

## DEVELOPMENT AT HACKFORTH, BEDALE, NORTH YORKSHIRE



**PLOT 1**



**DEVELOPMENT AT HACKFORTH,  
BEDALE**

**Available from February 2019  
A Superior Range of 4 & 5 Bedroomed  
Residences on an Exclusive Gated  
Development in Highly Desirable North  
Yorkshire Village**

**An Opportunity to Purchase Off Plan with  
Tremendous Scope to Personalise Internally to  
Purchasers Requirements**



**PRICE RANGE: £475,000 - £525,000**



**PLOT 2**



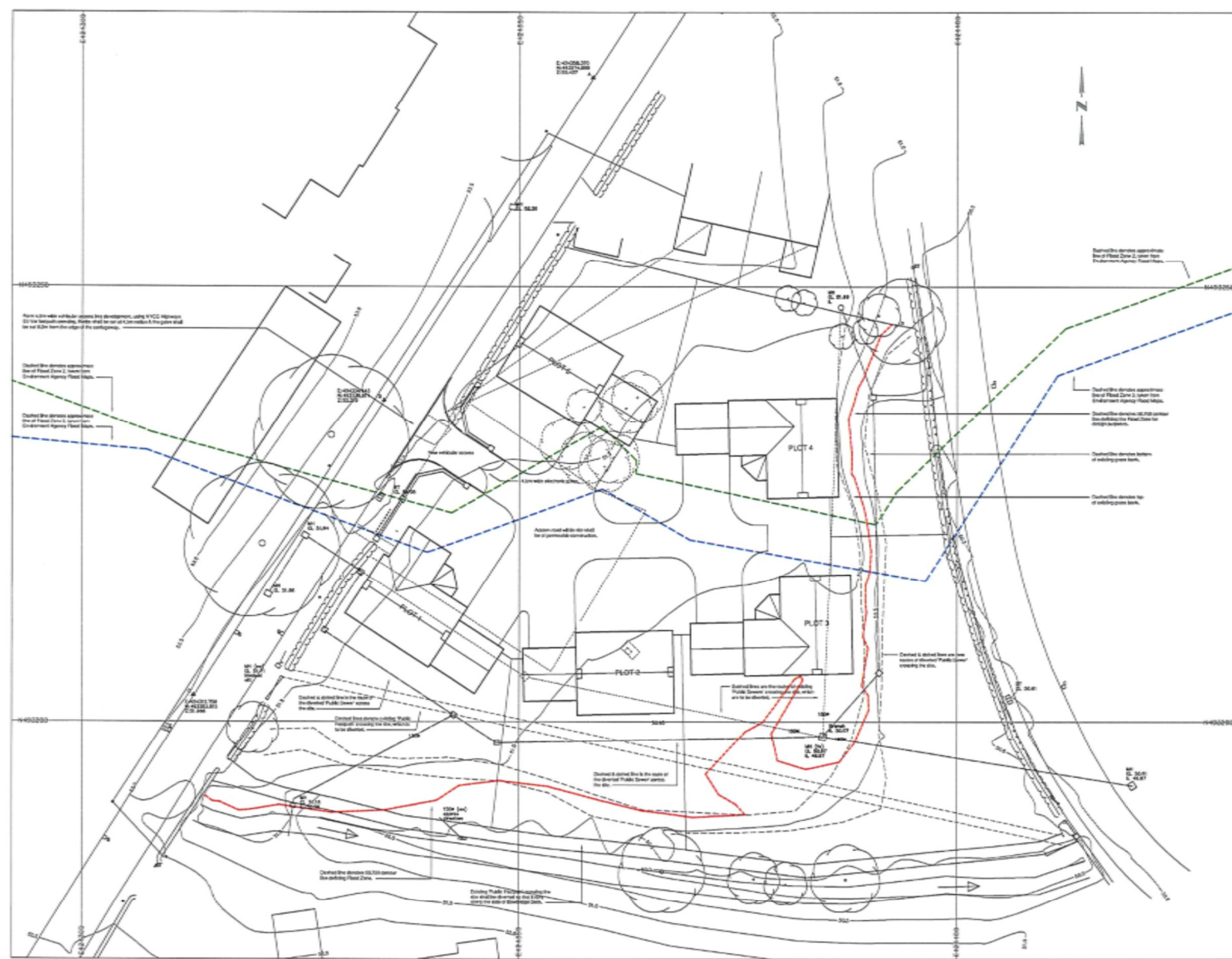
**DEVELOPMENT AT HACKFORTH,  
BEDALE**

**At a glance:**

- Architecturally Designed
- Craftsman Built
- Exclusive Gated Development
- Quality 4 & 5 Bedroomed Family Homes
- Quality Fittings & Appliances
- Scope for Personalisation
- Stone Mullioned Windows
- UPVC Sealed Unit Double Glazing
- Oil Fired Central Heating
- Gardens Front & Rear
- Integral Double Garages
- Electrically Operated Doors to Garages
- Semi Rural Location
- Close to Local Amenities
- Close to Bedale

**Communications:**

- A.1                                 4    Miles
- Bedale                             4    Miles
- Northallerton                 10 ½ Miles
- Leeds                             47   Miles
- Newcastle                     51   Miles
- Railway Station             10 ½ Miles



SITE LAYOUT PLAN - 1:200

**NOTES:**  
 All dimensions are to be checked on site.  
 Do not scale off this drawing. Any discrepancies should be reported to Sayers Property Company Limited.  
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REV	DETAILS	DATE
0	PROPOSED RESIDENTIAL DEVELOPMENT. LAND ADJACENT BOOKSIDE, HICKFORD, BUCKINGHAMSHIRE, NORTH YORKSHIRE, DL7 5UR.	16.03.18

Proposed residential development.  
 Land adjacent Bookside,  
 Hickford,  
 Bucking,  
 North Yorkshire,  
 DL7 5UR.

Site Layout Plan as Proposed

Doc No:	SPCL1507022	Rev:	0
Scale:	1:200		
Date:	June 2018	Drawn:	SPJ

SAYERS PROPERTY COMPANY LIMITED,  
 TUTIN ROAD,  
 LEEMING BAR INDUSTRIAL ESTATE,  
 NORTH-HALLERTON,  
 NORTH YORKSHIRE,  
 DL7 5UL.  
 TEL: 01877 427866.  
 EMAIL: cdf@sayersproperty.com

## DEVELOPMENT AT HACKFORTH

The development comprises an attractive range of architect designed craftsman built 4 & 5-bedroom superior detached family houses of character and distinction situated on an exclusive small scale gated development in this highly sought after North Yorkshire Village. The properties will enjoy landscaped grounds and gardens which will be nicely arranged behind walled boundaries with extensive lawns and shrubberies. The properties will enjoy bases in the rear garden suitable for pergola, hot tub or entertainment area and will be provided with the benefit of power.

The properties will enjoy stone mullioned windows with quality sealed unit double glazing, superior oil fired central heating combined with under floor heating to the ground floor and full electric garage doors.

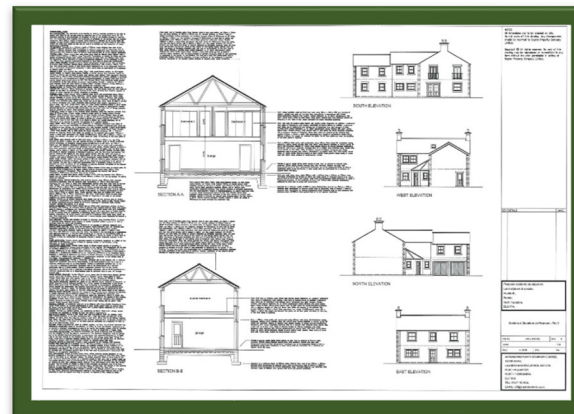
Internally the properties will be finished to a very high standard with quality fittings and appliances throughout. An indication of the proposed fittings is given within the accommodation but the property will enjoy the benefit that the discerning purchaser can personalise to their own requirements and there will be allowances made for kitchens and bathrooms together with scope to upgrade subject to purchasers requirements. A representative proposal for the kitchen and utility room will be on show at the properties.

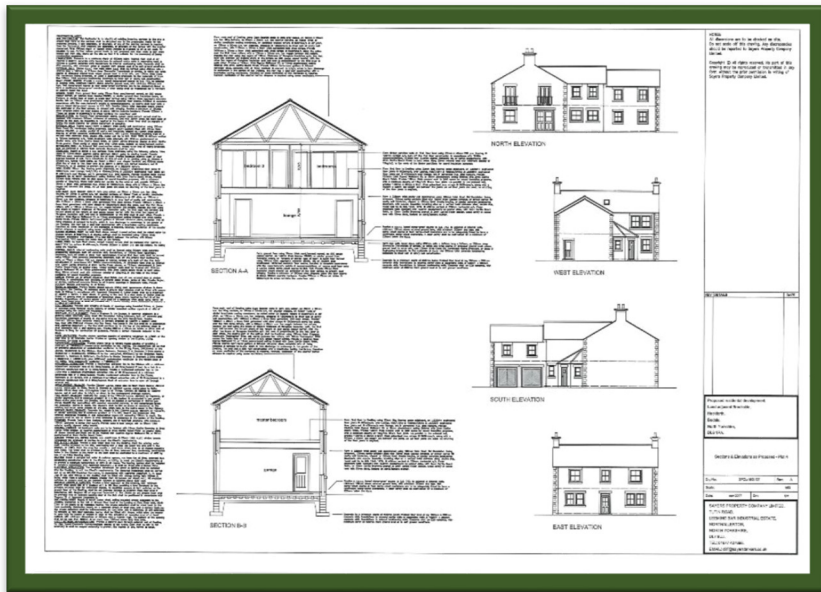
The offering of these properties represents an all too rare opportunity for the discerning purchaser looking to acquire a substantial quality constructed superior family house in a quiet, secure gated development in a superb rural location within easy reach of excellent transport networks.

Early inspection recommended.



### *Plot 3*





## Plot 4

### COMMITMENT

Northallerton Estate Agency does not seek to avoid our criminal and civil liabilities by the use of cleverly worded small print. Our staff have undergone training and follow set procedures, but it is not possible for us to guarantee that everything written in our sales particulars is accurate. Please note that unless stated otherwise:

- These particulars have been prepared in all good faith to give a fair and overall view of the property. If any points are particularly relevant to your interest in the property, then please ask for further information/verification
- These particulars are set out as a general outline only for the guidance for intending purchasers and do not constitute, nor constitute a part of, an offer or Contract.
- All descriptions, dimensions, measurements, distances referred to, are given as a guide only and are NOT precise. If such details are fundamental to purchase, purchasers must rely on their own enquiries. All statements do not constitute any warranty or representation by the Vendor or his/her Agents.
- We have NOT been instructed to carry out a physical survey of the property, a structural survey nor to test any of the services, fixtures, fittings or appliances which pass through, in, on, over, under or attached to the property (whether or not referred to in these particulars). Any equipment appliance or service mentioned, has not been tested by us, nor is it the subject of any guarantee.
- Any plans may not be to scale and are for identification purposes only.
- Items included in the written text are included in the sale. All others are excluded regardless of their inclusion of any photograph.
- You should place no reliance on anything stated verbally by any of our staff unless the matter is confirmed by us in writing. If any issue (included or not in these particulars) is of major importance to your interest in this property, please ask us for further information.

In the event of any grievance, via our in-house complaints procedure we will consider why we may not have given you the high standards you have a right to expect from us. Should you then still be dissatisfied, we will advise you of the options of mediation, arbitration or civil action which you may pursue your complaint.



*Plot 5*



143 High Street, Northallerton, DL7 8PE Tel: 01609 771959  
 Fax: 01609 778500 www.northallertonestateagency.co.uk



Northallerton  
 Estate  
 Agency