



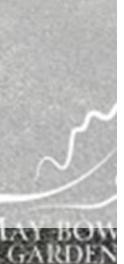
**Sweet Hill Lane,  
Southwell, DT5 2DT**



**koori**

**Prices From  
£315,000 Freehold**

**Hull  
Gregson  
Hull**



## Sweet Hill Lane, Southwell, DT5 2DT

- Stunning Modern New Build Development
- Available To View Straight Away
- A Selection of Two, Three and Four Bedroom Properties
- All with Two Parking Spaces, additionally some with Garages
- Heated by Air Source Heat Pump
- Effortlessly Stylish Modern Living
- Beautifully Landscaped Open Spaces
- Provisions for EV Charging and FTTP (Fibre to the property)
- 10 Year Build Guarantee
- Contact The Sales Team For Further Information



The diagram illustrates the Ground Floor Plan of a house. The layout includes a Living Room, a Dining area, a Kitchen, a Hall, a Utility room, and a Drive-through entrance. The plan is enclosed in a rectangular boundary with thick black lines for the main walls and thinner black lines for internal partitions. The rooms are labeled with text and arrows pointing to their respective areas. The Drive-through entrance is located on the left side, and the Kitchen is on the right side. The Hall and Utility room are located in the center. The Living Room and Dining area are at the top. The plan is oriented with the top pointing upwards.

The First Floor Plan illustrates the layout of the upper level. It features three bedrooms: Bedroom 2 (with an en-suite bathroom), Bedroom 3, and Bedroom 1. A central landing provides access to all rooms. A store and a separate WC are located on the landing. A staircase leads down to the ground floor. The plan is enclosed in a rectangular border with a thick black line.

**PLOT 19 - Room Dimensions Ground Floor**

Room Name	Room Width (m)	Room Length (m)	Room Width (ft)	Room Length (ft)
P19 - Living/Dining	6.37	3.93	20' - 11"	12' - 11"
P19 - Kitchen	3.58	3.80	11' - 9"	12' - 6"
P19 - WC	2.70	1.05	8' - 10"	3' - 5"

**PLOT 19 - Room Dimensions First Floor**

Room Name	Room Width (m)	Room Length (m)	Room Width (ft)	Room Length (ft)
P19 - Bedroom 1	2.95	3.35	9' - 8"	11' - 0"
P19 - Bedroom 3	2.19	3.31	7' - 2"	10' - 0"
P19 - Bedroom 2	3.35	3.32	11' - 0"	10' - 11"
P19 - En-suite	1.73	1.89	5' - 8"	6' - 3"



Scale 1:100

The floor plan illustrates the layout of a house. It features a Dining room with a table and four chairs, a Living room with a sofa and a chair, a Kitchen with a sink and a dining table, a Utility room with a washing machine, and a Hall. A staircase leads to the upper level. A dashed line indicates a boundary or a room that is not fully detailed in the plan.

## Ground Floor Plan

Detailed description: This is a floor plan for the upper floor of a house. It features three bedrooms: Bedroom 1, Bedroom 3, and Bedroom 2, which is located at the top right. In the center, there is a bathroom with a bathtub and a separate shower. To the left of the bathroom is a store and an en-suite. A landing area with a staircase leads down to the ground floor. The plan is enclosed in a rectangular border.

### First Floor Plan

PLOT 20 - Room Dimensions Ground Floor

Room Name	Room Width (in)	Room Length (in)	Room Width (m)	Room Length (m)
P20 - Living/Dining	6.37	3.93	20' - 11"	12' - 11"
P20 - Kitchen	3.58	3.80	11' - 9"	12' - 6"
P20 - WC	2.70	1.05	8' - 10"	3' - 3"

**PLOT 20 - Room Dimensions First Floor**

Room Name	Room Width (m)	Room Length (m)	Room Width (%)	Room Length (%)
P20 - Bedroom 1	2.95	3.35	9' - 8"	11' - 0"
P20 - Bedroom 3	2.19	3.31	7' - 2"	10' - 0"
P20 - Bedroom 2	3.35	3.32	11' - 0"	10' - 11"
P20 - En-suite	1.73	1.89	5' - 8"	6' - 3"
P20 - Bath	2.45	2.02	8' - 1"	6' - 7"



Scale 1:100

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Drawing	Plot 17-20 (Rose-Daisy) Plot 20 Sales Plans		
Client	Keori Ltd		
Job no.	KIDR190530		
Dwg no.	P20-90-597		
Author	PAR	Checker	TA
Status	CONSTRUCTION		
Client ref.	KIDR190530-TAR-P20-90-597		

Welcome to MAY BOWER GARDENS, an exclusive collection of beautifully crafted TWO-, THREE-and FOUR-bedroom homes nestled in the heart of Southwell on the Isle of Portland. This distinctive development brings together contemporary architecture, refined design, and an exceptional coastal setting to create a truly elevated living experience.

Koori Ltd are renowned for delivering traditionally built, exquisitely designed homes where generous proportions, craftsmanship and meticulous attention to detail come as standard. Their considered use of natural materials and integration of forward-thinking technologies—such as air source heat pumps and electric vehicle charging—ensure every Koori home strikes the

perfect balance between modern efficiency and timeless elegance.

For the discerning buyer seeking a home that blends sophistication, sustainability and comfort, a Koori property represents an exceptional choice.

For further information or to arrange a private site visit, please contact Hull Gregson Hull Portland.

Every home at May Bower Gardens benefits from a premium, fully considered specification, including:

- Energy-efficient air source heat pumps, with underfloor heating to the ground floor and specialist aluminium radiators upstairs.
- Integrated kitchen appliances: fridge/freezer, dishwasher, hob, and oven.
- High-quality floor finishes throughout ceramic tiles to ground floor living areas, cloakrooms, utilities, bathrooms, and en-suites; carpets to bedrooms, stairs, and landings.
- Provisions for Electric vehicle charging point to each property.
- FTTP (Fibre to the Property) for superior connectivity.
- Security alarm system installed as standard.
- External lighting, sockets, and water taps to both the front and rear.
- Concrete shed bases laid to rear gardens.

Please note: this specification is not exhaustive and may be subject to change. Please contact us for the full specification.

## Service Charges

The developer has advised the Service Charges will be pro-rata until the development is fully build complete in approximately Spring 2027 and will be around £50 per month, and this will cover Maintenance of: Common TV, Landscape Management, Roads and drainage, Woodland Management, Footpaths/shared surfaces, Lighting (street lights - electric), Management Agent, Ecology , Pond Management and Site Insurance (PLI). They have also advised the charge will also contribute towards to sinking fund for; Drainage and Road as these are both private and not adopted and communal TV - satellite dish/aerial and system,

## Additional information

The following details have been provided by the vendor, as required by Trading Standards. These details should be checked by your legal representative for accuracy.

Property construction: Standard

Tenure: Freehold & Leasehold - Lease details TBC

Mains Electricity

Mains Water & Sewage: Supplied by Wessex Water

Heating Type: Air Source Heat Pump

Broadband/Mobile signal/coverage: For further details please see the Ofcom Mobile Signal & Broadband checker.

checker.ofcom.org.uk/

## Disclaimer

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of

representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. All measurements are approximate. Any details including (but not limited to): lease details, service charges, ground rents, property construction, services, & covenant information are provided by the vendor and you should consult with your legal advisor/ satisfy yourself before proceeding. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
EU Directive 2002/91/EC		