UK in 2005

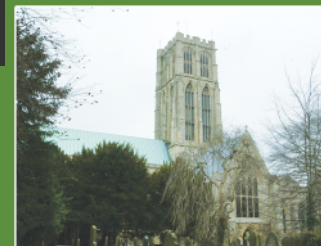


LOCATION

Willow News is located within 2 minutes walking distance of the town centre and local amenities.

Howden Railway Station is situated just outside of the town centre and just a 10 minutes walk.

J37 of the M62 is a 2 minute car journey away making it an idea location with a number of cities easily accessible from the town.



OUT & ABOUT

Howden is ideally situated off junction 37 of the M62 and with it's own railway station it makes a commute to York, Leeds, Doncaster or Hull an easy option. Howden offers a personalised shopping experience with a number of boutique shops, cafes and pubs, it has everything right on your doorstep.



COMING SOON...

Phase 2

- Plot 1 - Executive 3 bedroom detached house spread over 3 floors.
- Plot 2 & 3 - Luxury 2 bedroom semi-detached houses.

Phase 3

Listed building conversion to provide luxury 1 bedroom apartments.

Please remember that whilst every care is taken in the preparation of all our information, no representation or warranty is given, and it does not form any part of any contract. Any intending purchaser must satisfy themselves as to the accuracy of each of the statements contained in these particulars. All illustrations, photographs, plans and layouts are intended for general guidance only and may be subject to alteration at any time.

We reserve the right to alter house types, specifications and internal layouts at our discretion.

Elevation treatments will be plot specific, ask our sales team for details.



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