

## Holburne Park, Bath

Plot	House Type	Description	Square Foot	Estimated Completion	Asking Price
100	Kinlet	4 bedroom terraced house with open plan living area on the ground floor, 2 allocated parking spaces, enclosed rear garden with patio and views.	1,436	Available now	£880,000
171	Kinlet	4 bedroom end of terrace house with open plan living area on the ground floor, 2 allocated parking spaces, enclosed rear garden with patio and views	1,436	Available now	£925,000
173	Kinlet	4 bedroom terraced house with open plan living area on the ground floor, 2 allocated parking spaces, enclosed rear garden with patio and views.	1,436	Available now	£905,000
126	Coates	<b>Semi detached 4 bedroom house. Study and open plan living/dining/kitchen to ground floor. 2 allocated parking spaces. Rear access to garden and patio</b>	2,045	Autumn 2023	£1,275,000
124	Stapleton	<b>Detached link villa. 5 bedrooms, centre hall plan. Dual aspect views across Charcombe Valley. Garage + allocated parking.</b>	2,649	Autumn 2023	RESERVED
178	Northside Town House	<b>5 bed end of terrace Town House. Balcony views from ground floor formal sitting room across to Charlecombe Valley. 2 allocated parking spaces</b>	2,718	Autumn 2023	RESERVED
179	Northside Town House	5 bed terrace Town House, Balcony views from ground floor formal sitting room across Charlecombe valley. 2 allocated parking spaces	2,718	Autumn 2023	RESERVED
180	Northside Town House	5 bed terrace Town House, Balcony views from ground floor formal sitting room across Charlecombe valley. 2 allocated parking spaces.	2,718	Autumn 2023	RESERVED
185	Northside Town House	5 bed Town House. Balcony views over Charlecombe Valley from ground floor formal sitting room. 2 allocated parking spaces	2,718	Autumn 2023	£1,725,000
189	Northside Villa	4 bedroom Town House, Balcony views over Charlecombe Valley from ground floor formal sitting room. 2 allocated parking spaces	2,608	Autumn 2023	RESERVED
199	Southside Town House	4 bedroom mid terrace house, open plan living area on the ground floor, undercroft parking for 2 cars. Enclosed rear garden with patio.	2,167	Winter 2023	£1,325,000
<b>SOLD</b>		<b>Plots 99, 101, 102, 103, 104, 105, 165, 170, 172</b>			<b>SOLD</b>
<b>RESERVED</b>		<b>Plot 124, 178, 179, 180, 181, 189,</b>			<b>RESERVED</b>

Show home viewings are by appointment Please call to arrange – 01225 302888

#### Purchase Procedure

Our Sales Consultant will be pleased to discuss your requirements and will reserve your new home for you on payment of an initial deposit. Details of your solicitors will also be needed, and if necessary, we will be pleased to assist you in obtaining a mortgage.

#### Reservations

Once your reservation has been made a period is stipulated during which time contracts should be exchanged. Reservation fee : Please speak to sales advisor for specific plot fees.

#### Completion Dates

These are given for guidance only, and our Sales Consultant will keep you advised of any variations that may be necessary.

#### Sales Prices

These particulars are subject to contract and availability at the time of mailing. We would therefore recommend that you contact our Sales Office as soon as possible for confirmation on any matter.



Savills, Edgar House, 17 George Street, Bath, BA1 2EN  
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The prices and particulars regarding properties are correct at the time of the production of this literature, however, can be amended at any time, you should check the latest position with us before viewing.

**Holburne Park 29/08/23v149**

# IMPORTANT NOTICE

## **HEALTH AND SAFETY ON ALL SITES**

1. Prior to the opening of a Show Home/Sales Office and when these offices or the site is unmanned, viewings will only be carried out by prior appointment with Savills New Homes
2. Safety equipment to be worn at all times whilst on site
3. No access will be granted to children whilst construction works are being carried out on site.

## **SAVILLS IMPORTANT NOTICE**

Savills, their clients and any joint agents give notice that:

1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.
2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Savills have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.
3. These particulars were prepared from preliminary plans and specifications before the completion of the properties and are intended only as a guide. They may have been changed during construction and final finishes could vary. Prospective purchasers should not rely on this information but must get their solicitor to check the plans and specification attached to their contract.
4. The reference to any mechanical or electrical equipment or other facilities at the property shall not constitute a representation (unless otherwise stated) as to its state or condition or that it is capable of fulfilling its intended function and prospective purchasers / tenants should satisfy themselves as to the fitness of such equipment for their requirements.

## **MORTGAGE ADVICE**

SPF Private Clients (SPF) is an award winning mortgage brokerage and has been helping clients of Savills with their mortgage requirements since 1997. Its mortgage advisers are experts in all areas of property finance and have a team dedicated to new-build mortgages. They have access to a wide range of mortgage options including some which cannot be accessed via other brokers or by approaching lenders direct. This enables them to select the most suitable and cost-effective solution for your circumstances. What's more, they offer a professional, personal and discreet service and take the stress out of the whole process by managing the mortgage from start to finish.

SPF can assist all types of purchasers including international buyers, first-time buyers, property investors and expatriates. As your mortgage is likely to be your biggest monthly outgoing and interest rates have risen recently, it makes sense to speak with a mortgage broker. Some mortgage offers are only valid for three months so if it will take longer than that for your property to be ready, SPF will make sure you have a valid mortgage offer in place prior to completion.

SPF can do all of the sums for you and as a client of Savills they can offer you a free, without obligation initial consultation. If you would like to take advantage of this offer please do not hesitate to contact a member of the team on +44 (0) 7519 325 727 or at [nshah@spf.co.uk](mailto:nshah@spf.co.uk)

**YOUR HOME MAY BE REPOSSESSED IF YOU DO NOT KEEP UP REPAYMENTS OF YOUR MORTGAGE.**

A fee of up to 1% of the loan amount is payable. For example, if we arrange a loan of £100,000 the fee could be £1,000. The exact fee charged will depend on the amount of work undertaken. SPF Private Clients Limited is authorised and regulated by the Financial Conduct Authority (FCA). The FCA does not regulate some forms of buy-to-let mortgages.