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# SLINGSBY VALE

Ferrensby, North Yorkshire





# The perfect blend of modern & country

Slingsby Vale is an outstanding new development of family homes. Each house is imaginatively designed, built to a superb specification and offers fantastic accommodation. The development occupies a lovely setting in this popular and conveniently located village of Ferensby sitting between the picturesque market towns of Knaresborough and Boroughbridge.



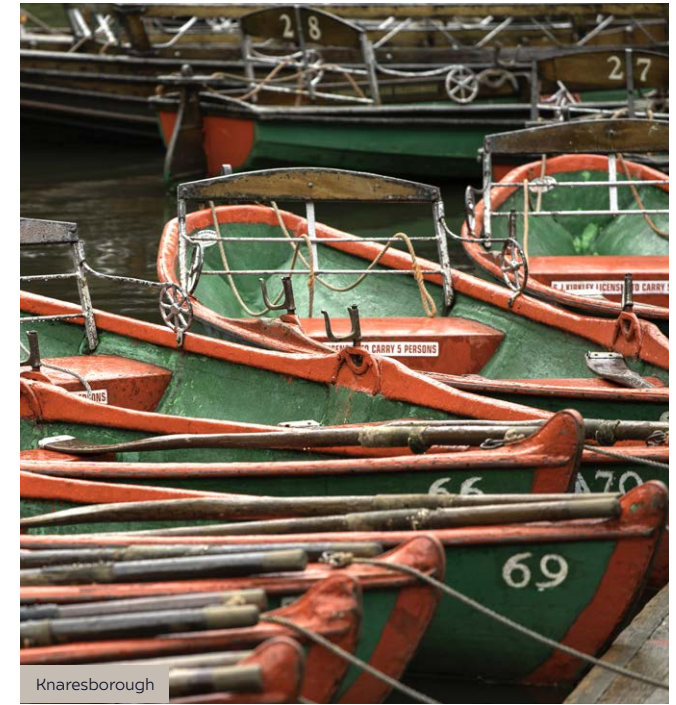
# Be surrounded by life

Ferrensby is a small village with historic connections, having been mentioned in the Domesday Book as 'Feresbi'. Later names include Feringebi (1239), Feringesby(e) (1269) and Ferinsby (1606). It is understood that the name may derive from 'farmstead or village of the man from the Faroe Islands'.

Well situated between the stunning scenery of the North York Moors and the Yorkshire Dales, Ferrensby occupies a very convenient position with an excellent selection of shops and amenities in surrounding towns and villages. The area boasts a wide range of community events, a number of fine restaurants and public houses and a wealth of nearby heritage attractions including Newby Hall, Fountains Abbey and Ripley Castle.



The General Tarleton, Ferrensby



Knarborough



The Punch Bowl Inn, Marton Cum Grafton



Knarborough





Knaresborough Golf Club



Appleton's Butchers, Boroughbridge



Boroughbridge



The Royal Oak, Staveley



The Blue Bell, Arkendale



## DISTANCES

Knaresborough - 2½ miles

Boroughbridge - 5 miles

A1(M) - 6 miles

Ripley - 6 miles

Harrogate - 6½ miles

Wetherby - 11½ miles

York - 18 miles

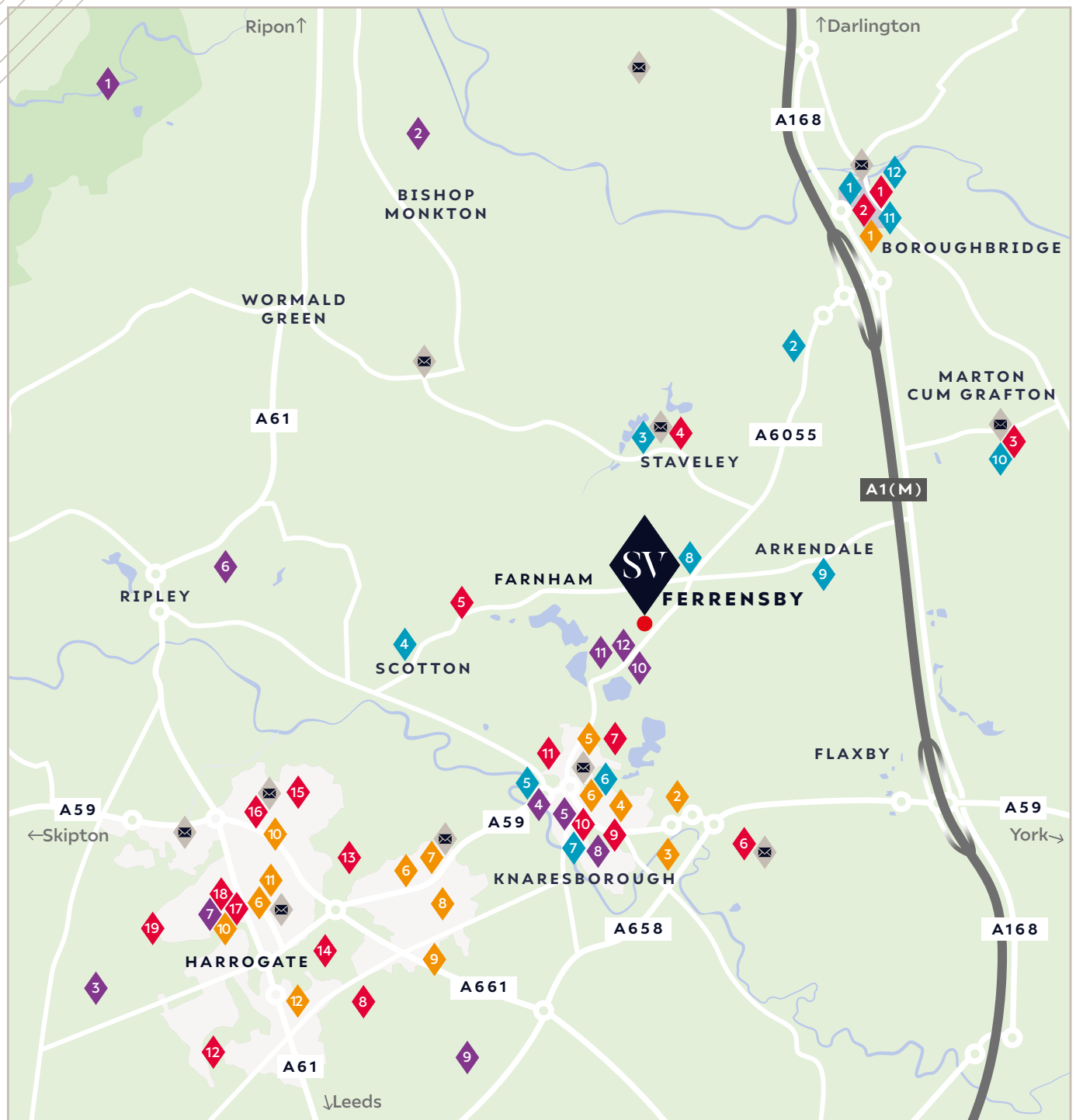
Leeds - 21½ miles

Skipton - 28 miles



## SCHOOLS

1. Boroughbridge Primary School
2. Boroughbridge High School
3. Marton Cum Grafton C of E VA Primary School
4. Staveley Community Primary School
5. Scotton Lingerfield County Primary School
6. Goldsborough C of E Primary School
7. Meadowside Academy
8. St John Fisher Catholic High School
9. Aspin Park Academy
10. King James's School
11. St Mary's Catholic Primary School
12. Ashville College
13. Harrogate High School
14. St Aidan's C of E High School
15. Richard Taylor C of E Primary School
16. Bilton Grange Community Primary School
17. Harrogate Ladies' College
18. Highfield Prep School
19. Brackenfield School





Fountains Abbey

# North Yorkshire and beyond

Ferrensby is conveniently situated between the bustling market towns of Boroughbridge and Knaresborough, both of which offer an excellent range of everyday facilities, a number of highly regarded schools for children of all ages alongside being a superb commuting point to regional and national locations. Transport links include the nearby and recently upgraded A1(M) together with mainline rail services from Northallerton, York, Harrogate and Leeds. For those seeking to travel further afield there are domestic and international flights from Leeds Bradford Airport as well as Durham Tees Valley—both are within an hours drive.

## ♦ SHOPS

1. Morrisons
2. Aldi
3. M&S Foodhall
4. Lidl
5. Stockwell Grocers
6. Tesco Express
7. Nico
8. Morrisons
9. Sainsbury's
10. Sainsbury's Local
11. Asda Superstore
12. The Co-operative Food

## ♦ PUBS

1. Three Horse Shoes
2. The Wild Swan
3. The Royal Oak
4. The Guy Fawkes Arms
5. Worlds End
6. The Crown Inn
7. The Half Moon Free House
8. The General Tarleton
9. The Blue Bell
10. The Punch Bowl Inn
11. Black Bull Inn
12. Grantham Arms

## ♦ LOCAL ATTRACTIONS

1. Fountains Abbey
2. Newby Hall & Gardens
3. RHS Garden Harlow Carr
4. Mother Shipton's Cave
5. Knaresborough Castle
6. Nidd Hall
7. Royal Pump Room
8. Bebra Gardens
9. Rudding Park
10. Knaresborough Golf Club
11. Ripon Sailing Club
12. Hazel Bank Shooting Ground



Shooting Ground



Ripon Sailing Club



Mother Shipton's Cave

## ♦ POST OFFICES

# Sophisticated modern design

## KITCHENS

- Bespoke luxury fitted kitchen by Nolte, one of the top German kitchen brands on the market
- 20mm Diore quartz worktops and upstands
- All Bosch appliances to include:
  - Single Oven
  - Combi Oven or Microwave
  - 4 or 5 Ring Gas Hob (or Induction upgrade)
  - Island or Wall Extractor Hood
- Integrated Dishwasher
- Integrated Fridge
- Integrated Freezer
- Franke Ariane under mounted one and a half bowl stainless steel sink with Franke Athena chrome tap
- Italian Porcelain floor tiling to kitchen/dining area and utility rooms
- Utility rooms with Franke Spark inset stainless steel single bowl sink and Franke Athena chrome tap
- Pendant lighting to islands where applicable
- Tiled skirting





## BATHROOMS, SHOWER ROOMS AND CLOAKROOMS

- Bespoke luxury fitted bathrooms and shower rooms with sanitaryware by Vitra and fittings by Grohe to include:
- Vitra concealed cistern WCs and sinks with inbuilt storage
- Grohe chrome fittings
- Shaver point
- Towel rail
- Italian Porcelain floor and wall tiling

## ENERGY SAVING FEATURES

- Sealed unit uPVC double glazed mock sliding sash windows and Express Bi-Fold doors in clotted cream with satin chrome ironmongery
- Gas fired central heating system with energy efficient boiler and thermostatically controlled radiators
- Recessed LED downlighters to kitchen, bathroom, en-suites and walk-in wardrobe to principal bedroom (where applicable) and energy saving light bulbs throughout
- Loft insulation
- All homes to meet Part L1A of the current Building Regulations legislation
- Electric vehicle charging point

## ELECTRICALS

- Brushed chrome electric sockets and switches
- High level or low level satellite/TV/data points to all reception rooms, family areas and bedrooms
- Superfast FTTP fibre broadband and USB points throughout
- External lighting
- Satellite TV aerials
- Spur for electric wall mounted fire to sitting room, if required
- CAT 6 data cabling to enable hybrid/home office working

## FINISHES

- Italian porcelain tiled flooring to kitchen, dining area, utility room, cloakroom, en-suite and bathroom
- Flooring provided throughout with a choice of wood, engineered wood, laminate, vinyl or carpet
- 40mm and 44mm oak veneer doors with brushed chrome levered handles
- Softwood stairs complete with square spindles with stopped chamfers, handrails and newel caps in natural oak finished and sealed with a Danish oil
- Deep skirting board and architrave throughout with tiled skirting to kitchens
- Fireplace future proofed to allow for electric fire, gas fire, open fire or log burner

## SAFETY AND SECURITY

- Security alarm system
- GRP secure by design entrance doors
- Mains operated doorbell
- Smoke detectors
- Heat detector to kitchen
- CO<sub>2</sub> detector
- External security lighting to houses and garages
- Ducting for electric gates

## EXTERNALS

- York Handmade brick walls and garages
- Remote controlled up and over garage door
- Tegula block paved driveway
- Yorkstone effect riven flagged patios
- Paved pathways
- Up/down external lighting to front
- LED flood lighting to rear
- Turfed gardens to front and rear
- External tap and electrical socket
- Electric vehicle charging point
- Electric socket and lighting to garage

**premier**  
guarantee

All homes will benefit from a 10 year  
Premier Guarantee warranty.









# Houses

- ◆ THE LANGTHORPE
- ◆ THE GIBSON
- ◆ THE SCRIVEN
- ◆ THE RIPLEY
- ◆ THE RIGMOOR



**HOUSE 1**

# The Langthorpe

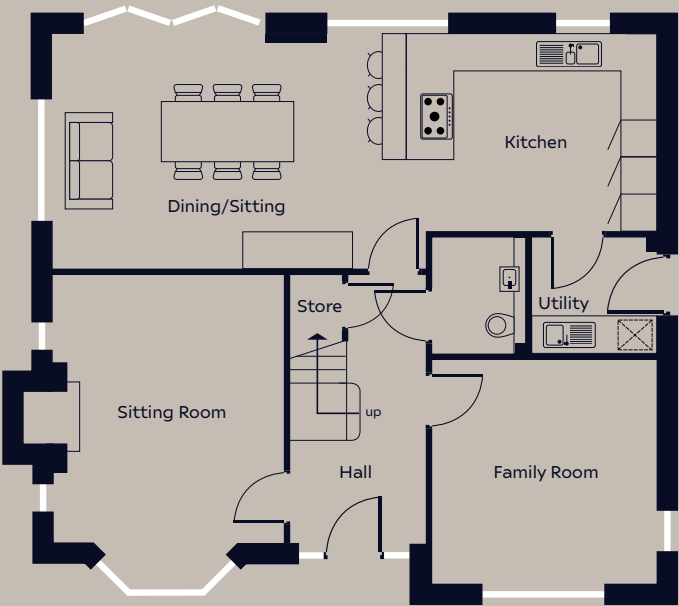
**ACCOMMODATION**

- Hall with Cloakroom and Understairs Store
- Sitting Room
- Family Room
- Dining Kitchen
- Utility Room
- Landing
- Principal Bedroom, Walk in Wardrobe and En-Suite Shower Room
- 3 Additional Bedrooms
- House Bathroom
- Extensive drive providing ample off-street parking
- Detached Double Garage
- Lawned gardens to the front and rear

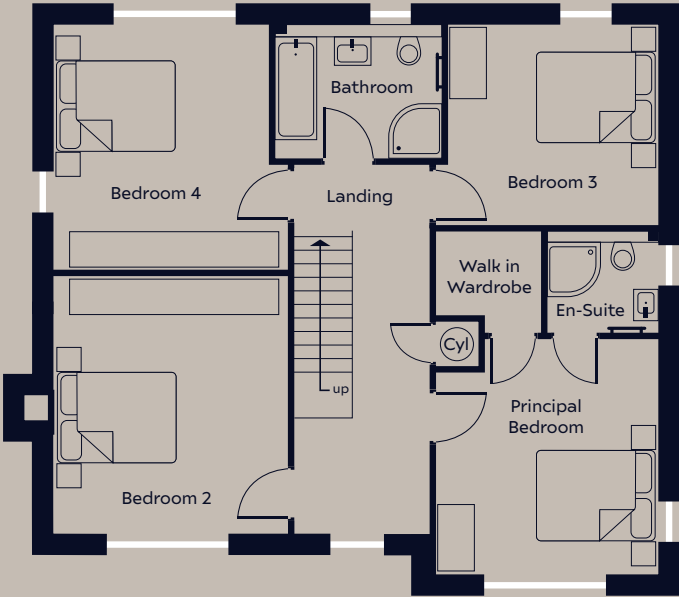


DIMENSIONS

ROOM	METRES	FEET
Sitting Room	4.5 x 3.9	14'9" x 12'9"
Family Room	3.7 x 3.7	12' x 12'
Dining Kitchen	10 x 3.9	32'9" x 12'9"
Utility Room	2.1 x 1.9	6'9" x 6'3"
Principal Bedroom	3.9 x 3.7	12'9" x 12'
Walk in Wardrobe	1.8 x 3.7	5'9" x 4'6"
En-Suite Shower Room	1.9 x 1.7	6'3" x 5'6"
Bedroom 2	4.3 x 3.9	14' x 12'9"
Bedroom 3	3.5 x 3.4	11'6" x 11'3"
Bedroom 4	4.1 x 3.9	13'6" x 12'9"
House Bathroom	2.8 x 2.3	9'3" x 7'6"
Double Garage	6.4 x 5.8	21' x 19'



GROUND FLOOR



FIRST FLOOR

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**HOUSE 4**

# The Gibson

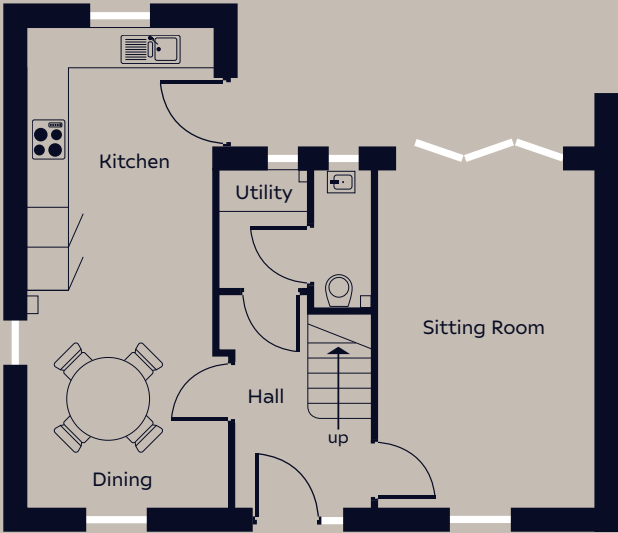
**ACCOMMODATION**

- Hall with Cloakroom
- Sitting Room
- Dining Kitchen
- Utility Room
- Landing
- Principal Bedroom with En-Suite Shower Room
- 2 Additional Bedrooms
- House Bathroom
- Long Driveway providing ample off-street parking
- Detached Garage
- Lawned gardens to the front and rear

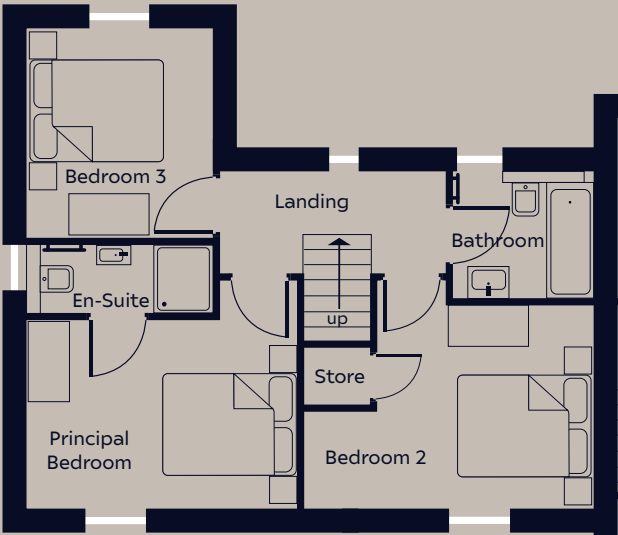


DIMENSIONS

ROOM	METRES	FEET
Sitting Room	5 x 3.3	16'6" x 10'9"
Dining Kitchen	7.2 x 3	23'6" x 9'9"
Principal Bedroom	4 x 3.4	13' x 11'
En-Suite Shower Room	2.8 x 1.1	9'3" x 3'6"
Bedroom 2	4.4 x 3	14'6" x 9'9"
Bedroom 3	3.2 x 2.8	10'6" x 9'3"
House Bathroom	2 x 1.9	6'6" x 6'3"
Garage	5.8 x 3.2	19' x 10'6"



GROUND FLOOR



FIRST FLOOR

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**HOUSE 5**

# The Scriven

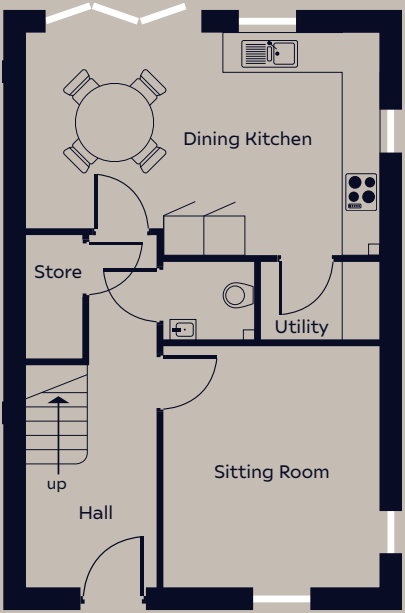
**ACCOMMODATION**

- Hall with Cloakroom and Understairs Store
- Sitting Room
- Dining Kitchen
- Utility Room
- Landing
- Principal Bedroom with En-Suite Shower Room
- 2 Additional Bedrooms
- House Bathroom
- Drive providing ample off-street parking
- Garage
- Lawned gardens to the front and rear

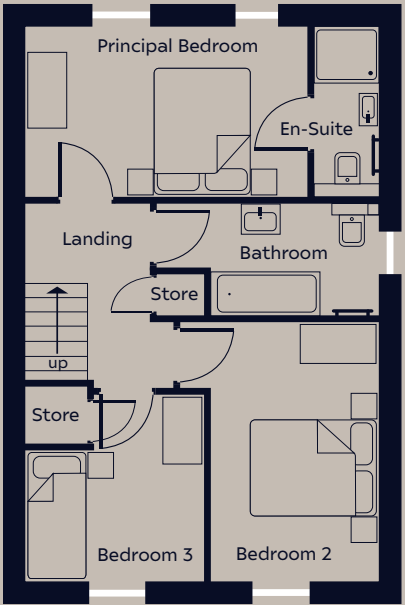


DIMENSIONS

ROOM	METRES	FEET
Sitting Room	3.8 x 3.4	12'6" x 11'3"
Dining Kitchen	5.6 x 3.5	18'3" x 11'6"
Utility Room	1.9 x 1.3	6'3" x 4'3"
Principal Bedroom	4.5 x 2.7	14'6" x 8'9"
En-Suite Shower Room	2.7 x 1.1	8'9" x 3'6"
Bedroom 2	4.1 x 2.7	13'6" x 8'9"
Bedroom 3	3 x 2.8	9'9" x 9'3"
House Bathroom	3.5 x 1.8	11'6" x 5'9"
Garage	5.8 x 3.1	19' x 10'3"



GROUND FLOOR



FIRST FLOOR

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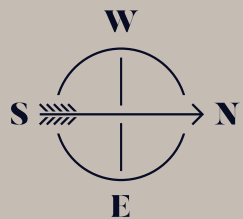


**HOUSE 6**

# The Ripley

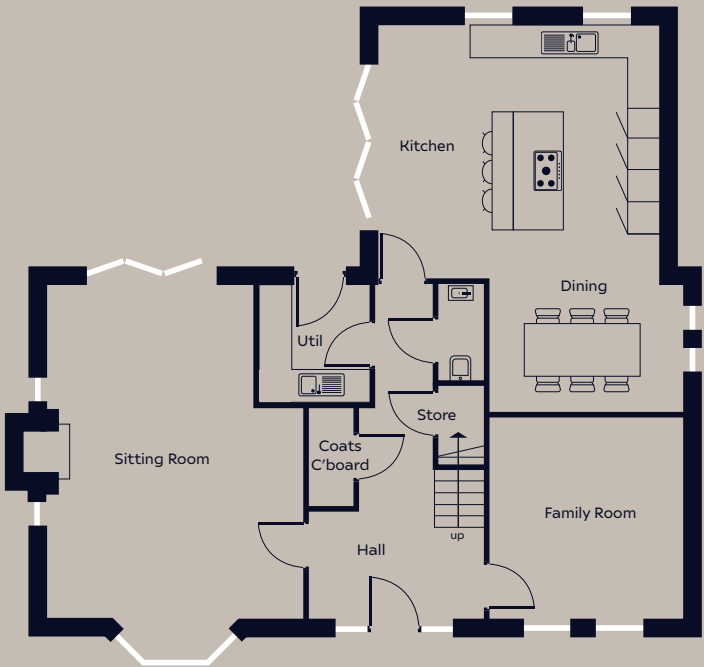
**ACCOMMODATION**

- Hall with Cloakroom and Coats Cupboard
- Sitting Room
- Family Room
- Dining Kitchen
- Utility Room
- Landing
- Principal Bedroom, Walk in Wardrobe and En-Suite Shower Room
- Guest Bedroom with En-Suite Shower Room
- 3 Additional Bedrooms
- House Bathroom
- Drive providing ample off-street parking
- Double Garage
- Choice Corner Position
- Surrounding lawned gardens with a south and west facing orientation

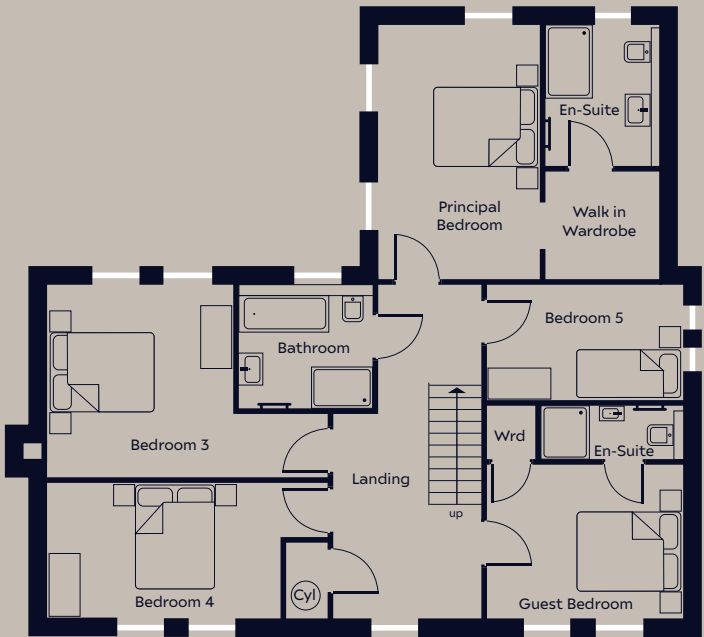


DIMENSIONS

ROOM	METRES	FEET
Sitting Room	6.4 x 4.9	21' x 16'
Family Room	3.8 x 3.7	12'6" x 12'
Dining Kitchen	7.4 x 5.4	24'3" x 17'9"
Utility Room	2.3 x 2.1	7'6" x 6'9"
Principal Bedroom	4.9 x 3.1	16'1" x 10'3"
Walk in Wardrobe	2.2 x 2.1	7'3" x 6'9"
En-Suite Shower Room	2.7 x 2.2	8'9" x 7'3"
Guest Bedroom	3.8 x 3	12'6" x 9'9"
En-Suite Shower Room	2.7 x 1	8'9" x 3'3"
Bedroom 3	3.6 x 3.6	11'9" x 11'9"
Bedroom 4	4.5 x 2.8	14'9" x 9'3"
Bedroom 5	3.8 x 2.2	12'6" x 7'3"
House Bathroom	2.6 x 2.4	8'6" x 7'9"
Double Garage	6.3 x 5.8	20'9" x 19'



GROUND FLOOR



FIRST FLOOR

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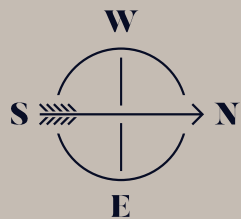
## HOUSE 7

# The Ripley



## ACCOMMODATION

- Hall with Cloakroom and Coats Cupboard
- Sitting Room
- Family Room
- Dining Kitchen
- Utility Room
- Landing
- Principal Bedroom, Walk in Wardrobe and En-Suite Shower Room
- Guest Bedroom with En-Suite Shower Room
- 3 Additional Bedrooms
- House Bathroom
- Drive providing off street parking
- Detached Double Garage
- Surrounding lawned gardens with a south and west facing orientation



DIMENSIONS

ROOM	METRES	FEET
Sitting Room	6.4 x 4.9	21' x 16'
Family Room	3.8 x 3.7	12'6" x 12'
Dining Kitchen	7.4 x 5.4	24'3" x 17'9"
Utility Room	2.3 x 2.1	7'6" x 6'9"
Principal Bedroom	4.9 x 3.1	16'1" x 10'3"
Walk in Wardrobe	2.2 x 2.1	7'3" x 6'9"
En-Suite Shower Room	2.7 x 2.2	8'9" x 7'3"
Guest Bedroom	3.8 x 3	12'6" x 9'9"
En-Suite Shower Room	2.7 x 1	8'9" x 3'3"
Bedroom 3	3.6 x 3.6	11'9" x 11'9"
Bedroom 4	4.5 x 2.8	14'9" x 9'3"
Bedroom 5	3.8 x 2.2	12'6" x 7'3"
House Bathroom	2.6 x 2.4	8'6" x 7'9"
Double Garage	6.4 x 5.8	21' x 19'



GROUND FLOOR



FIRST FLOOR

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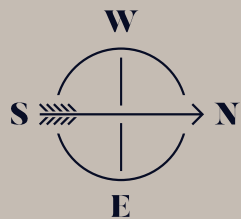


**HOUSE 10**

# The Langthorpe

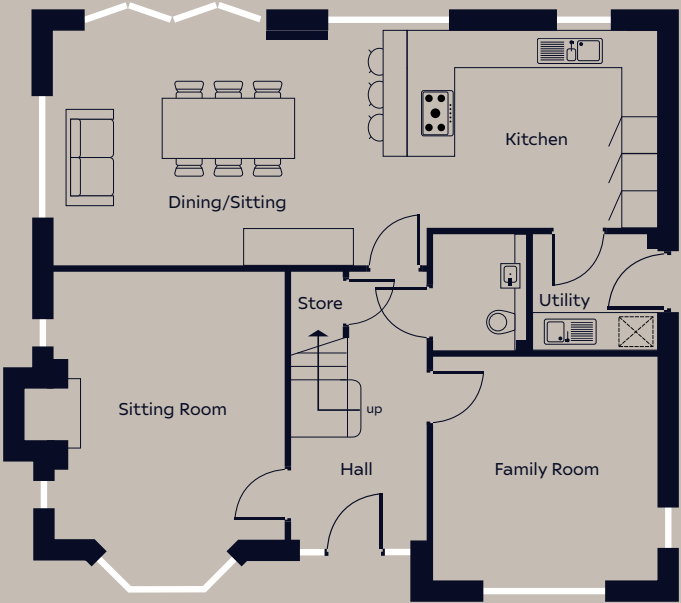
**ACCOMMODATION**

- Hall with Cloakroom and Understairs Store
- Sitting Room
- Family Room
- Dining Kitchen
- Utility Room
- Landing
- Principal Bedroom, Walk in Wardrobe and En-Suite Shower Room
- 3 Additional Bedrooms
- House Bathroom
- Extensive drive providing ample off-street parking
- Garage
- Lawned gardens to the front and rear with a west facing aspect to the rear

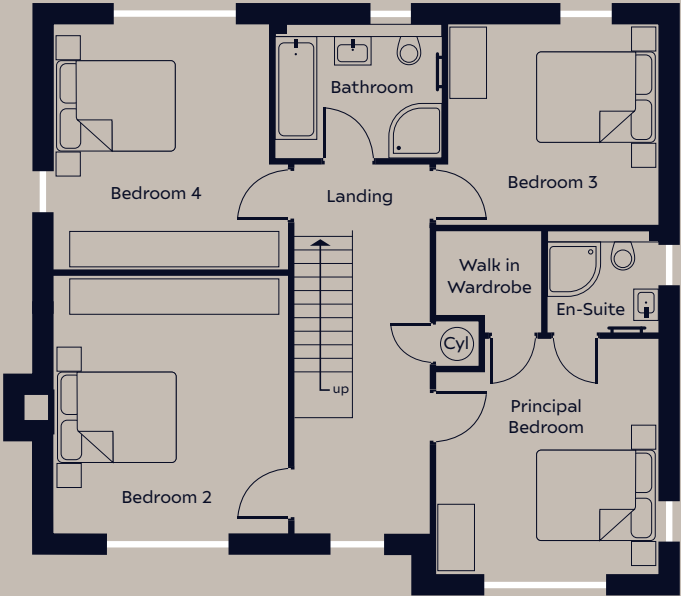


DIMENSIONS

ROOM	METRES	FEET
Sitting Room	4.5 x 3.9	14'9" x 12'9"
Family Room	3.7 x 3.7	12' x 12'
Dining Kitchen	10 x 3.9	32'9" x 12'9"
Utility Room	2.1 x 1.9	6'9" x 6'3"
Principal Bedroom	3.9 x 3.7	12'9" x 12'
Walk in Wardrobe	1.8 x 3.7	5'9" x 4'6"
En-Suite Shower Room	1.9 x 1.7	6'3" x 5'6"
Bedroom 2	4.3 x 3.9	14' x 12'9"
Bedroom 3	3.5 x 3.4	11'6" x 11'3"
Bedroom 4	4.1 x 3.9	13'6" x 12'9"
House Bathroom	2.8 x 2.3	9'3" x 7'6"
Garage	5.5 x 4.5	19' x 14'9"



GROUND FLOOR



FIRST FLOOR

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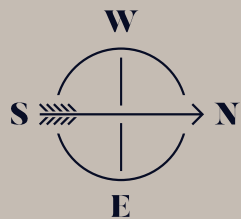


**HOUSE 11**

# The Langthorpe

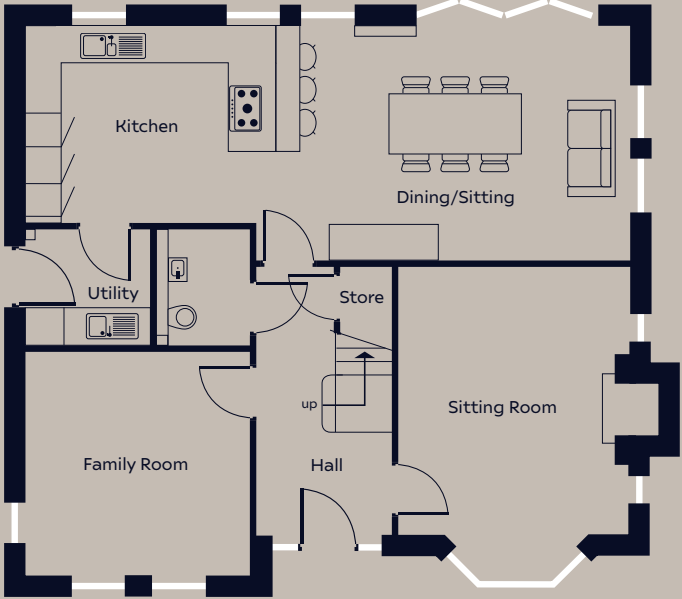
**ACCOMMODATION**

- Hall with Cloakroom and Understairs Store
- Sitting Room
- Family Room
- Dining Kitchen
- Utility Room
- Landing
- Principal Bedroom, Walk in Wardrobe and En-Suite Shower Room
- 3 Additional Bedrooms
- House Bathroom
- Extensive drive providing ample off-street parking
- Garage
- Lawned gardens to the front and rear with a west facing aspect to the rear

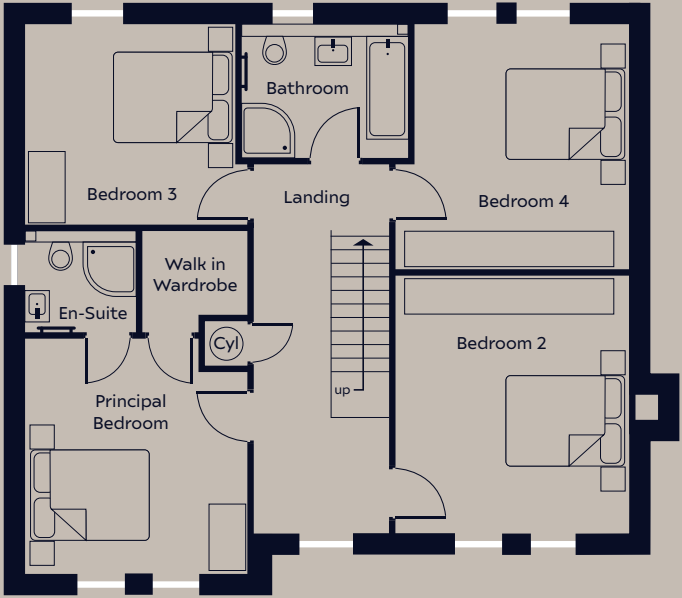


### DIMENSIONS

ROOM	METRES	FEET
Sitting Room	4.5 x 3.9	14'9" x 12'9"
Family Room	3.7 x 3.7	12' x 12'
Dining Kitchen	10 x 3.9	32'9" x 12'9"
Utility Room	2.1 x 1.9	6'9" x 6'3"
Principal Bedroom	3.9 x 3.7	12'9" x 12'
Walk in Wardrobe	1.8 x 3.7	5'9" x 4'6"
En-Suite Shower Room	1.9 x 1.7	6'3" x 5'6"
Bedroom 2	4.3 x 3.9	14' x 12'9"
Bedroom 3	3.5 x 3.4	11'6" x 11'3"
Bedroom 4	4.1 x 3.9	13'6" x 12'9"
House Bathroom	2.8 x 2.3	9'3" x 7'6"
Garage	5.8 x 4.5	19' x 14'9"



GROUND FLOOR



FIRST FLOOR

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**HOUSE 12**

# The Ripley

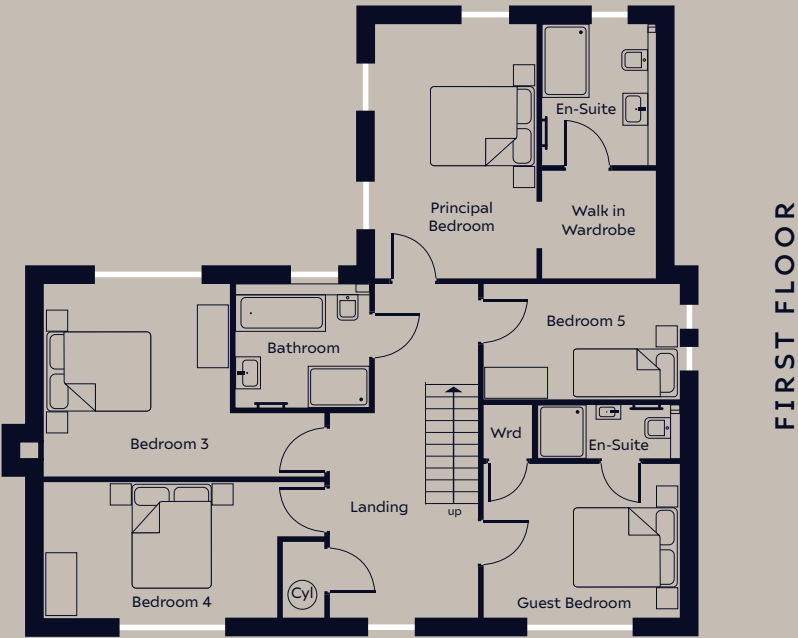
**ACCOMMODATION**

- Hall with Cloakroom and Coats Cupboard
- Sitting Room
- Family Room
- Dining Kitchen
- Utility Room
- Landing
- Principal Bedroom, Walk in Wardrobe and En-Suite Shower Room
- Guest Bedroom with En-Suite Shower Room
- 3 Additional Bedrooms
- House Bathroom
- Drive providing ample off-street parking
- Detached Double Garage
- Choice Corner Position
- Surrounding lawned gardens with a west facing orientation



## DIMENSIONS

ROOM	METRES	FEET
Sitting Room	6.4 x 4.9	21' x 16'
Family Room	3.8 x 3.7	12'6" x 12'
Dining Room	7.4 x 5.4	24'3" x 17'9"
Utility Room	2.3 x 2.1	7'6" x 6'9"
Principal Bedroom	4.9 x 3.1	16'1" x 10'3"
Walk in Wardrobe	2.2 x 2.1	7'3" x 6'9"
En-Suite Shower Room	2.7 x 2.2	8'9" x 7'3"
Guest Bedroom	3.8 x 3	12'6" x 9'9"
En-Suite Shower Room	2.7 x 1	8'9" x 3'3"
Bedroom 3	3.6 x 3.6	11'9" x 11'9"
Bedroom 4	4.5 x 2.8	14'9" x 9'3"
Bedroom 5	3.8 x 2.2	12'6" x 7'3"
House Bathroom	2.6 x 2.4	8'6" x 7'9"
Double Garage	6.4 x 5.8	21' x 19'



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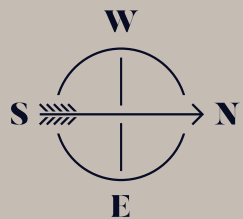


**HOUSE 13**

# The Langthorpe

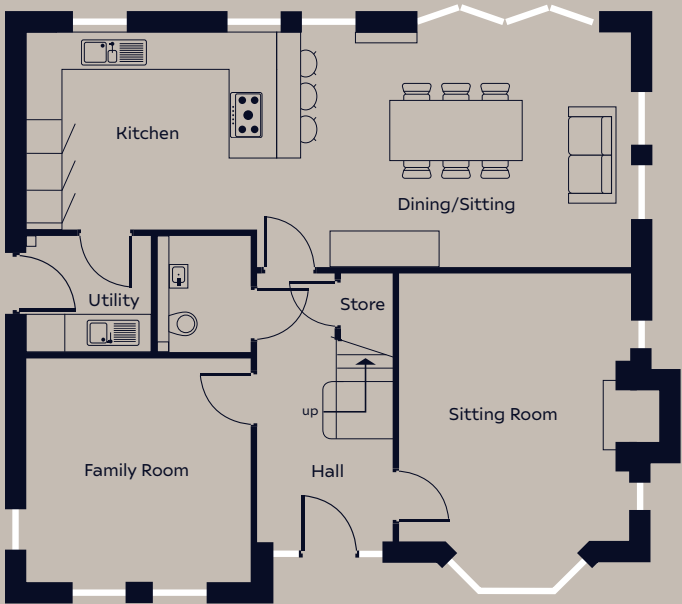
**ACCOMMODATION**

- Hall with Cloakroom and Understairs Store
- Sitting Room
- Family Room
- Dining Kitchen
- Utility Room
- Landing
- Principal Bedroom, Walk in Wardrobe and En-Suite Shower Room
- 3 Additional Bedrooms
- House Bathroom
- Extensive drive providing ample off-street parking
- Detached Double Garage
- Lawned gardens to the front and rear

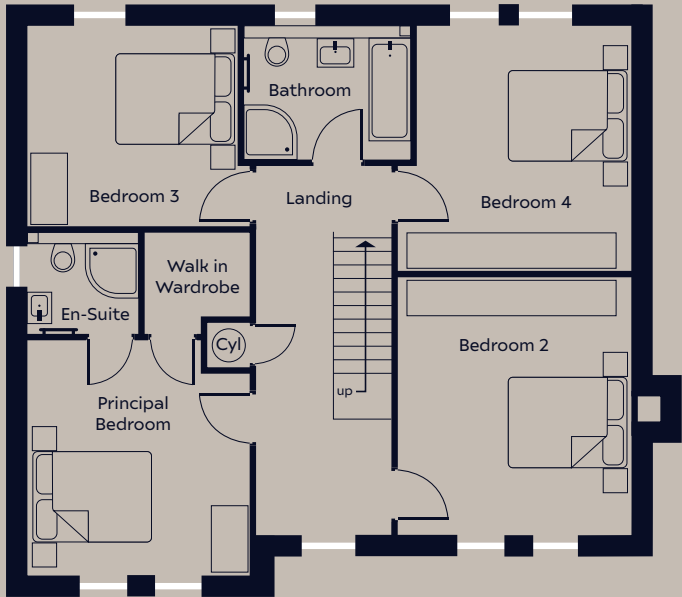


### DIMENSIONS

ROOM	METRES	FEET
Sitting Room	4.5 x 3.9	14'9" x 12'9"
Family Room	3.7 x 3.7	12' x 12'
Dining Kitchen	10 x 3.9	32'9" x 12'9"
Utility Room	2.1 x 1.9	6'9" x 6'3"
Principal Bedroom	3.9 x 3.7	12'9" x 12'
Walk in Wardrobe	1.8 x 3.7	5'9" x 4'6"
En-Suite Shower Room	1.9 x 1.7	6'3" x 5'6"
Bedroom 2	4.3 x 3.9	14' x 12'9"
Bedroom 3	3.5 x 3.4	11'6" x 11'3"
Bedroom 4	4.1 x 3.9	13'6" x 12'9"
House Bathroom	2.8 x 2.3	9'3" x 7'6"
Double Garage	6.1 x 5.8	20' x 19'



GROUND FLOOR



FIRST FLOOR

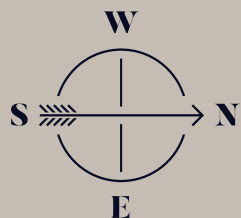


**HOUSE 17**

# The Rigmoor

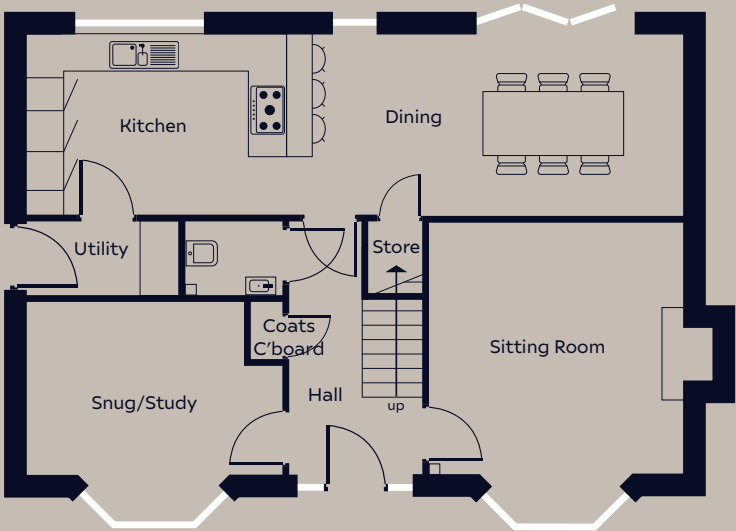
**ACCOMMODATION**

- Hall with Cloakroom and Coats Cupboard
- Sitting Room
- Snug/Study
- Dining Kitchen
- Utility Room
- Landing
- Principal Bedroom with En-Suite Shower Room
- 3 Additional Bedrooms
- House Bathroom
- Drive providing ample off-street parking
- Garage
- Lawned garden with a west facing orientation

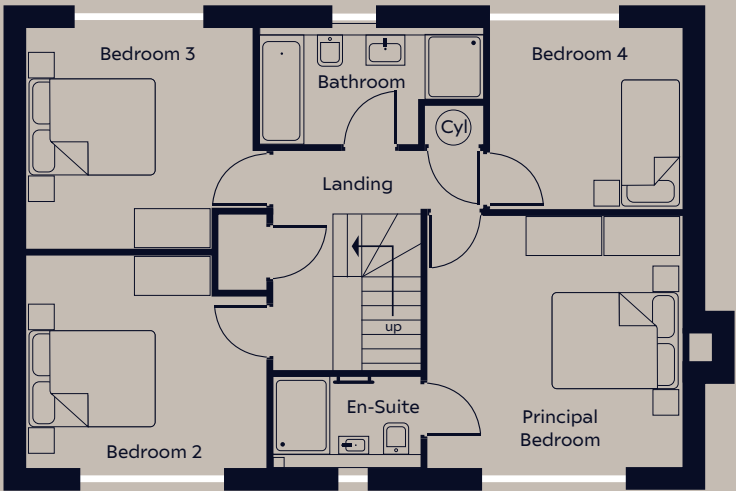


# DIMENSIONS

ROOM	METRES	FEET
Sitting Room	4 x 4	13' x 13'
Snug/Study	4 x 2.7	13' x 8'9"
Dining Kitchen	10.3 x 3	33'9" x 9'6"
Utility Room	2.4 x 1.2	7'9" x 4'
Principal Bedroom	4 x 4	13' x 13'
En-Suite Shower Room	2.4 x 1.4	7'9" x 4'9"
Bedroom 2	3.8 x 3.4	12'6" x 11'
Bedroom 3	3.6 x 3.5	11'9" x 11'6"
Bedroom 4	3 x 2.9	9'9" x 9'6"
House Bathroom	3.6 x 2	11'9" x 6'6"
Garage	5.8 x 3.1	19' x 10'3"



GROUND FLOOR



FIRST FLOOR

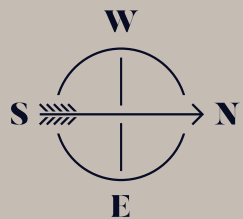


**HOUSE 18**

# The Langthorpe

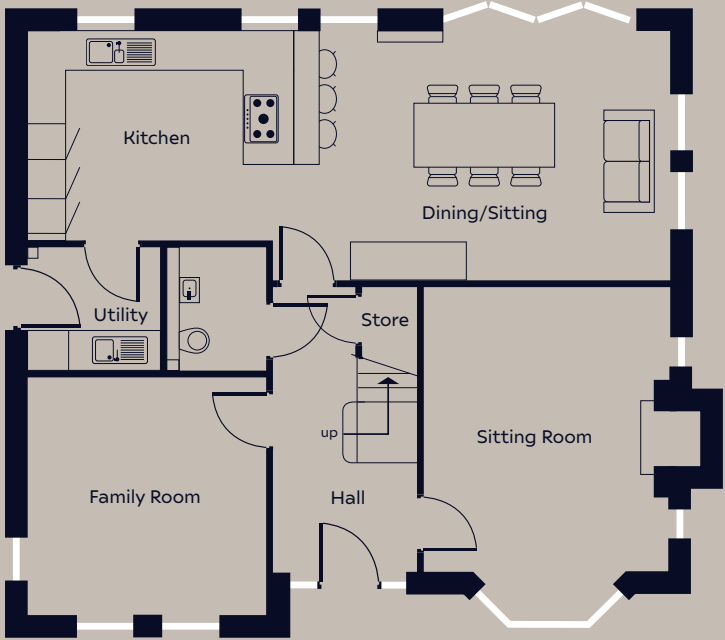
**ACCOMMODATION**

- Hall with Cloakroom and Understairs Store
- Sitting Room
- Family Room
- Dining Kitchen
- Utility Room
- Landing
- Principal Bedroom, Walk in Wardrobe and En-Suite Shower Room
- 3 Additional Bedrooms
- House Bathroom
- Extensive drive providing ample off-street parking
- Garage
- Lawned gardens with a west facing aspect to the rear

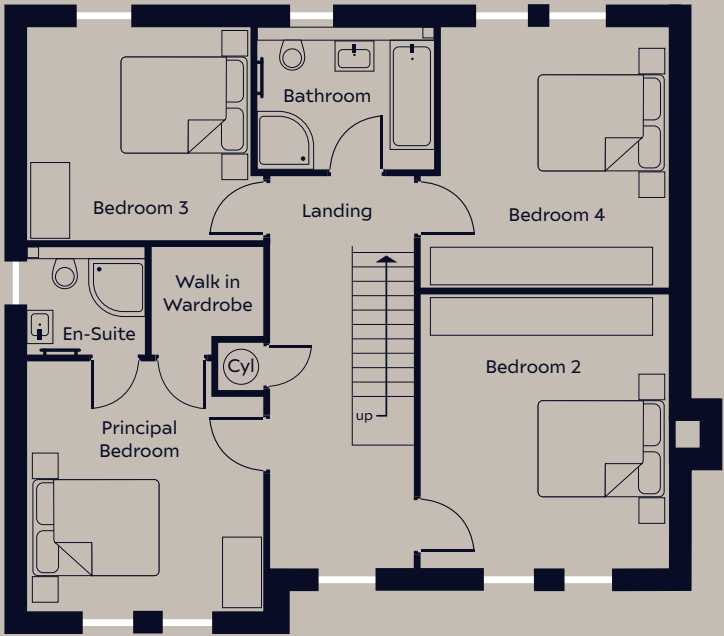


# DIMENSIONS

ROOM	METRES	FEET
Sitting Room	4.5 x 3.9	14'9" x 12'9"
Family Room	3.7 x 3.7	12' x 12'
Dining Kitchen	10 x 3.9	32'9" x 12'9"
Utility Room	2.1 x 1.9	6'9" x 6'3"
Principal Bedroom	3.9 x 3.7	12'9" x 12'
Walk in Wardrobe	1.8 x 3.7	5'9" x 4'6"
En-Suite Shower Room	1.9 x 1.7	6'3" x 5'6"
Bedroom 2	4.3 x 3.9	14' x 12'9"
Bedroom 3	3.5 x 3.4	11'6" x 11'3"
Bedroom 4	4.1 x 3.9	13'6" x 12'9"
House Bathroom	2.8 x 2.3	9'3" x 7'6"
Garage	5.8 x 3.1	19' x 10'3"



GROUND FLOOR



FIRST FLOOR

## ABOUT THE DEVELOPER



Over the last 70 years the Jack Lunn Group has grown into one of the most successful privately owned property and development groups in the Yorkshire region.

The company was founded by Jack Lunn in 1949 and is still owned entirely by the Lunn family who continue to be involved in the business on a day to day basis. The family remain committed to retaining the Group's private status.

From our Head Office in Harrogate the Jack Lunn Group offers many years of experience and expertise in property and development across a broad range of sectors. We are focused on delivering the highest levels of service and professionalism in all our activities and value the relationships we have built over the years with tenants, consultants, agents and partner organisations. Our tenant and client focused approach means that the senior members of the Jack Lunn Group companies have personal involvement with every project and all projects are Director level led.

# Enquire today

For further information or to make an appointment to visit the show house contact:

## Carter Jonas

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[www.carterjonas.co.uk](http://www.carterjonas.co.uk)

House images are a CGI representation of the property.

All room sizes are approximate, scaled from plan and are subject to change throughout the development period.

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