



PENTIRE GREEN  
CRANTOCK

**LEGACY**  
HOMES







Crantock Beach



THIS SUPERB COLLECTION OF 3, 4 AND 5 BEDROOM CONTEMPORARY HOMES IS LOCATED ON THE EDGE OF THE BEAUTIFUL, MUCH SOUGHT AFTER, VILLAGE OF CRANTOCK WITH OUTSTANDING, FAR REACHING COUNTRYSIDE VIEWS.

# WELCOME

to Pentire Green



THE development is located just a stone's throw from the famous Crantock beach and stunning coastal walks and a vibrant village community lie just outside the front door.

Inspired by coast and countryside, we have blended Legacy Home's trademark design led architecture with contemporary living spaces to create modern homes that complement the Cornish landscape.

Located conveniently for accessible commute times to Cornwall's main business hubs such as Truro, St Austell, Bodmin and Camborne and stunning North coast beaches such as Crantock, Holywell Bay and Perranporth, Pentire Green offers the modern family the ultimate coastal lifestyle.

As with all of our award-winning, luxury developments, Pentire Green will be fitted with a variety of design finishes, providing character throughout and beautiful landscaping.











# CRANTOCK A VILLAGE *Connected*

THE village enjoys excellent transport links and is situated close to popular North Coast destinations such as Fistral Beach, Watergate Bay and Perranporth.

Cornwall's main arterial route, the A30, is only a six mile drive from Crantock, and the cathedral city of Truro is just 12 miles away. Newquay has its own railway station and links to Bodmin Parkway station, which provides mainline rail travel to Exeter, Bristol and London Paddington.\*

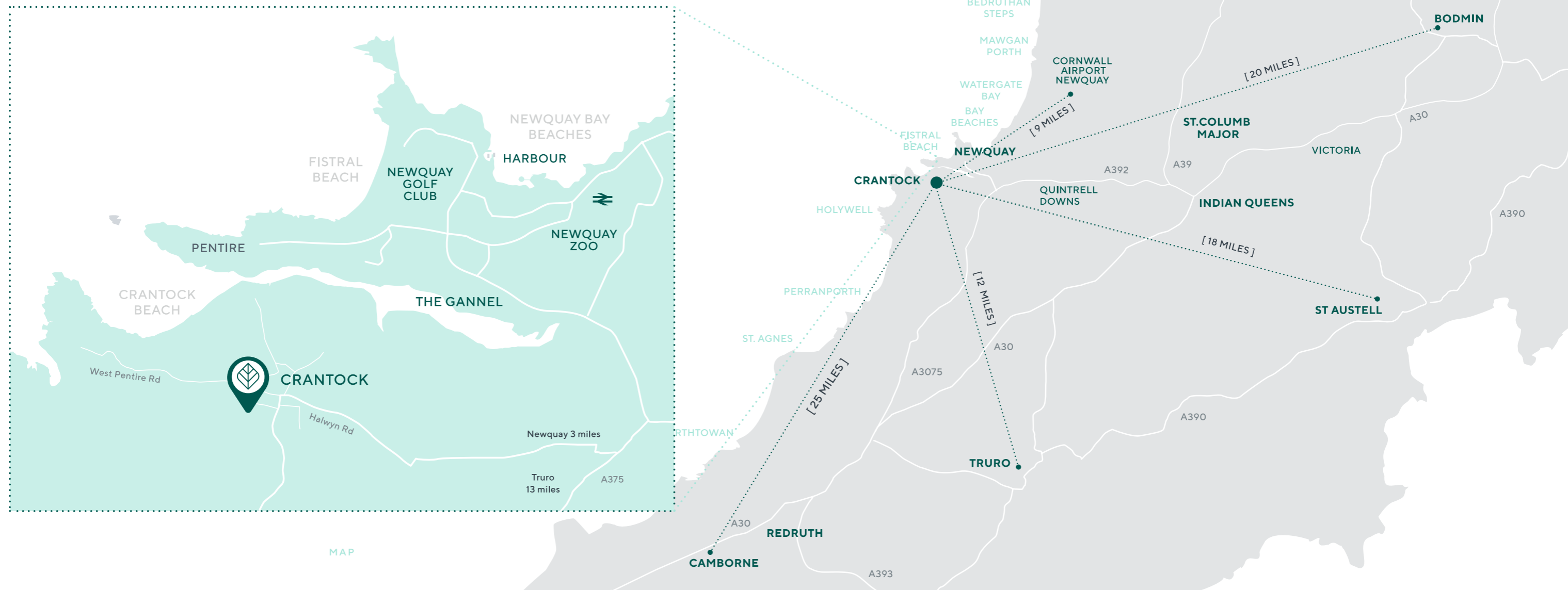
For trips further afield, Crantock is just eight miles away from Cornwall Airport Newquay, which offers direct links to London, Leeds, Manchester, Birmingham, Scotland and the continent.

\*Distances and times quoted are approximate guides

## LOCATIONS

- Newquay 3.5 miles
- Holywell 2 miles
- Perranporth 7 miles
- Newquay Airport 9 miles
- Bodmin 20 miles
- Crantock Village 0.2 miles
- Crantock Beach 0.6 miles
- Truro 12 miles
- St Ives 30 miles
- St Austell 18 miles

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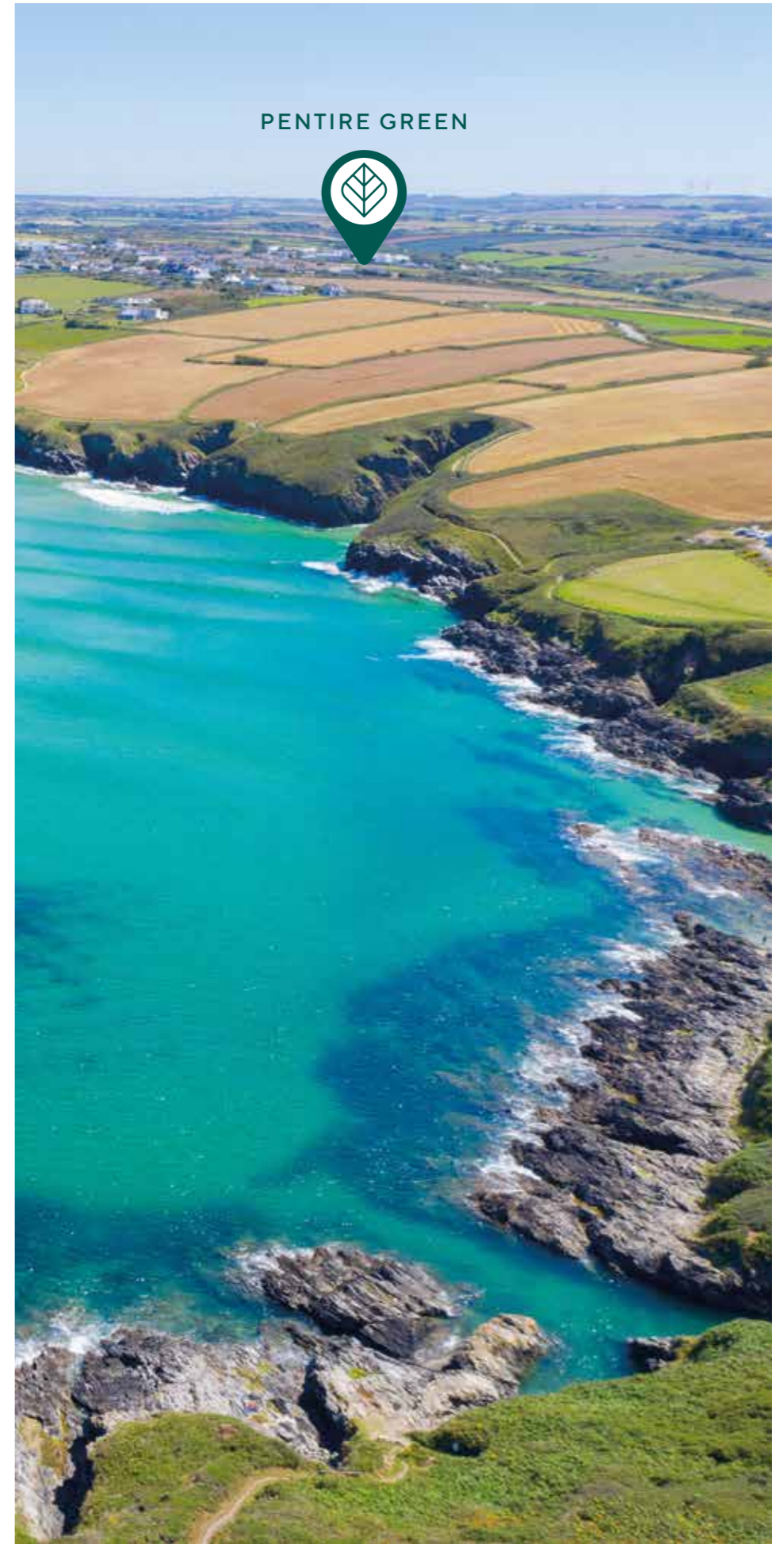




010



PENTIRE GREEN

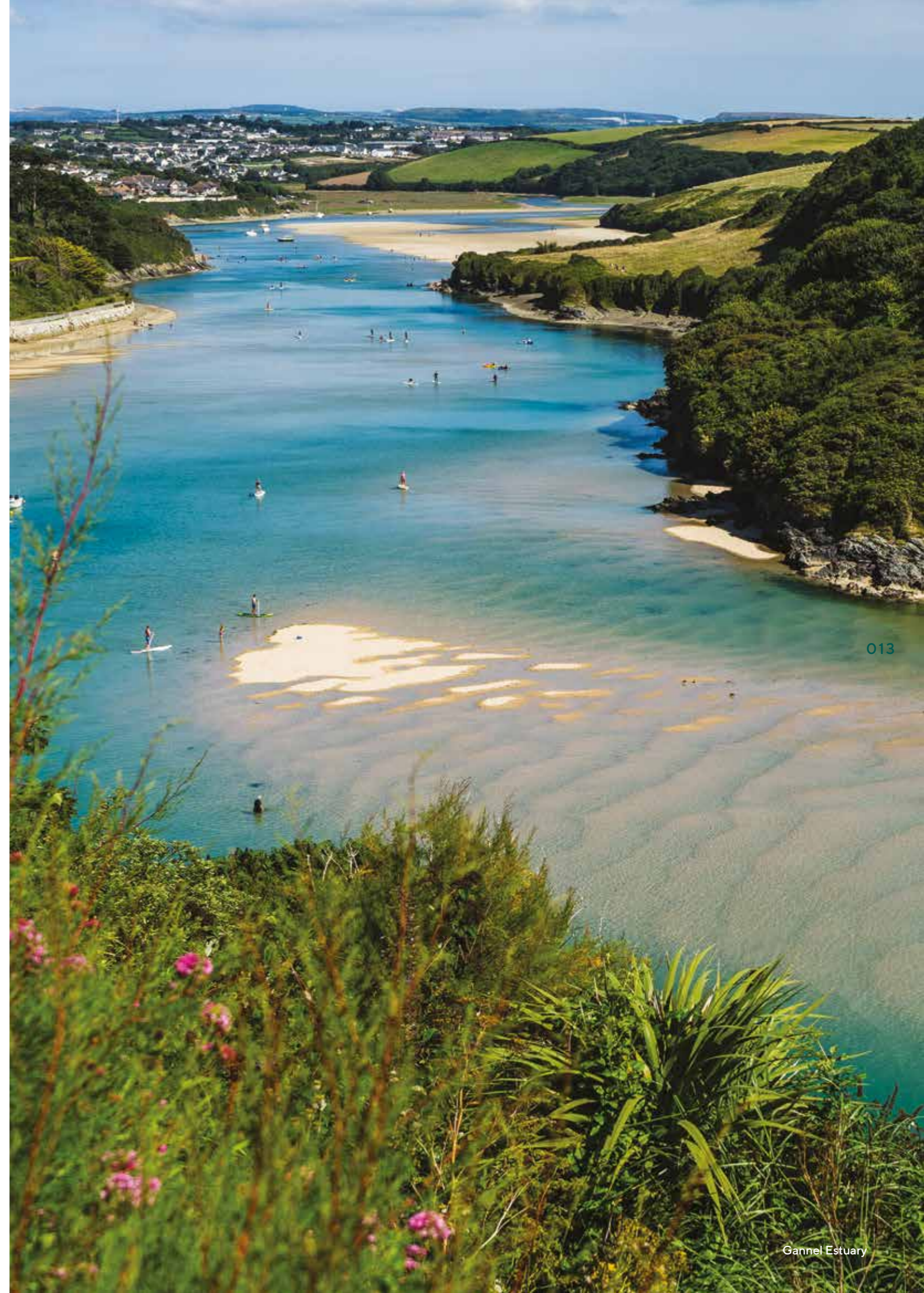


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Watering Hole at Perranporth Beach



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# CRANTOCK A VILLAGE *By the Sea*

THE idyllic coastal village of Crantock is overflowing with character, with a thriving community, traditional Cornish pub, independent cafés, shops and a charming village green.

Join activities at the village hall to meet other residents, community groups and businesses at the heart of village life.

With miles of dramatic coastline, long sandy beaches and captivating countryside to explore, there are endless opportunities to enjoy the great outdoors by foot, bike or car in the UK's favourite destination: **Cornwall**.



# CONTEMPORARY COASTAL LIVING

## *Life on the water*

SWIMMING, surfing or paddle boarding, make the most of having Crantock beach, one of the finest beaches in the UK, and the Gannel Estuary a short walk away.

Looking for family days on the beach, join the Crantock Surf Life Saving Club and know the children will grow up safely on the water and will have some amazing stories to tell of growing up in North Cornwall.

At low tide, walk down to Crantock Beach and across the footbridge and visit the Fern Pit Café, one of Cornwall's best kept secrets, where you can order a fresh crab or lobster for your dinner. Walk out of the village, along the

southern edge of Crantock beach to West Pentire watch the sunset from the terrace at the C-Bay Bar & Bistro

Alternatively, walk through the village to access Penpol Creek and wonderful array of nesting birds, flora and fauna.

There is plenty to explore right on your doorstep up and down the beautiful North coast of Cornwall. The great Atlantic Sea and the North Coast of Cornwall. A coast that is truly worth living.

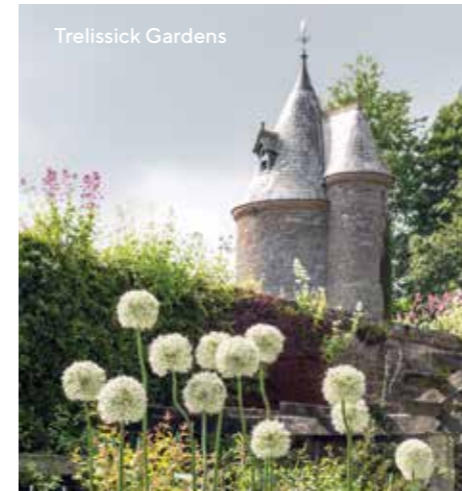
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Crantock Beach



Crantock Beach



Trelissick Gardens



Camel Valley Vineyard



Camel Trail

015

# A CORNWALL LIFESTYLE

## *Life in the county*

PENTIRE GREEN also provides a wonderful base that enables easy access to the rest of what Cornwall has to offer. Here are just a few of our favourites;

Explore the beautiful village of **St Agnes** and enjoy a coffee and cinnamon bun from Canteen at Wheal Kitty.

Take a day trip to **Padstow**, enjoying a cycle ride on The Camel Trail followed by Rick Stein's Fish & Chips.

A short trip to **Trelissick Gardens** to see the estuaries of the South Coast and the great National Trust house, gardens and pasturelands.

Venture to **St Ives** to witness the artistic light in the sky and the works of art at The Tate Gallery.

Or spend a beach day at **Porthcurnick** followed by a feast at The Hidden Hut - just don't tell everyone about it!



# WHY BUY A LEGACY HOME

OUR PASSIONATE AND EXPERIENCED TEAM HAS BEEN CREATING BEAUTIFUL, LUXURIOUS MODERN LIVING SPACES IN THE UK'S MOST SOUGHT-AFTER LOCATIONS FOR MORE THAN 15 YEARS. LEGACY HOMES IS A PREMIUM HOUSE BUILDER WITH AN IMPRESSIVE PORTFOLIO OF AWARD WINNING DEVELOPMENTS.



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Channelling our passion, expertise and determination to deliver the highest standards, we create design-led, contemporary family homes.

We oversee every build from start to finish with meticulous attention to detail, from concept and planning through to completion and handover, ensuring our trademark build quality and attention to detail.

## DESIGN

We work tirelessly to ensure we achieve the highest quality architecture and craftsmanship for which Legacy is renowned. To ensure our rigorous standards are maintained, we have an in-house Legacy Design Practice that oversees every element of our designs. Our spatial and interior designers maximise indoor and outdoor living space to create homes which are aesthetically beautiful and practical for everyday life.

## CONSTRUCTION

The Legacy Construction team ensures an unrivalled level of build quality. Applying our wealth of construction experience ensures we deliver homes to last a lifetime every time. From concept to completion, our expert site managers and their specially-selected construction teams take personal pride in delivering the highest quality homes at all new developments.

Every Legacy home includes a two year warranty and a ten year NHBC warranty for complete peace of mind.



## CUSTOMER CARE

We understand that purchasing a new home can be stressful, which is why we try and make the process as smooth as possible.

Once you reserve a Legacy home, we work behind the scenes to ensure information is passed quickly to your solicitor to ensure a smooth exchange. When exchanged we work with you through the next stage of purchasing and on to your legal completion.

Depending on the build stage of your home when you exchange, our customer care team will meet you and guide you through your finishes options.

Before completion our focus is to make sure everything is ready for you to move straight in, it is important to us that you are happy with your new home which is why we have a stringent quality checking process. You won't receive your keys until we are satisfied all of our quality standards have been met.

A full homeowner pack will be provided when you move in along with an in-depth handover of your property so you have everything you need for a stress-free move. We also provide an after-care service and are on hand to answer any questions or queries you might have about your new home while you are settling in.





## WHY BUY A LEGACY HOME *At Pentire Green*

YOU'LL enjoy all the benefits of owning a brand new Legacy home, built by our award-winning team.

Legacy-built homes are meticulously planned with high-quality fixtures and fittings, clean lines and contemporary designs.

- Every Legacy home comes with our own 2 year warranty and a ten-year NHBC Buildmark warranty, removing the need for a structural survey and giving you peace of mind.
- Buying a new home gives you a blank canvas on which to stamp your personal style. We offer a range of finishes and choices to help you to create your unique home.
- New homes are low maintenance and designed for modern living.
- New properties enjoy lower running costs. With higher levels of thermal insulation and energy efficient heating systems, new homes are cosy and warm up more quickly.
- All appliances, fixtures and fittings are brand new. Appliances are highly energy-efficient and under warranty.
- Legacy homes benefit from increased security; all doors and windows incorporate additional locks and security devices.
- Legacy offers a comprehensive customer care service.
- You'll become part of a village community.







# PENTIRE GREEN Site Map

020

021



\*Please note, the development plan above is an illustration only and might not accurately depict final materials, landscaping or street lighting. Legacy Homes reserves the right to amend the layout and specification as necessary. Please speak to our Sales Advisor for more details.





# Beautiful INSIDE AND OUT

Whether you're looking to buy your first home, need more space for your growing family, or are simply drawn to Crantock due to its beautiful setting, our 3, 4 and 5 bedroom homes offer contemporary coastal living at its best.

Careful thought and painstaking attention to detail has been given to the full specification and design of these homes, from the fully-integrated kitchens to the stylish bathroom suites. Legacy delivers exemplary craftsmanship and a high-end finish throughout. You'll be proud to call Pentire Green and Crantock your home.



022

023







# SPECIFICATIONS & FINISHING TOUCHES

## KITCHEN & UTILITY

- British-built contemporary fitted kitchen
- Choice of quartz worktops\*
- Bianco Mode stainless steel sink and a half with chrome mixer tap
- Range of Miele appliances to include:
  - Built in multi-function oven
  - Four zone induction hob
- Integrated fridge/freezer and dishwasher
- Integrated extractor fan
- Integrated washing machine (2 and 3 bedroom homes)
- Separate utility room (4 and 5 bedroom homes)
- Hot tap, wine fridge, Miele microwave (4 and 5 bedroom homes)

## INTERIOR FINISHES

- Front door with chrome fixtures and fittings
- Hand painted internal doors with brushed fixtures and fittings
- Oversized skirting detail
- Walls and ceilings painted in contemporary colours
- A choice of Karndean flooring in the hallway and kitchen/dining areas\*
- Luxury carpets in all other rooms
- Built-in wardrobes in the master bedroom (4 and 5 bedroom homes)
- Walk-in wardrobe to 5 bed Master Suite

## HEATING & ELECTRICAL SYSTEM

- Highly efficient 'Air source heat pump' with stored water cylinder
- Under-floor heating on the ground floor
- Thermostatically controlled radiators in all other rooms
- Electricity generated by integrated PV panels
- LED downlights in the hallway, kitchen and bathrooms
- Pendant lighting in all other rooms
- Ceiling speakers provided in the kitchen area
- High-level TV points provided to bedrooms and kitchen dining areas
- BT points in the under-stair cupboard
- Fibre broadband

## BATHROOMS & ENSUITES

- A choice of tiling in bathrooms and en-suites to include\*:
  - Full height tiling in shower and bath areas
  - Half height tiling on walls with sanitary ware
- Contemporary bathroom suite by Duravit
- Chrome Crosswater mixer taps and shower fittings
- Large fitted mirrors
- Heated towel rails to first floor bathrooms
- Low-level automatic lighting

## EXTERNAL FINISHES

- Grey PVCu high-performance double-glazed windows
- Frenchdoors leading on to the garden
- Private driveways
- Single garages with up-and-over door (4 and 5 bed homes)
- Power socket and light in garages
- Paved patio to the garden
- Turfed garden with 1.8m dividing fences
- External cold tap
- 32 amp external electric point (pre-wired) to accommodate EV charging unit
- Landscaped front garden
- External light at the front and rear of homes

## CONSTRUCTION & PEACE OF MIND

- Traditional masonry build
- Slate roof to all homes
- Painted render system
- Lindab gutters and downpipes
- De Lank Cornish stone cladding (selected homes)
- Vertical slate cladding (selected homes)
- 10 year NHBC Warranty
- 2 year Legacy warranty
- Home demonstration

\*Subject to build stage. Specifications subject to change.







027







# 3 BEDROOM

## SEMI-DETACHED HOMES

PLOTS 14 - 19 AND 22 TO 23 (PLOT 22 SHOWN)



028

Our 3 bedroom homes include open plan living space and three generous double bedrooms creating the ideal choice both for families and those who simply love to entertain. Entertain in the open plan kitchen & dining space or enjoy movie night with the family in the separate reception room.

### DIMENSIONS

#### FIRST FLOOR

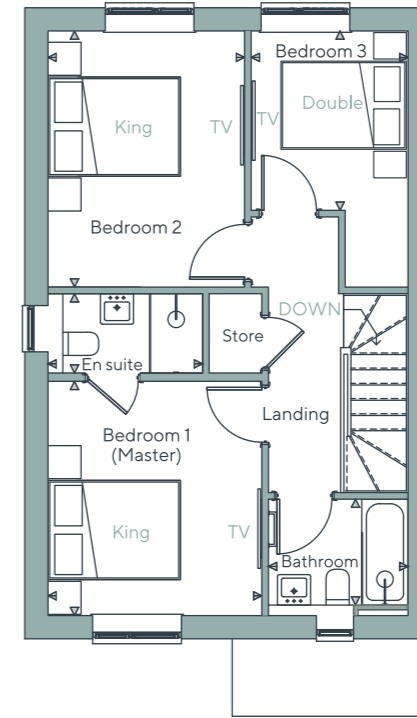
Bedroom 1 (Master)	3.50m x 3.20m	11.5ft x 10.5ft
Bedroom 2	3.80m x 2.70m	12.5ft x 8.8ft
Bedroom 3	2.70m x 2.70m	8.9ft x 8.9ft
Bathroom	2.10m x 1.60m	6.9ft x 5.2ft
En-Suite	2.30m x 1.20m	7.5ft x 3.9ft

#### GROUND FLOOR

Open Plan Kitchen & Dining Area	5.40m x 3.80m	17.7ft x 12.5ft
Reception Room	4.80m x 3.10m	15.7ft x 10.2ft
WC	1.50m x 1.00m	4.9ft x 3.3ft

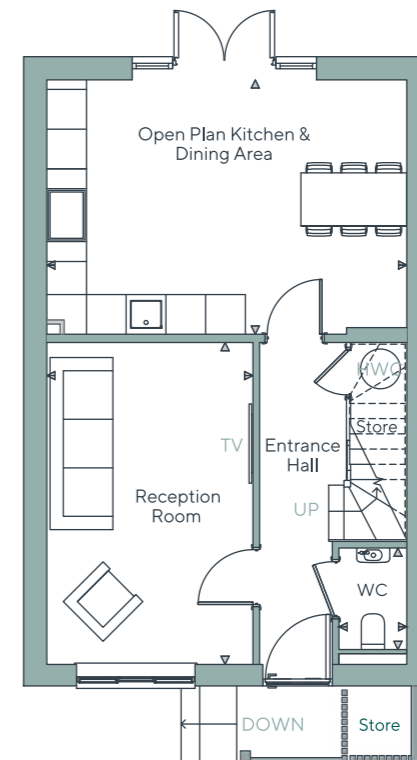
◀ ▶ Dimension Arrows (showing approximate maximum dimension) HWC - Hot Water Cylinder

All the stated dimensions are approximate and for indicative purposes only. Stated dimensions are subject to change without notice. Internal and external layouts, dimensions, furniture, wardrobes, appliance specification and location are for indicative purposes only and are subject to change. These plans are for indicative marketing purposes only and are not for construction purposes. External appearance, external finishes, landscaping and parking arrangements vary between plots.



FIRST FLOOR

029



GROUND FLOOR





# 4 BEDROOM

DETACHED HOMES  
PLOTS 7 - 10



030

Our generously proportioned 4 bed houses are homes to be proud of and include large open plan living spaces, four double bedrooms, useful separate study and utility rooms and garage. Perfect for modern family living and entertaining.

## DIMENSIONS

### FIRST FLOOR

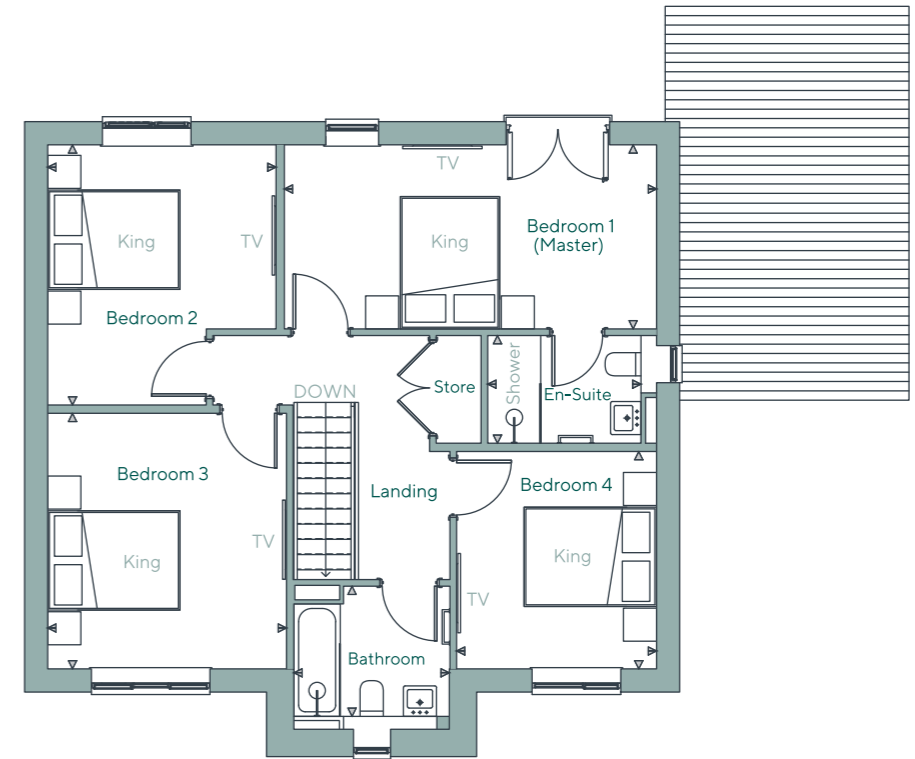
Bedroom 1 (Master)	5.60m x 2.78m	18.4ft x 9.1ft
Bedroom 2	3.90m x 3.40m	12.8ft x 11.2ft
Bedroom 3	3.85m x 3.60m	12.6ft x 11.8ft
Bedroom 4	3.25m x 3.00m	10.7ft x 9.8ft
Bathroom	2.25m x 1.85m	7.3ft x 6.0ft
En-Suite	2.30m x 1.60m	7.5ft x 5.2ft

### GROUND FLOOR

Open Plan Kitchen, Dining Area & Snug	9.20m x 3.75m	30.2ft x 12.3ft
Reception Room	4.40m x 3.60m	14.4ft x 11.8ft
Office / Study	3.00m x 1.85m	9.8ft x 6.1ft
Utility	2.10m x 2.00m	6.9ft x 6.6ft
WC	1.75m x 1.05m	5.7ft x 3.4ft
Garage	5.30m x 3.20m	17.4ft x 10.5ft

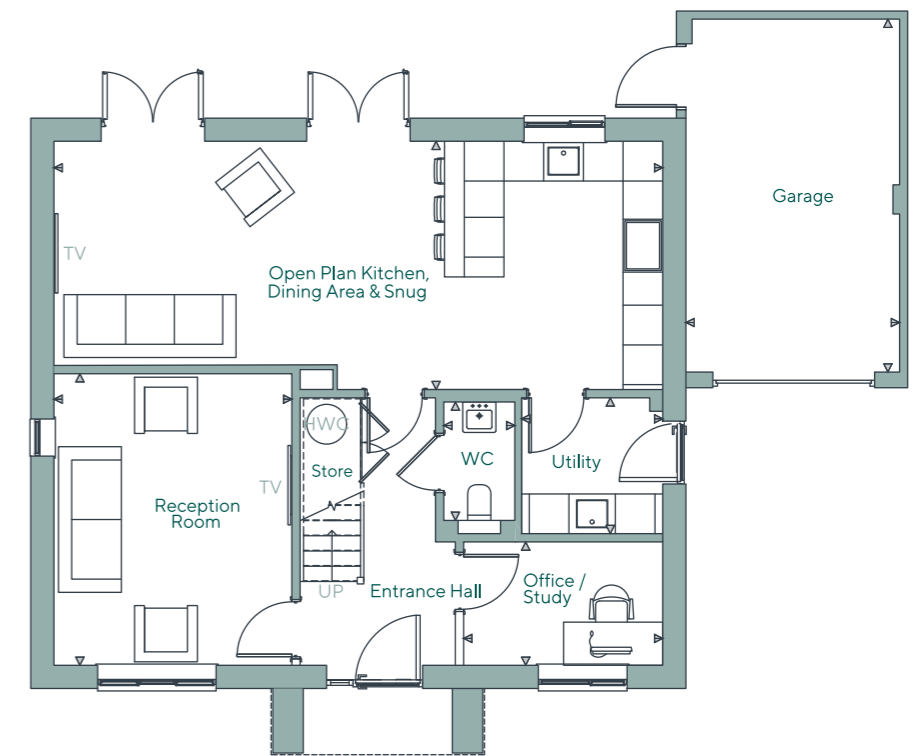
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FIRST FLOOR

031



GROUND FLOOR





# 5 BEDROOM

DETACHED HOMES

PLOTS 11 - 13

THE PINNACLE OF LUXURY  
CONTEMPORARY LIVING

The Legacy Homes Luxe Collection offers our very finest finishes, specification and designer features creating inspiring and luxurious living spaces for home owners who are seeking their dream home.

## INTERIORS

- Additional flooring choices from the Karndean Premium Opus range to add to your design choices
- Under-floor heating to the first floor in addition to ground floor to increase your room configuration options and lower your home's environmental impact
- Additional premium range of tiling choices
- Choice of three styles of pendant lights from our lighting design partner Millard & Flo in your dining/snug
- Choice of three socket and tap colour options in the kitchen / living space to add to your design
- Walk-in wardrobe to the master bedroom suite

## EXTERIORS

- Exclusive garden design and planting
- External up-lighting to add impact to your outdoor spaces
- External surf & dog shower to enhance your outdoors lifestyle
- Digital front door bell with camera and enhanced security

## DIMENSIONS

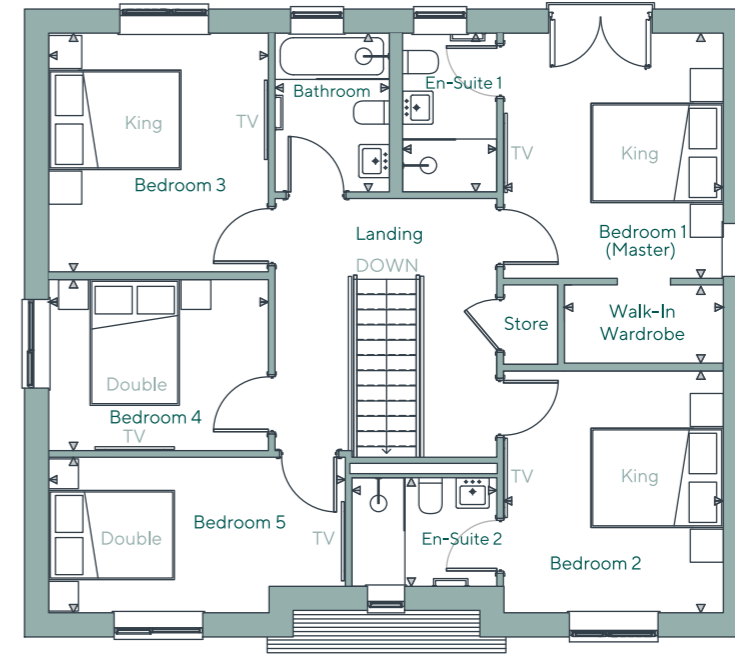
### FIRST FLOOR

Bedroom 1 (Master)	3.70m x 3.30m	12.1ft x 10.8ft
Fitted Wardrobe	1.10m x 2.40m	3.6ft x 7.8ft
Bedroom 2	3.60m x 3.30m	11.8ft x 10.8ft
Bedroom 3	3.60m x 3.30m	11.8ft x 10.8ft
Bedroom 4	3.30m x 2.55m	10.8ft x 8.4ft
Bedroom 5	4.45m x 2.35m	14.6ft x 7.7ft
Bathroom	2.40m x 1.70m	7.9ft x 5.6ft
En-Suite 1	2.40m x 1.40m	7.9ft x 4.6ft
En-Suite 2	2.15m x 1.60m	7.1ft x 5.2ft

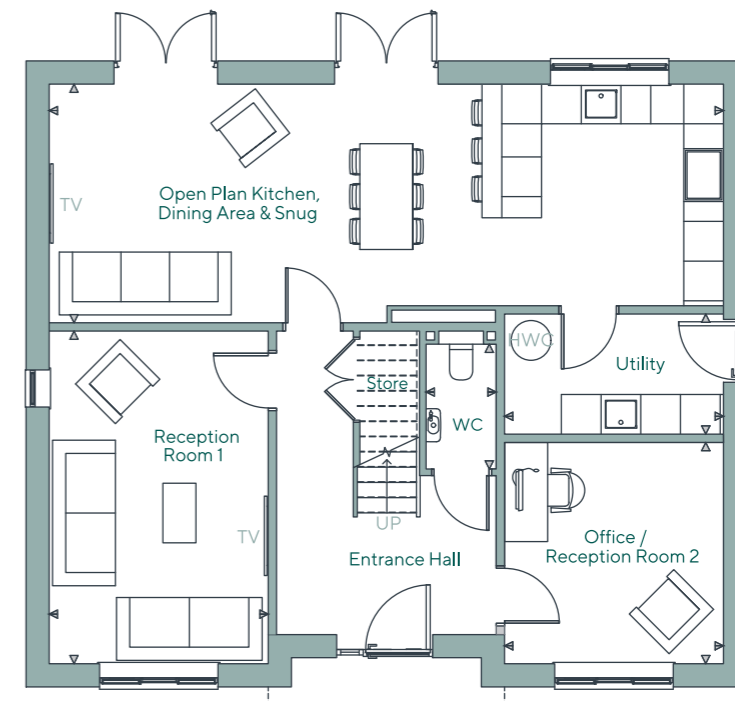
### GROUND FLOOR

Open Plan Kitchen, Dining Area	10.20m x 3.60m	33.5ft x 11.8ft
Reception Room 1	5.00m x 3.30m	16.4ft x 10.8ft
Office / Reception Room 2	3.30m x 3.34m	10.8ft x 10.9ft
Utility	3.30m x 1.80m	10.8ft x 5.9ft
WC	1.85m x 1.05m	6.0ft x 3.4ft

◀ ▶ Dimension Arrows (showing approximate maximum dimension) HWC - Hot Water Cylinder



FIRST FLOOR



GROUND FLOOR

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5 Bedroom House





5 Bedroom Luxe Collection Kitchen





5 Bedroom Luxe Collection Terrace & Garden





# SUSTAINABILITY & COMMUNITY

## SUSTAINABILITY & COMMUNITY

As a modern builder of quality new homes and communities, we are passionate about reducing our impact on the environment, increasing the energy efficiency of our homes and minimising running costs.

We are committed to constantly evolving our homes to be the most energy efficient they can be through sourcing the most sustainable and efficient energy sources. Our homes at Pentire Green will be our most sustainable and energy efficient yet due to our passion for seeking out energy and sustainability innovation without compromising on the quality of your new home.

We believe our responsibility building fine quality new homes includes thinking about the finer details in all aspects of your home. At Pentire Green this includes; discrete integrated PV panels, air source pumps delivering sustainable heating source to underfloor heating, optional home battery solar systems to power near off-grid energy consumption and external EV ready power sockets.

We are on journey to continually improve our approach to the environment and communities.

## RENEWABLE HEATING SOURCES IN ALL NEW HOMES

*Every Legacy home is warmed sustainably by an air source heat pump*, which efficiently absorbs ambient heat from the outside air. The heat pump then warms the heating systems and hot water for your home. Air source heat pumps are over 50% more efficient than a traditional gas boiler.



*All our homes come with underfloor heating* to the ground floor which distributes warm air faster than traditional radiators. Underfloor heating can reduce energy consumption and your bills by 30%.

## ENERGY EFFICIENCY BUILT IN

Every Legacy home is thoughtfully designed and built to use energy as efficiently as possible, so as much of your energy and heat stay where it should be... inside your home.

We use the latest sustainable technology and materials to achieve the best performance possible.

*Homes at Pentire Green include integrated, powerful photovoltaic roof panels* powering each home with renewable energy.

We are combining these energy efficient PV panels with optional\* home storage systems that will dramatically reduce home owners dependence on traditional energy consumption and deliver significant long-term cost-of-living savings.

*Every window in a Legacy home is made incorporating recycled PVC*, ensuring no compromise on aesthetics or environmental performance. The advanced multi-chambered design of our windows work together to lock in heat. This means our A+-rated windows offer market leading performance.

*All homes include highly insulated walls and roofing* to maximise your home's energy efficiency.



*Each home is also built using innovative flooring insulation* blocks made from expanded polystyrene (EPS) rather than more traditional concrete. Due to its lightweight closed cell structure, which inhibits the passage of heat or cold, EPS has a high capacity for thermal insulation, producing an A+ insulation rating. EPS is also 98% air, non-toxic and 100% recyclable.

Every Legacy kitchen and bathroom includes aerated taps, showers and dual flush cisterns, which help reduce water usage by up to 50%.

## EV CHARGING READY

Your home's sustainability is important to you and so too will be the sustainability performance of the car you drive. So, *every new Legacy home is pre-wired to accommodate an EV charging point*.

## SOURCING SUSTAINABLE MATERIALS

*Legacy Homes has a long partnership with ground-breaking Cornish business Green & Blue* who produce innovative, aesthetically beautiful products that help us all to make the changes necessary to protect our environment for future generations. Their products include Bee Bricks, Bat and Swift Boxes and Modern Bird Bathes, all of which are made from recycled Cornish clay and delivered to site in recycled packaging.

We share Green & Blue's vision that every new house built needs to provide a home for wildlife as well as for us. With so many species in decline we have to rethink the way we plan, build and manage both housing and within our own gardens.

Every new Legacy Home includes at least one Green & Blue home for wildlife and many of our developments include wildlife hotels and bird baths.

*All our homes are covered using FSC (Forest Stewardship Council) timber* roof trusses and partition wall timber ensuring the main natural material used in your home comes from sustainable sources.

This brochure is made using FSC recycled paper.



## CARING FOR OUR NEW COMMUNITIES

Our passion for creating new communities includes being a good neighbour. Our recent development Halwyn Meadows in Crantock included ten new allotment plots handed over to the parish council exclusively for the village community.

We are also helping the village build a new extension to the village hall to help expand its usage by the village and wider community.

\* Subject to customer upgrade









# OUR CUSTOMER CHARTER

At Legacy Homes we are committed to delivering a quality service, throughout the whole homebuying process and beyond. The Customer Charter sets out our commitments to provide you with service, procedures, and information at appropriate stages during your purchase and beyond

- We will always confirm to the Consumer Code for Home Builders (“Consumer Code”)
- We will give you a copy of our customer charter if you ask for one. We will automatically give you a copy if you reserve a property.
- We will work to set procedures to meet the commitments we have stated in our customer charter.
- We will train our staff to understand their responsibilities in our dealings with you and what the customer charter means for you.
- We will give you the detailed pre-contract information you need to make an informed decision about buying the property.
- We will let you know who to contact at every stage of your purchase; how we will deal with your questions; and any relevant choices and options you can consider.
- We will give you health and safety advice to reduce, as far as possible, the risk of danger on the development site during construction and in the use of your home.
- Our marketing and advertising will be clear and truthful. Our contract of sale terms and conditions will be clear and fair, and we will make clear to you your cancellation rights.
- We will give you reliable information about the warranty provider’s cover and any other guarantees and warranties from which you may benefit.
- We will give you reliable information about the timing of construction, legal completion, and handover of the property.

- We will ensure that the functions and facilities of your new home are demonstrated to you prior to moving in
- Our commitment to you does not end when you move in. We will inform you about the after sales service we provide and emergency services throughout the warranty period. We will explain these to you clearly and make sure you know who to contact.
- We will tell you about our procedures for dealing with customer complaints, including the availability of any services that can help resolve complaints about warranties.
- We will co-operate with appropriately qualified professional advisors you have appointed to help resolve disputes.

Our customer charter commitments do not affect your statutory rights



## FOR VIEWINGS & RESERVATIONS

# LEGACY

HOMES

Development address:  
Pentire Green,  
Crantock, TR8 55G

**E:** [info@legacyhomes.co.uk](mailto:info@legacyhomes.co.uk)  
**W:** [www.legacyhomes.co.uk](http://www.legacyhomes.co.uk)

# david ball

New Homes

Our exclusive selling agent is David Ball Agencies based in Newquay. For more information and to arrange a viewing, please contact:  
**T:** 01637 850850  
**E:** [sales@dba.estate](mailto:sales@dba.estate)  
**W:** [www.davidballagencies.co.uk](http://www.davidballagencies.co.uk)

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# LEGACY

HOMES

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