

LACEFIELDS

LOUGHBOROUGH ROAD, RUDDINGTON

platform 
home
OWNERSHIP



PLATFORM HOME OWNERSHIP

At Platform Home Ownership, we're passionate about building quality homes for our customers and creating communities that homeowners can be proud of. It's our mission to build a better future for the UK - investing in affordable homes to ensure accessible routes to homeownership for everyone.

Building A Better Future Through New Homes

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WELCOME TO LACEFIELDS, NESTLED IN THE VILLAGE OF RUDDINGTON.

THE WORLD AROUND YOU

Ruddington itself is a beautiful destination, providing all of the amenities you'd ever need against a backdrop of breathtaking natural beauty. With shops, schools, pubs, restaurants, community centres and a community hall all located in the village, Ruddington has everything within easy reach.

The village's central location in the borough of Rushcliffe means it has easy access to key locations such as Nottingham and West Bridgford, as well as East Midlands Airport and Loughborough. Access to mainline train services through Nottingham provides direct links to Birmingham and London.

LACEFIELDS
IS PERFECTLY
CONNECTED IN
EVERY DIRECTION
MAKING IT A HOME
BUYERS DREAM

4 MILES
WEST BRIDGFORD

6 MILES
NOTTINGHAM

11 MILES
LOUGHBOROUGH

48 MILES
BIRMINGHAM

LOCAL AMENITIES

CO-OP FOOD, CHURCH STREET	4 MINS (WALK)	0.2 MILES
EVANS PHARMACY	5 MINS (WALK)	0.2 MILES
RUDDINGTON MEDICAL CENTRE	5 MINS (WALK)	0.2 MILES
ASDA, LOUGHBOROUGH ROAD	9 MINS (WALK)	0.5 MILES

PLACES OF INTEREST

FRAMEWORK KNITTERS MUSEUM	6 MINS (WALK)	0.3 MILES
RUDDINGTON VILLAGE MUSEUM	7 MINS (WALK)	0.4 MILES
RUSHCLIFFE COUNTRY PARK	6 MINS (DRIVE)	1.5 MILES
GREAT CENTRAL RAILWAY - NOTTINGHAM	7 MINS (DRIVE)	2.0 MILES

CONNECTIVITY

A60 (LOUGHBOROUGH ROAD)	2 MINS (DRIVE)	0.3 MILES
A52 (CLIFTON BOULEVARD)	5 MINS (DRIVE)	1.5 MILES
RUDDINGTON LANE TRAM STOP	7 MINS (DRIVE)	2.0 MILES
NOTTINGHAM RAILWAY STATION	12 MINS (DRIVE)	4.0 MILES

EDUCATION

JAMES PEACOCK INFANT & NURSERY	6 MINS (WALK)	0.3 MILES
ST PETER'S COFE JUNIOR SCHOOL	8 MINS (WALK)	0.4 MILES
ROSECLIFFE SPENCER ACADEMY	6 MINS (DRIVE)	1.6 MILES
FARNBOROUGH SPENCER ACADEMY	8 MINS (DRIVE)	2.0 MILES

Travel times are all shown in minutes and are representative of driving time. All times and distances are taken from [google.com/maps](https://www.google.com/maps)

ABOUT SHARED OWNERSHIP

BUY YOUR LACEFIELDS HOME THROUGH SHARED OWNERSHIP

Your dream home is more affordable than you may think with Shared Ownership. Shared Ownership means you can purchase part of your home and then pay rent on the remaining share. Typically, you can purchase 40-75% of your home, but lower shares are available. What's more, Shared Ownership is flexible, and allows you to increase your level of ownership over time if you choose to.

Whatever your looking for, we have a wide selection of homes perfect for whatever your needs.

Buying through Shared Ownership at this development means you can purchase between 10-75% of your property and pay a subsidised rent on the remaining share you don't own.

HOW IT WORKS

- 1** BUY THE FIRST SHARE IN YOUR NEW HOME.
- 2** PAY RENT ON THE REMAINING SHARE
- 3** BUY MORE SHARES IN YOUR HOME LATER

DID YOU KNOW?

Shared Ownership offers great flexibility, and you can purchase more of your home through staircasing whenever you are ready too.

[**CLICK HERE TO LEARN MORE BY READING OUR SHARED OWNERSHIP GUIDE**](#)





LACEFIELDS

LOUGHBOROUGH ROAD, RUDDINGTON

A BEAUTIFUL COLLECTION OF TWO AND THREE-BEDROOM HOMES AVAILABLE THROUGH SHARED OWNERSHIP.

Loughborough Road features a stunning collection of two and three-bedroom homes nestled amongst beautiful Nottinghamshire countryside in the village of Ruddington. This leafy, community-led village is ideal for families, couples and first-time buyers that want to settle down in a safe, lively and vibrant village, with access to nearby West Bridgford or Nottingham city centre.

GET TO KNOW
LACEFIELDS

LOUGHBOROUGH ROAD, RUDDINGTON

This exclusive collection of two and three-bedroom homes offering new opportunities for first time buyers, downsizers and growing families.



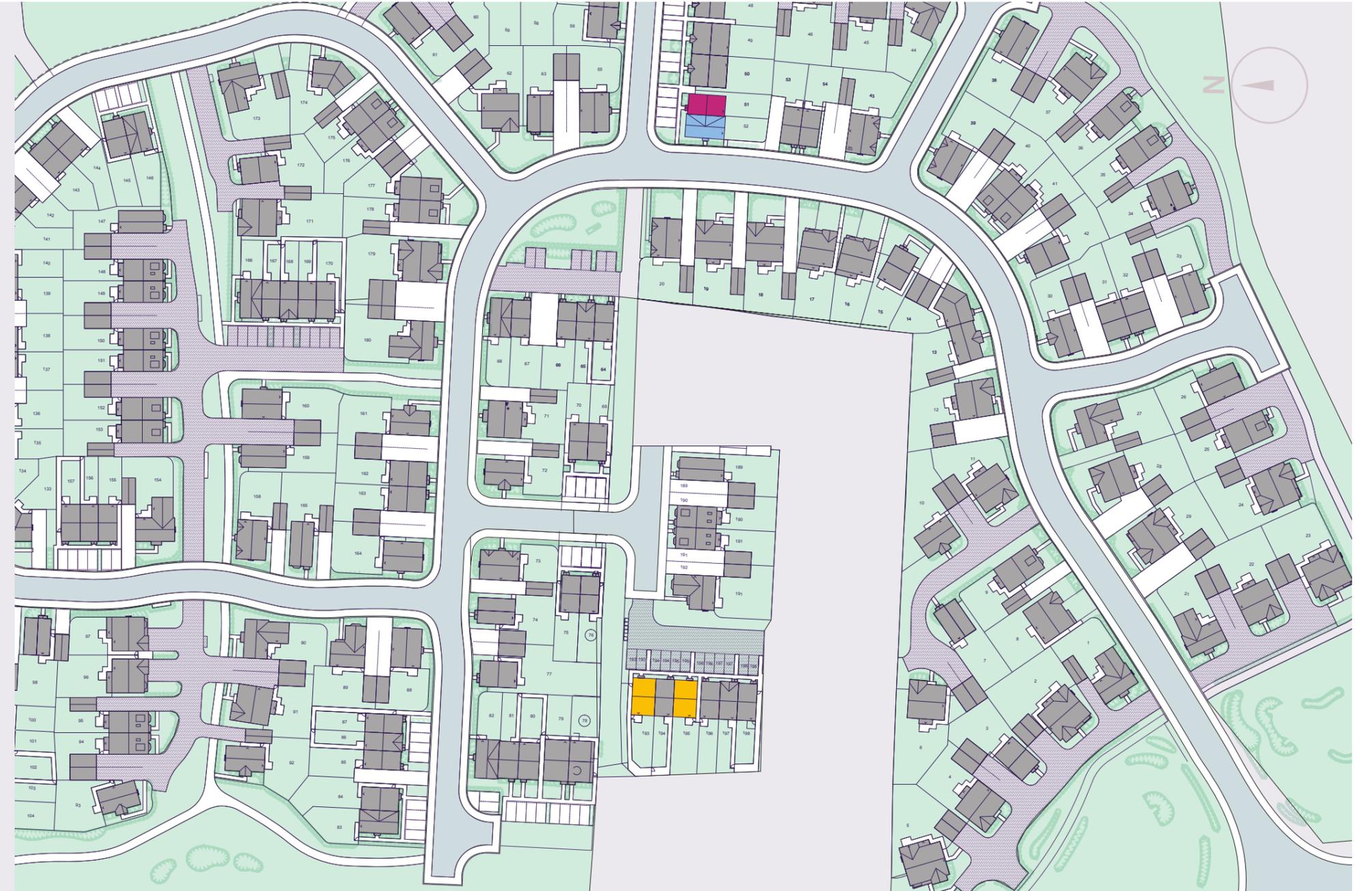
THE THIRSK
3 Bedroom Home



THE RIPON
2 Bedroom Home



THE DALTON
3 Bedroom Home





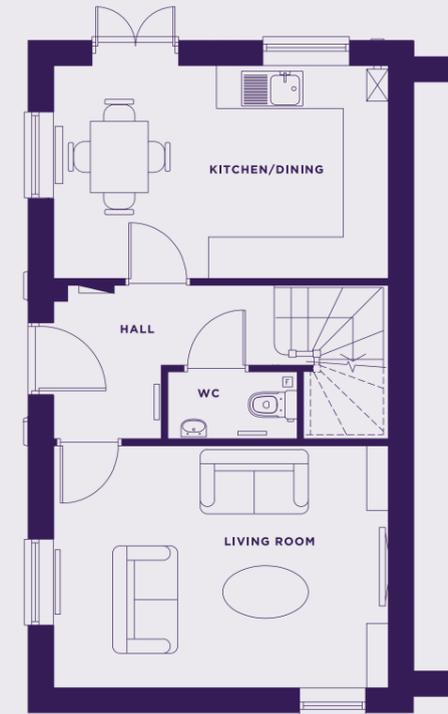
This image is from an imaginary viewpoint within an open space area. Its purpose is to give a feel for the development, not an accurate description of each property. The illustration shows a typical Platform Home Ownership home of this type, but there are, however, variances from site to site. External materials, finishes, landscaping, windows and the position of garages, (where provided) may vary throughout the development. Properties may also be built handed (mirror image). Please ask for further details.

THE THIRSK

PLOTS 52

TOTAL 1,083 SQ FT

GROUND



FIRST



SPECIFICATION

Kitchen

- Modern fitted kitchen
- Stainless steel integral oven, hob & extract hood
- Space for washing machine & fridge/freezer
- Vinyl flooring to kitchen and WC
- Open plan Kitchen/dining

Bathroom

- Family bathroom
- Shower over bath
- Three piece white suite
- Complimentary wall tiling
- Vinyl flooring to bathroom

General

- Located near popular towns including Shirebrook and Mansfield, not far from Nottingham.
- Excellent links to the A60
- 2 parking spaces per property
- 10 Year build warranty

Kitchen

Living/Dining

Bedroom 1

Bedroom 2

Bedroom 3



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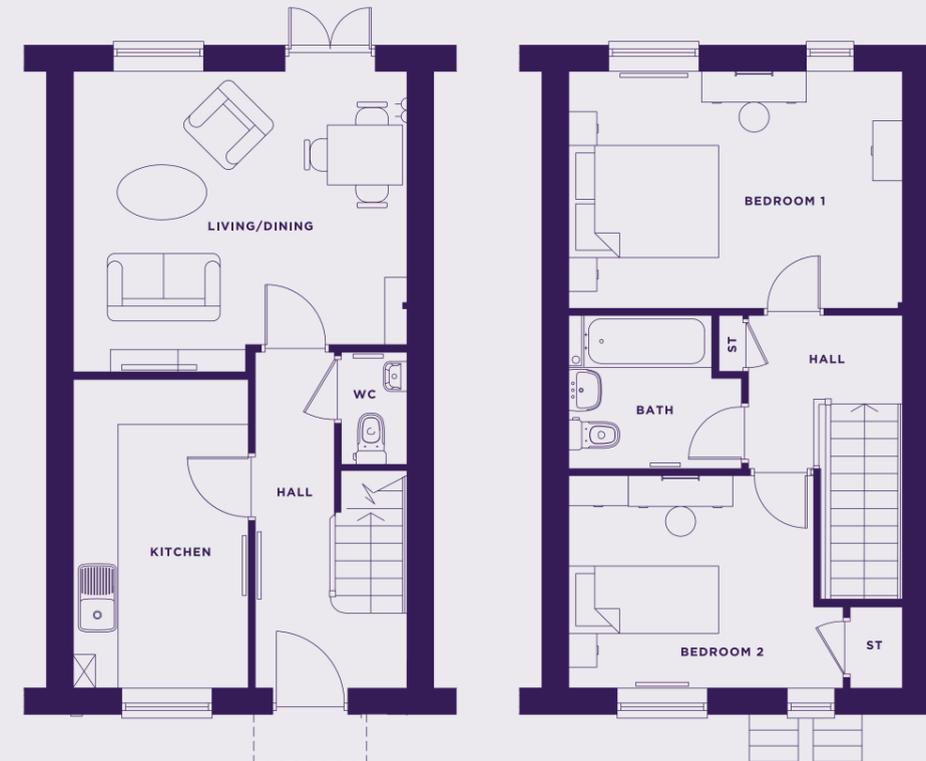
THE RIPON

PLOTS 51

TOTAL 924 SQ FT

GROUND

FIRST



SPECIFICATION

Kitchen

- Modern fitted kitchen
- Stainless steel integral oven, hob & extract hood
- Space for washing machine & fridge/freezer
- Vinyl flooring to kitchen and WC
- Open plan living/dining room

Bathroom

- Family bathroom
- Shower over bath
- Three piece white suite
- Complimentary wall tiling
- Vinyl flooring to bathroom

General

- Located near popular towns including Shirebrook and Mansfield, not far from Nottingham.
- Excellent links to the A60
- 2 parking spaces per property
- 10 Year build warranty

Kitchen

Living Room

Bedroom 1

Bedroom 2



THE DALTON

PLOTS 193 & 195

TOTAL 1,097 SQ FT

GROUND

FIRST



SPECIFICATION

Kitchen

- Modern fitted kitchen
- Stainless steel integral oven, hob & extract hood
- Space for washing machine & fridge/freezer
- Vinyl flooring to kitchen and WC
- Open plan living/dining room

Bathroom

- Family bathroom
- Shower over bath
- Three piece white suite
- Complimentary wall tiling
- Vinyl flooring to bathroom

General

- Located near popular towns including Shirebrook and Mansfield, not far from Nottingham.
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Kitchen

Living/Dining

Bedroom 1

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Platform Home Ownership have taken every effort to ensure that these documents are accurate and represent the properties available. Platform Home Ownership and the developer may in their efforts to improve design reserve the right to alter site plans, floorplans, elevations and specifications without prior notice. Maps shown are not to scaled and for illustrative purposes only. Distances are taken from [google.co.uk/maps](https://www.google.co.uk/maps). Information is correct at the time it was published - **May 2025**. For more information please visit us website at www.platformhomeownership.com