

NEW DEVELOPMENT

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BANYAN LODGE • IRIS COTTAGE • ORCHID HOUSE

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Cragg Road • Mytholmroyd • Hebden Bridge • HX7 5SS

Charnock Bates





**Plot 1**  
**Banyan Lodge**

Cragg Road  
Mytholmroyd  
Hebden Bridge  
HX7 5SS

**Plot 2**  
**Iris Cottage**

Cragg Road  
Mytholmroyd  
Hebden Bridge  
HX7 5SS

**Plot 3**  
**Orchid House**

Cragg Road  
Mytholmroyd  
Hebden Bridge  
HX7 5SS



Chimneys shown are for illustration only



## LOCATION

The development occupies a roadside position within this picturesque rural setting, a short distance to the village of Mytholmroyd, Sowerby Bridge and the well-known bustling market town of Hebden Bridge.

A wide range of local amenities exist within Hebden Bridge, including a range of independent retailers and artisan crafts and food producers making the area a popular tourist destination. Both Sowerby Bridge and Mytholmroyd have a range of local amenities, bars, restaurants, schools, and train stations that provide regular services to Manchester and Leeds.

The area will be of interest to those with outdoor interests including keen walkers, cyclists and those with equestrian interests having numerous footpaths and bridleways.







PLOT 1 & 2



PLOT 3

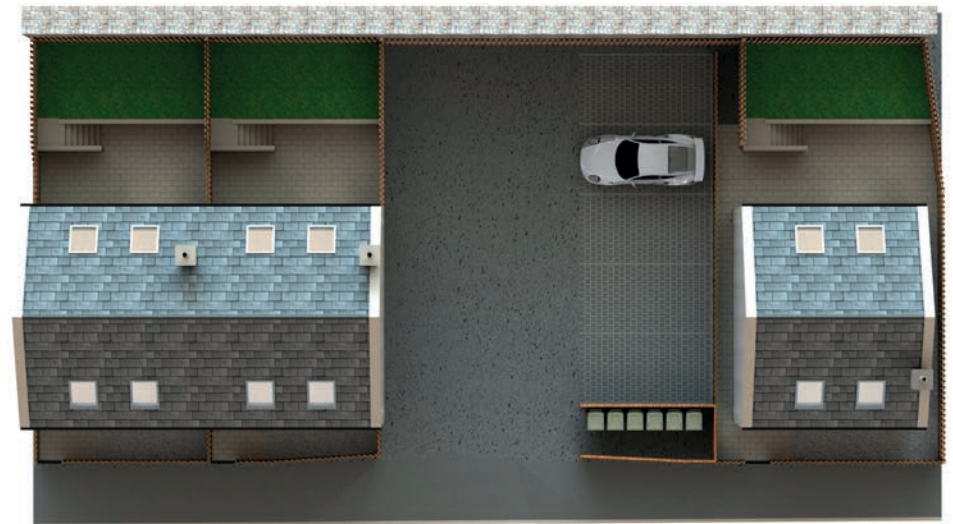
## ACCOMMODATION

A rare opportunity to purchase a new build home within this stunning rural location within the Calder Valley.

The developer is looking for off-plan sales and this will allow prospective purchasers the opportunity to have input into the final finish of the property, with choices given for certain fixtures and fittings throughout the varying stages of development dependent on when plots are reserved.

This small and exclusive development will consist of only three homes, having a pair of semi-detached homes and a single detached home offering 3 bedroom accommodation over three floors with the ground floor comprising; open plan ground floor living/dining kitchen, two first floor bedrooms along with house bathroom and landing with staircase leading to the second floor where the principal bedroom with en-suite completes the internal accommodation.

Externally each property will have allocated parking spaces along with paved terrace and garden area. The total floor area of the properties are approximately 110m<sup>2</sup> (1,200 sqft) and will be of particular interest to family purchasers, young professionals or those looking to downsize.



Chimneys shown are for illustration only

## SPECIFICATION

The Developers are wishing to offer buyers the opportunity to make their own personal choices for kitchens, tiling and flooring as per below:

Emerald Green Investments Ltd are offering purchasers choice of colours and finishes from a predetermined range for the kitchen areas to include appliances and worktops as they see fit with Howdens Joinery if purchasers require upgrades and additions over the original layout then they will have the option to purchase additional works and upgrades.

The kitchen supplier will work with buyers to create visuals of their choices and will quote separately direct for any extras to the budget.

We have included for the following appliances:

- Washing machine
- Fridge freezer
- Fan oven
- Ceramic hob with extractor





- All bathrooms will be fully tiled, WCs will be half tiled. Tile choices are to be from Ceramic International or similar. The ranges will be provided by the developer.
- The tiles to the kitchen floor are also included.
- The bathroom sanitaryware will be chosen by the developer and will be from Hans Grohe/Armitage or the like for the range of product provided.
- The doors will be choice of oak, with softwood frames, skirting and architraves. We are providing Oak balustrades to the stairs with an upgrade choice of glass.
- No Fitted furniture has been allowed for.
- We have allowed for chrome sockets/switches from a good quality range.
- We will provide one colour throughout in carpet finishes to all other areas than mentioned above.
- Spot lighting is planned throughout.
- Pendant features over staircase gallery, kitchen table/islands etc.
- Radiators are to be provided throughout and a choice of upgrades will be made available.
- A neutral paint colour will be chosen by the developer throughout.

It is proposed that there will be a maintenance charge for the gates/lights/drainage stations. Details will follow.

Build is underway the Developer hopes to be at shell stage by June 2024 subject to no unexpected delays.

## PLOT RESERVATION

Reservation details to be discussed with the agents.

We will invite you to look at the plot once it is watertight.

- We will not be providing blinds/curtains fixtures or fittings.
- We will not be installing fire places.

Please note the internal layouts can be deemed to change.

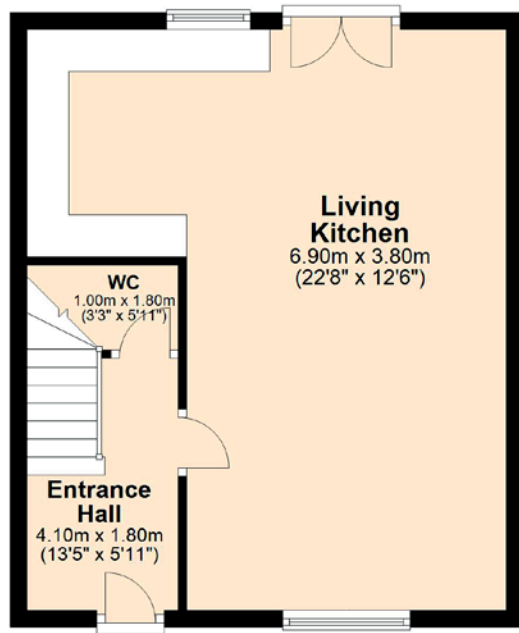
**Snagging process:** We will accept one snagging list form the purchasers two weeks after they move in, excluding any emergencies. The warranty will cover them for anything after that. We will instruct a walk round one week prior to completion so the client is satisfied with standards of finish.

LABC are the warranty providers for this build.

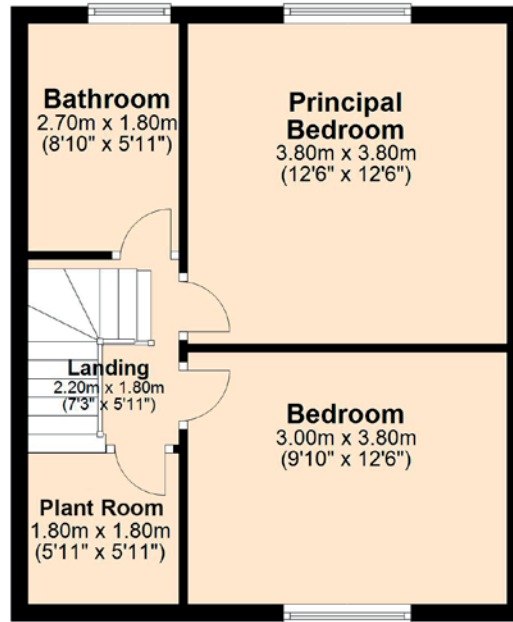


# FLOOR PLANS

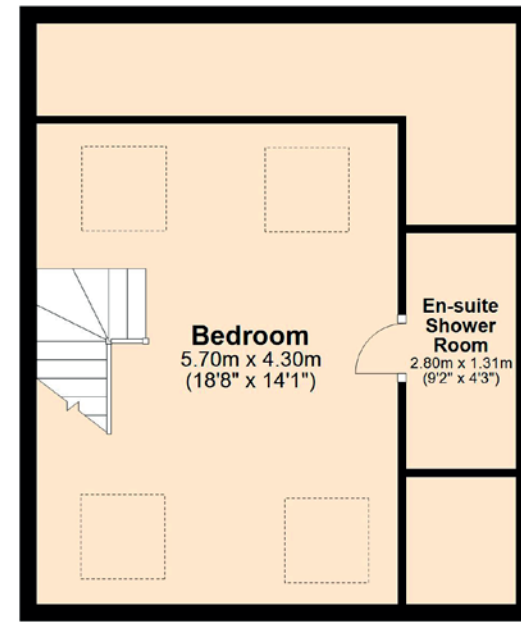
GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



Total area approx: 120.0m<sup>2</sup> (1291.9 sqft)

Development layouts and plans depict the intended layout and development mix at the time of going to press, however, those intentions may change if required. Customers should note that any dimensions in plans displayed within this brochure are approximate and should not be relied upon when ordering furniture or fittings.



# Charnock Bates

Property House, Lister Lane,  
Halifax, HX1 5AS  
01422 380100

250 Halifax Road,  
Ripponden, HX6 4BG  
01422 823777

Oak House, New North Road,  
Huddersfield, HD1 5LG  
01484 903000

[charnockbates.co.uk](https://charnockbates.co.uk)

email: [homes@charnockbates.co.uk](mailto:homes@charnockbates.co.uk)  
[rightmove.co.uk](https://rightmove.co.uk)

