

Reservation Fee

In order to reserve your chosen Eskgrove Homes, you must pay an initial deposit of £1500. Upon receipt of this payment, we shall immediately remove the plot from the market and reserve it for you for 21 days.

When you first reserve a property, we will provide you with a Reservation Pack. The items included in this pack are for your information and include a

- copy of the detailed floorplans,
- kitchen plans for your new home,
- a list of customisation options that may be available for your home,
- details of any communal areas within the development and a copy of your receipt for payment made,
- copy of Consumer Code for Housebuilders

Missives

Missives, the contract between a buyer and seller to purchase a property and is sometimes referred to as an 'offer'. When you first reserve, we will ask you to provide us with the details of the solicitor who will act on your behalf during the purchase.

Once these details have been confirmed, our solicitor Anderson Strathern will contact your solicitors directly and provide them with a copy of our offer to sell. Your solicitor will discuss the content of the missives with you and once all parties are happy, these are finalised and concluded. We ask that missives are concluded within 6 weeks of your initial reservation date.

Deposit

Upon conclusion of missives, another payment of £5,000 is then due. Both the reservation fee and deposit must be made by cash or cheque as we do not have the facilities to accept card payments.

If you do not pay the second deposit within this time, we may cancel your reservation. Should you for any reason, decide to cancel your reservation, any fee paid is refundable, less any marketing expenses incurred. The reservation fee

and the deposit will be deducted from your total purchase price on your day of entry.

Entry Date

When you first reserve, we shall let you know the date that your new home shall be completed and ready to handover. Initially, we may only be able to advise which month the handover shall take place but as the build progresses, we will be able to confirm on which day it shall take place.

Paying for your new home

After you have paid your deposit as detailed in the reserving your new home section, you do not need to make any further payments to us until your date of entry other than any “extras” you wish to add on to your new home. On the date of entry, the outstanding balance of the purchase price is transferred to us by your solicitor.

Customising your new home

Once you have reserved your new home and paid the reservation fee, we will meet with you to discuss any specific customisation you may have.

Some options and structural alterations, such as changing the layout or adding an extension, can only be requested at the earliest stages of construction. It is a good idea to mention the alterations you may be considering, to us as soon as possible.

Many of the alterations we offer can be carried out at no additional cost to you. However, as we are sure you will appreciate, some will cost extra. The cost of any additions or alterations you request will need to be paid for prior to placing the customisation order.

To give you some extra time to think about the alterations you have requested, we allow a 7 day period from completion of the customisation paperwork before we consider the choices you have made to be finalised. If during this time, you wish to reconsider or add more alterations, let us know and we will make the necessary arrangements.

Once the 7 day period has passed, we conclude that we have the necessary details to begin construction of your new home. It is at this time you will be

provided with the tradesheets relating to the construction of your particular home. The tradesheets contain all the information that will be required by our tradesmen to ensure your new home is constructed to your specification. To avoid confusion or delay to construction, we cannot accept any requests for alterations to the paperwork agreed at your customisation appointment.

In some instances, a home may be partly or fully completed before it is reserved. When this happens, the amount of customisation options is greatly reduced due to the stage of construction. Please speak to us, we will be able to confirm what options, if any, are available.

Site Visits

We are sure that you will be curious as to what is happening with your new home during its construction. With this in mind, we are happy to offer site visits on an appointment-only basis at weekends, once your home has reached a stage of construction such it is safe to view.

As we are sure you will appreciate, these visits can only take place by appointment and strict health and safety procedures must be followed when on site. Under no circumstances should you visit the construction site without being accompanied by a member of our marketing team.

Whenever you visit our site, our sales adviser will provide you with a high visibility vest and a hard hat. You must wear these at all times. We would also recommend that you wear sturdy footwear and be prepared that you may get a little dirty, as not all roads and footpaths will be completed at this time.

Please contact a member of our marketing team to book a 30 minute appointment to view your home.