

One Meadow

Site Address: Victoria Road, Eccleshill, West Yorkshire, BD2 2BN



An exclusive development of traditional two storey, family homes positioned on a small cull de sac on the outskirts of Eccleshill. The building work is well underway, and we are taking enquiries from interested parties.

Tucked peacefully away between the vibrant city of Leeds and the Yorkshire Dales National Park, One Meadow development is located on Victoria Road, Eccleshill, Yorkshire.

One Meadow goes above and beyond a typical housing specification, resulting in luxury, ready-to-move in homes. From stunning premium Howden's kitchens to stylish tiling and flooring, the attention to detail means residents can settle in right away.

All kitchens come fully equipped with high quality appliances such as an integrated fridge freezer, dishwasher and washing machine, alongside an oven and hob. In addition, a bespoke built-in breakfast bar can be found in most homes. All bathrooms feature sleek white sanitaryware and chrome fittings, whilst the family bathrooms also benefit from a sophisticated vanity unit basin. To complement the flooring, deluxe tiles will provide a timeless design in each bathroom.

Attention to detail means that residents will feel right at home once they step outside, with ornamental planting and silver birch and cherry trees throughout the street. Paving will provide access from the rear to the front of all homes, making transporting bicycles and pushchairs, as well as taking out the bins, hassle free.

The first plot will be ready for occupation in Summer 2024.

For more information, please contact the sales office Tel: 01274 531233

email: shiple@williamhbrown.co.uk

Plot No	House Name	House Type	Price	Styling Package
7	D – The Richmond	3 Bedroom Detached House	£249,000	3
8	B – The Heaton	3 Bedroom Semi Detached	£239,000	5
9	B – The Heaton	3 Bedroom Semi Detached	£239,000	4
10	B – The Heaton	3 Bedroom Semi Detached	£239,000	3
11	B – The Heaton	3 Bedroom Semi Detached	£239,000	5
12	B – The Sherwood	4 Bedroom Detached House With Integral Garage	£325,000	1
13	B – The Sherwood	4 Bedroom Detached House With Integral Garage	£325,000	2



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Standard Specification

Tenure

Freehold

No Maintenance Charges

EPC

On completion (Expected B)

Roads and Council

Adopted via Bradford District Council

Kitchen

Fitted range of Howden's wall and base units

Lamona Integral fridge freezer

Lamona Integral dishwash

Lamona Integral single oven

Lamona Induction Hob

Glass/Black Extractor Hood

Black glass Splashback

Upstands to match worktops

Heating & Insulation

Ideal Logic boiler with smart controlled gas central heating

2 Year boiler warranty

Loft insulation in line with building regulations

Cavity wall insulation

White radiators

External features

Anthracite composite front door

PVCu white interna double glazed windows and patio doors

Low maintenance black PVCu fascia's & soffits

LABC Warranty

All properties for peace of mind come with a 10-

year LABC warranty as well as the standard builder and manufacturer's warranties for all appliances. There is also a build warranty that covers the house for first 2 years from your completion date.

William H Brown adhere to the Consumer Code For Builder regulations and you can see their terms and conditions <https://consumercode.co.uk>. This code ensures we treat all our customer fairly and offer as much information as possible to help you make an informed decision and support you through the reservation and completion process.

Bathrooms

Tiled en suites and bathroom walls.

Vanity unit storage as standard to en suites and bathroom

Contemporary white sanitary ware

Chrome taps & fittings

Chrome towel radiator

Decoration Finish

Oak Veneered panelled doors with chrome ironmongery.

White gloss paint to woodwork

Flat white finish to ceilings

White emulsion to walls

Oak Effect Handrails and Balustrades

Electrical

Ground floor - polished chrome sockets

First floor - white Sockets

BT master socket to lounge

Mains operated smoke detectors to hall and landing.

QUBEV Smart car Charger

Garden

Rear garden fence and timber side gate

Oakdale 450 x 450 flag patio area & paths to the side and rear of the house

Turf to rear garden

Front & rear external light.

Driveways finished in tarmac.

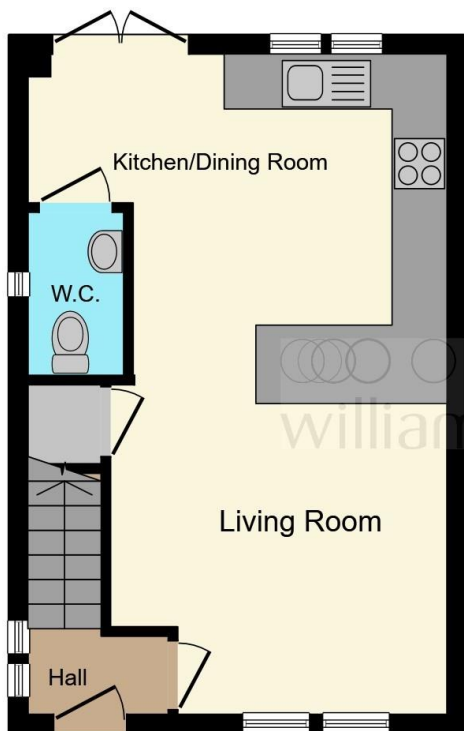
Garage (where applicable)

Anthracite Up & Over Door

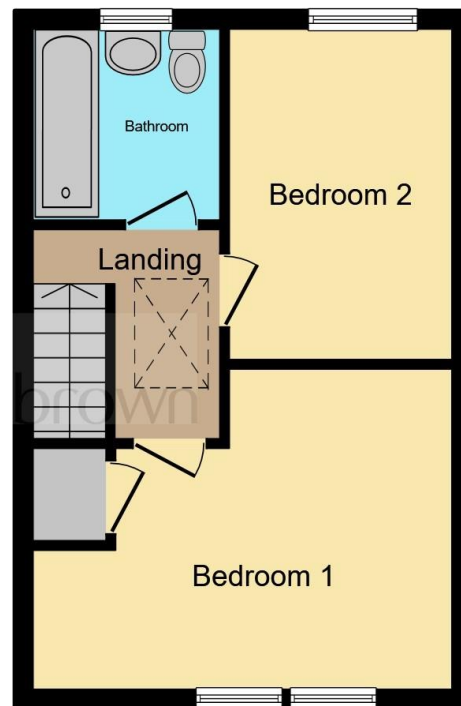
Garage light

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The Stanley - Two Bed Town House



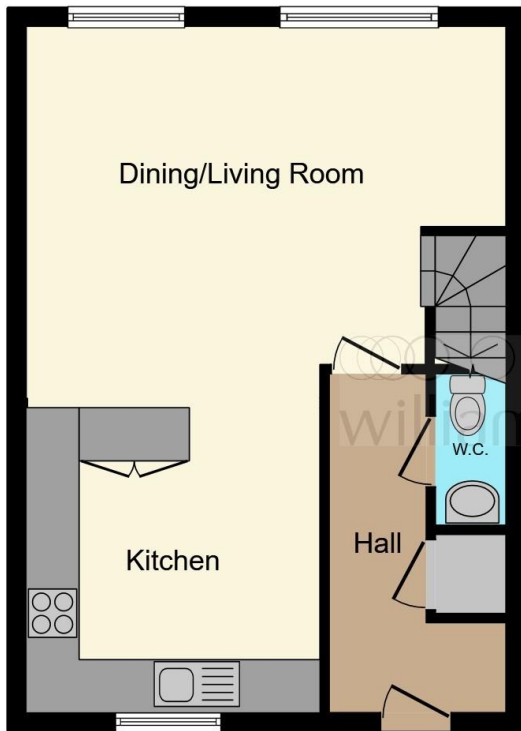
Ground Floor



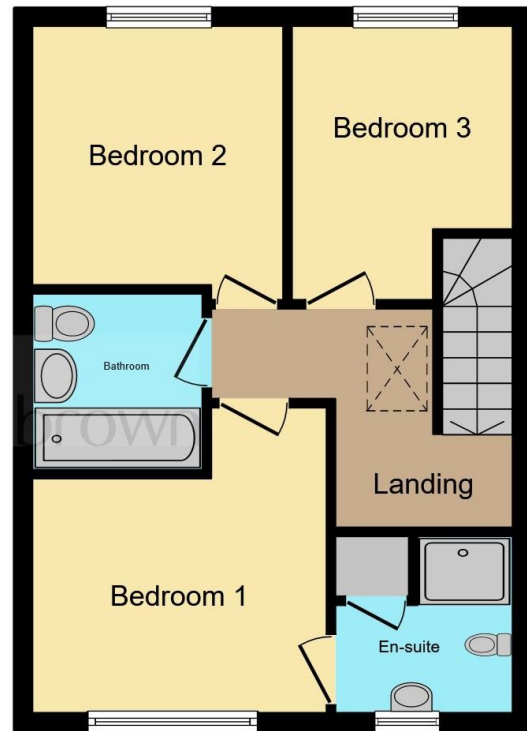
First Floor

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

The Heaton - Three Bed Semi Detached



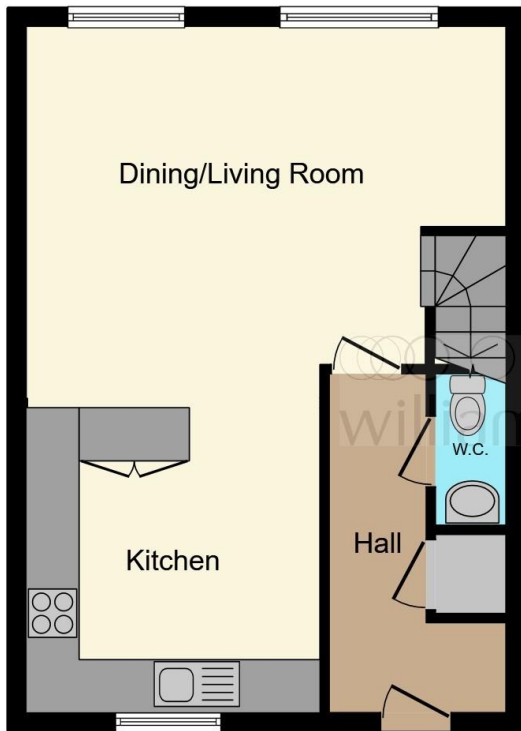
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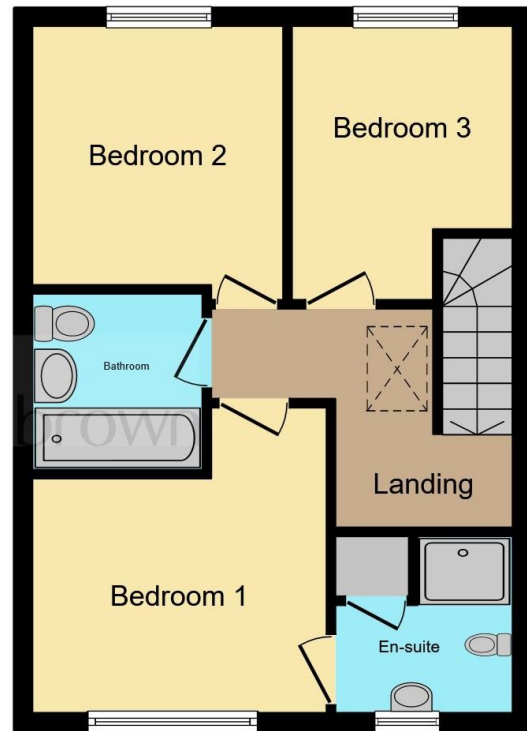
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The Richmond – Three Bedroom Detached



Ground Floor



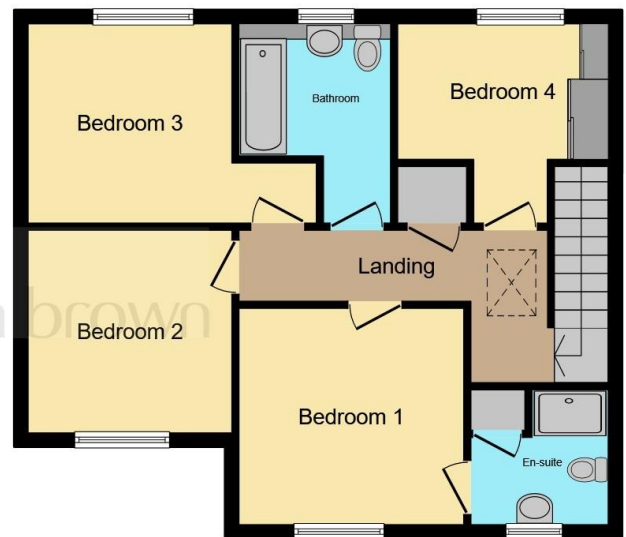
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The Sherwood – Four Bed Detached With Integral Garage



Ground Floor



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The Hampstead - Three Bed Detached with Off Street Parking (Show Home)



Ground Floor



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Styling Packages – Effortless Interior Design

Pick your house type – then pick your styling package...

Each home has been professional designed to be stylish and co ordinated from day one.

Choice 1

Kitchen Doors Colour - Clerkenwell Matt Navy (Handle less)

Worktop - 22mm Venus Marble

Bathroom Tiles - Plaza Square Stone White & (F) 3D White Decor

Flooring Style - Trent Oak

Choice 2

Kitchen Door Colour - Clerkenwell Gloss Sandstone (Handle less)

Worktop Style - 22mm Grey Marble Effect

Bathroom Tiles - Plaza Square Stone Ivory & (F) 3D Ivory Décor

Flooring Style – Trent Oak

Choice 3

Kitchen Door Colour - Halesworth Charcoal 22mm with Handles HKB1382

Worktop - Light Grey Marble Effect

Bathroom Tiles - Plaza Square Stone White & (F) 3D White Décor

Flooring Style – Trent Oak

Choice 4

Kitchen Door Colour - Halesworth Dusk Blue 38mm with Handles HKB4405

Worktop Style - Speckled Stone

Bathroom Tiles - Plaza Square Stone Grey (F) 3D Grey Décor

Flooring Style – Trent Oak

Choice 5

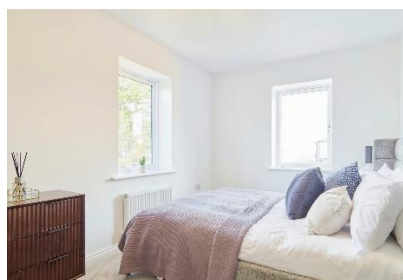
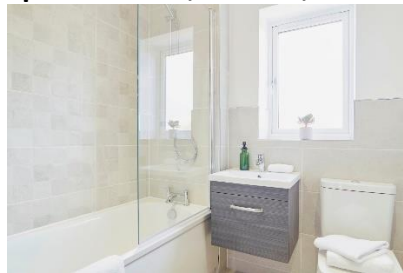
Kitchen Colour - Halesworth Pebble with handles HKB4405

Worktop Style - 38mm Linear Oak Effect

Bathroom Tiles - Plaza Square Stone Ivory (F) 3D Ivory Décor

Floor Style - Wheat Oak

Please note kitchen colours have already been selected for each plot. These cannot be changed. Please liaise with the sales team to confirm the plot number, kitchen, and tile colour.



Reservation Process

If you wish to reserve a plot, we require a £500 reservation fee. This will reserve the property for a period of 35 days (8 weeks) to enable you to secure your mortgage and exchange contracts. If this doesn't happen for any reason, we reserve the right to resell the property to another party. If the reservation is cancelled, you will receive a maximum of £250 refund subject to costs incurred. Before we can reserve a plot and take it off the market, we will ask to check the following:

Finances

We will need to confirm your financial position with our mortgage advisor. If you have already sourced a mortgage, that's great we will need to confirm the details and we will need your mortgage advisors name and contact number. If you have not yet sourced a deal our new build specialist will be happy to chat to you about the options. It costs nothing to talk to them and they have specialist lenders who deal with new builds. Please note there are special terms and conditions needed when purchasing a new build including 'green mortgages' for energy efficient homes that can sometimes be cheaper subject to T & C. Please ask the sales advisor for more information.

Solicitors

We are happy to recommend a solicitor to act on your behalf, one who is familiar with the site to speed up the process. This is because we aim for exchange of contracts within 35 days. If this does not happen, you will be at risk of losing the property.

ID

We require all buyers to comply with the Anti Money Laundering regulations and will send you a link through via your mobile phone to adhere to the regulations. This requires you to have an in-date passport or driving licence. The solicitors and mortgage advisors will also ask you for these documents so have them out ready.

Confirmation of your sale

If you have sold your property, we will ask to check with your estate agent the chain details and will liaise with them throughout the process.

Sales Assist

We can offer you a sales assist option where we can reserve a plot for 8-week subject to the sale of your property. This is only available on selected plots and terms and conditions apply. Please ask the sales team for more information.

Choices & Options

We can run through the options and choices that have been selected for each plot. Please check with the sales advisor regarding plot specific finishes.

Once everything above has been agreed we will run through the reservation form with you, including all the details about the plot, house type and what's included in the sale at the site office and ask you to pay the £500 reservation fee and help you move into your NEW home.

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