



A COLLECTION OF 3, 4 & 5 BEDROOM
PREMIUM HOMES

A WARM WELCOME TO WOODLANDS RIDGE

Woodlands Ridge is a brand-new development of meticulously designed and traditionally constructed homes on the edge of the highly sought-after village community of Ranskill. Built by multi-award-winning local developers Hughes McLaughlin Homes, the development is to be completed over two highly individual phases.

This premium village edge development will be spread over collection of separate access road, creating a series of private Cul-de-sacs, with each road hosting no more than seven individual homes. The carefully considered design means there will be no busy 'through roads' anywhere in the development, allowing for that peaceful, private country lifestyle we all crave.

“ Built by multi-award-winning local developers Hughes McLaughlin Homes



**PRIDE IN
THE JOB AWARDS
REGIONAL WINNER 2021 & 2022**



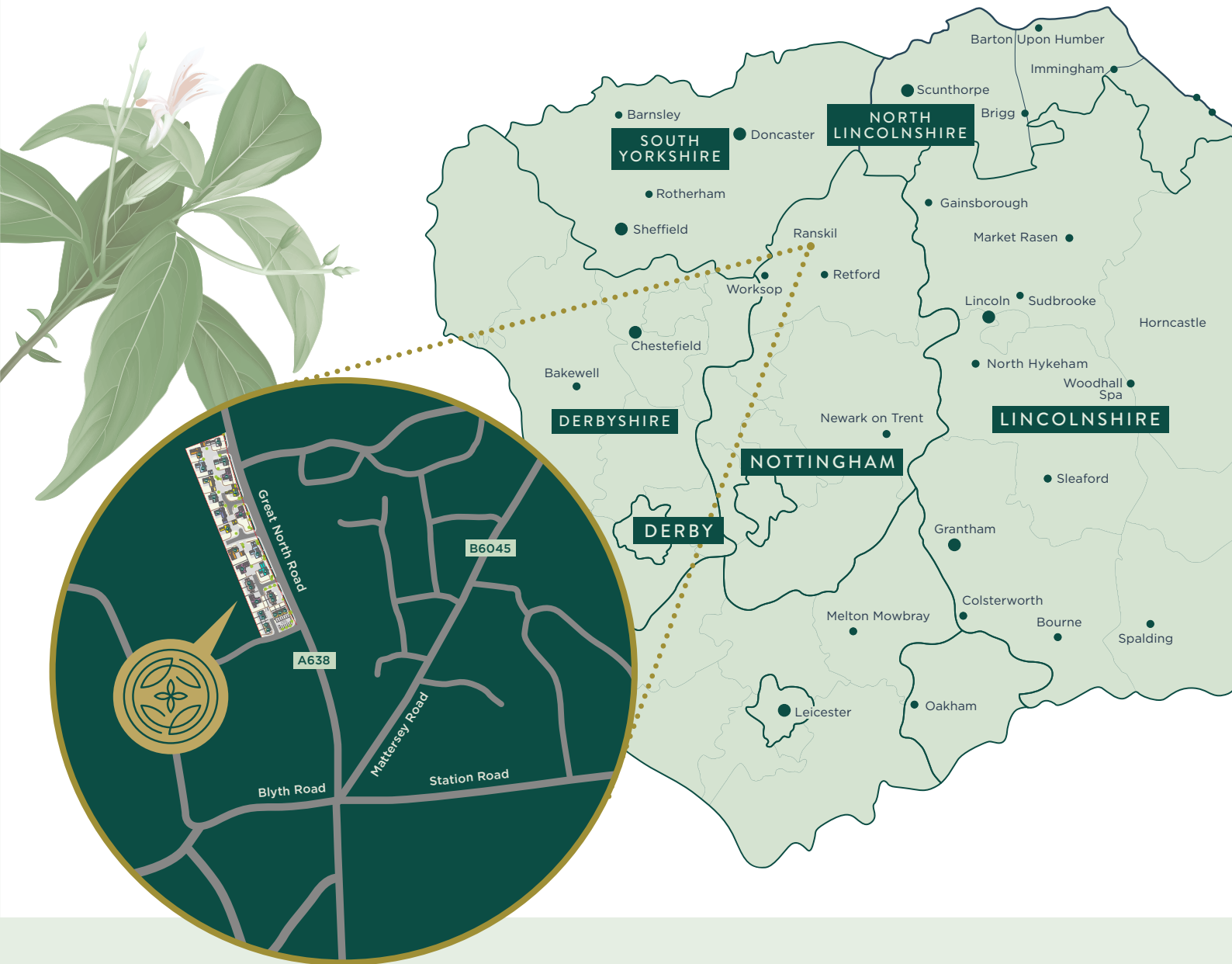
ABOUT THE DEVELOPER HUGHES MCLAUGHLIN HOMES

Hughes McLaughlin Homes pride themselves in their absolute commitment to the highest standards of construction and quality control in every aspect of the build process.



In both 2021 and 2022, the developer has been awarded the NHBC Regional Award for the best small development in the 'East' Region which covers the East Midlands and Norfolk, which is an incredible achievement.

To help buyers appreciate the incredibly high standards that will be applied to Woodlands Ridge in Ranskill, photographs of both award-winning developments in Reepham, and North Leverton can be provided on request.



ABOUT THE LOCATION

RANSKILL NOTTINGHAMSHIRE

Ranskill is located just 6 miles to the North of the Georgian market town of Retford, with its excellent commuter links, and 4 miles to the south of the history-rich market town of Bawtry. Locally, both Retford and Doncaster offer regular mainline rail services direct to London Kings Cross.

The Woodlands Ridge development is conveniently located just 2 miles from the A1 network with access at nearby Blyth.

The A1 gives seamless access to London and the North, as well as the M18, M62 and M1. Doncaster, Sheffield, Leeds and Nottingham are all an easy commute.

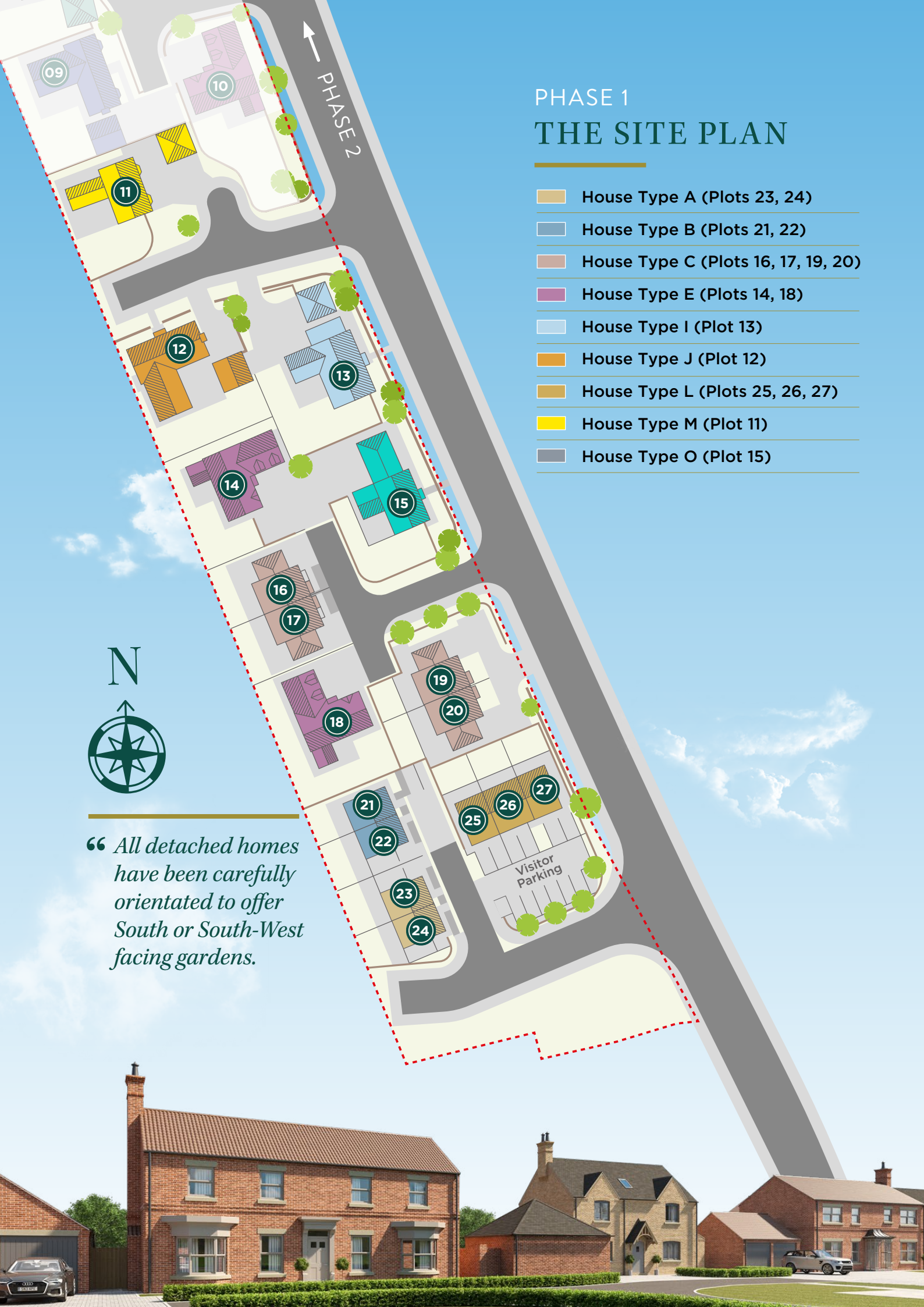
The highly sought-after village of Ranskill offers excellent local amenities which include a children's play park, village shop, post office and an Ofsted 'Good' rated village primary school. There is also a gastro pub and a locally renowned fish and chip shop in the village. There are plenty of nearby country walks, with Daneshill Lakes Nature Reserve being a nearby option, just over a mile away from the development. In the same vicinity are a number of fishing lakes and a local sailing club. Nearby Torworth Grange also offers an excellent café/restaurant, fishing lakes and a farm shop. The village is also served by regular bus services to Retford, Bawtry and Doncaster.

PHASE 1 THE SITE PLAN

- House Type A (Plots 23, 24)
- House Type B (Plots 21, 22)
- House Type C (Plots 16, 17, 19, 20)
- House Type E (Plots 14, 18)
- House Type I (Plot 13)
- House Type J (Plot 12)
- House Type L (Plots 25, 26, 27)
- House Type M (Plot 11)
- House Type O (Plot 15)



“ All detached homes have been carefully orientated to offer South or South-West facing gardens.”





WOODLANDS RIDGE

— RANSKILL —

PLOTS 21-27

DISCOUNT MARKET SALE HOMES SPECIFICATION BREAKDOWN

All choices and upgrades on offer will be available until a certain point in the build program.

Once orders have been made for certain items there will no longer be choices available to the buyer. The New Homes Agent can confirm which choices are available on a particular plot at the time of your enquiry, please contact us for up-to-date information in this regard.

If buyers make a reservation on an off-plan plot whilst choices are still available, they will be given the exciting opportunity to visit the AMCO kitchen and bathroom showroom in Retford to view product samples and discuss all available choices and upgrade options.

EXTERNAL

- All plots to be constructed from a range of uniquely attractive brick types
- Artstone windowsills
- All guttering and downpipes in durable black PVC
- Double Glazed wood effect windows in a range of colours (plot dependent)
- Generously sized, full-width paved patio area to all rear gardens
- Double patio doors to rear garden
- Permeable block paving to all driveways
- 4 visitor parking bays in addition to driveways for two cars to each home
- Traditional Georgian 6 panel front doors in a timeless pebble finish
- Premium 1.8m 'Hit and Miss' formation fencing to rear and side boundaries for increased durability and wind resistance as well as a quality look and feel
- All turf included to front and rear gardens
- Stylish matt black external lighting scheme to all plots
- Outside power sockets and taps to all plots
- Car charging points included to all plots

INTERNAL

- Brushed chrome sockets and switches to all rooms
- LED Downlighters to hallways, kitchens and bathrooms
- Pendant lighting to living room and bedrooms
- CAT-6 internet connection points to key areas
- Painted solid core internal doors
- Single groove skirting and architraves
- Oak handrails and newels
- Mains Gas Combi boilers
- Fully height wall tiling and floor tiling to 3-piece bathroom
- Shower over bath and Vanity Unit with sink basin in bathroom
- Premium cushioned floor to hallway, kitchen and w/c
- Carpet to all other area

“ Please contact us for up-to-date information about the choices available to you and your particular plot



WOODLANDS RIDGE

— RANSKILL —

KITCHEN

Appliances to be integrated and cabinet colour and worktop colour choices to be offered depending on build stage.

A space will be left for a washer/dryer. Integrated washer/dryer upgrade available dependent on build stage.

AFFORDABLE PLOTS

- Contemporary square-edge worktop
- 1.5 bowl composite sink
- Full size oven
- 4 ring induction hob with overhead extractor
- Integrated fridge/freezer

TECHNICAL DETAILS

- Warranty: NHBC 10 year
- Builders guarantee: 2 years
- EPC: High B predicted – TBC once all plots are completed
- Council Tax band TBC once plots completed
- Mixture of council adopted and privately owned access roads throughout the site
- No management company or management charges applicable at time of writing

Agents Disclaimer

The above listed specification details and technical information may be subject to change as the development progresses due to various factors such as material availability. The developer reserves the right to make reasonable changes to the proposed specification, both internal and external, up until the point of legal completion. Both internal and external computer-generated visualisation images (CGI's) are given as a guide only and cannot be relied upon for 100% accuracy. Buyers are advised that completed homes may differ slightly in appearance once built.

*900Mbps internet speed prediction is based on information provided on BT Openreach website, given as a predicted speed for homes installed with a full-fibre broadband connection. We have provided this figure as a guide only and cannot guarantee internet speeds through a third-party provider. Purchasers are advised to make their own enquiries in this regard.

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WOODLANDS RIDGE

— RANSKILL —



CUSTOMISE YOUR DREAM HOME

Hughes McLaughlin Homes have teamed up with premium local supplier, AMCO, to provide a luxurious kitchen and bathroom specification with a range of customisation options available in the earlier stages of construction.

How does it work: Upon reserving your home on the Woodlands Ridge Development, you will be invited to meet with AMCO at their show room in Retford, to review the broad range of choices available to you. Within this meeting both bathroom and kitchen specifications will be relayed to you.

If you wish to upgrade any aspect of your home, the additional payment will be taken upfront, prior to your choices being ordered.

KITCHEN DETAILS

- British Manufacturer based in South Yorkshire.
 - 20 year Guarantee on all cabinets, hinges and drawers.
 - 15 year Guarantee on all doors and accessories (doors, plinths, panels etc).
 - 11 internal cabinet colours
 - 22 painted cabinet door colour options
 - Brass hinges with soft close as standard
 - Neff/Bosch Group Appliances (detached homes)
 - 20mm Quartz worktops as standard (detached homes)
- Optional upgrades can be discussed in your design meeting:**
- Kessebohmer pull-out storage solutions
 - Full height quartz splashbacks where available
 - Appliance & Quartz upgrades to Discount Market Sale Homes

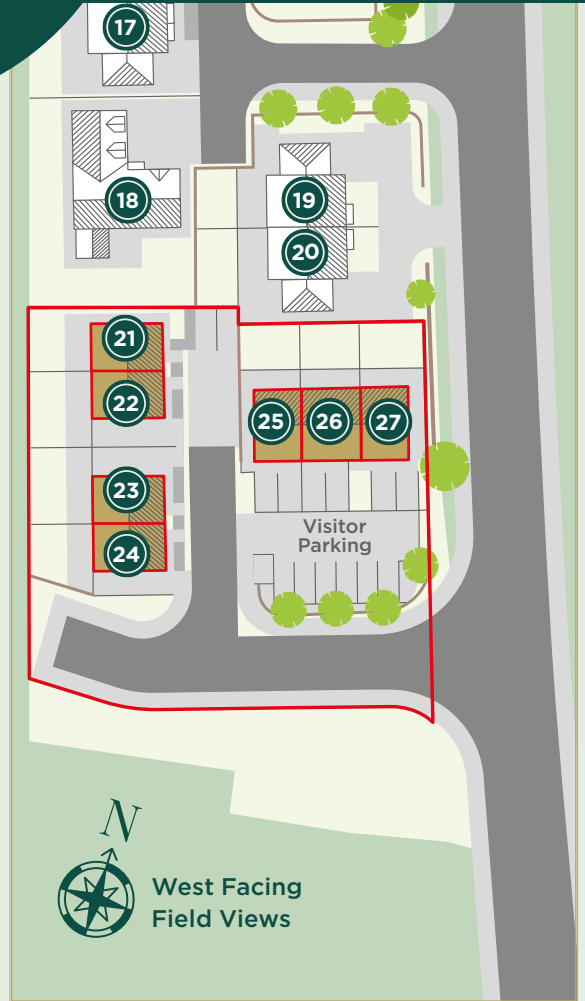
BATHROOM CHOICES

- Villeroy & Boch sanitaryware
- 5 Vanity unit colours
- Chrome brassware as standard, black upgrade available.
- 10 Porcelain tiles choices with matching tile trims to brassware.
- Stone effect low profile shower trays as standard



WOODLANDS RIDGE

— RANSKILL —



DISCOUNT MARKET SALE SCHEME EXPLAINED

PLOTS 21-27

Plots 21 – 27 are available under the Discount Market Sale Scheme.

What is the Discount Market Sale (DMS) Scheme?

The scheme is part of the governments drive to ensure housing is available to local buyers at affordable rates. The scheme allows local buyers who meet a certain set of criteria, to purchase a new build home at a discounted rate. The discount rate on the Woodlands Ridge development is 20%. The full market values of these homes have been calculated by obtaining three separate valuations.

A 20% discount has then been applied.

Example: Plot 21 has been deemed to have a **full market value of £264,000.**

After applying a 20% discount, the asking price for the property has been **reduced to £211,000.**

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WHO IS ELIGIBLE FOR THE SCHEME?



Generic Requirements

All purchasers must meet the following criteria in order to qualify for a Discount Market Sale (DMS) home. Where a DMS home is to be purchased jointly, all purchasers must satisfy these conditions.

- You must be 18 years or over (main and joint applicants)
- The property will be your only or principal home (it cannot be subsequently rented out).
- You must be able to access a mortgage to purchase the property.
- If you are not a first-time buyer, any other property must be sold as part of this purchase, leaving the discounted market home as your only home.
- The proposed household should have joint income of no more than £80,000.

Local Area Connection Conditions

For as long as the local area connection requirements are in place, a purchaser must meet at least ONE of the following criteria.

- You have been a resident of Bassetlaw for at least the last three years.
OR
- You have had permanent employment in Bassetlaw for the last three years.
OR
- Have a local connection by having lived in Bassetlaw for at least five out of the last fifteen years AND have a grandparent, parent, sibling or child living here currently.
OR
- You are returning to Bassetlaw from the Armed Forces

Do any additional conditions apply to the purchase of a DMS Home?

Yes, there are a handful of conditions which apply to the purchase which all purchasers need to be aware of before they make the decision to purchase a DMS home. The conditions are as follows:

1) The property must remain a DMS home for a period of 15 years from the date the property is first purchased as a new build home.

This means that all conditions listed above, both the generic conditions and the conditions relating to local area connection, will apply for a period of 15 years. If and when you decide to sell the property, you must also sell the property for a minimum of 20% below market value.

Example: You have purchased a new build home for £211,000 through the DMS scheme. You paid 20% below market value, which means the full market value was £264,000 at the time of purchase. If you decide to sell your home two years later, then the full market value will likely have changed. To market the home for sale, you would first be required to determine the current market value, at that time, by having an independent RICS valuation carried out on the home. If the current market value of your home has increased from £264,000 to £300,000 (example figures only), then you will be required to sell the home for no more than £240,000. There are no restrictions in place to say that you cannot accept an offer lower than £240,000, however you cannot accept an offer that is higher. You will also need to ensure, through your estate agent, that the new purchaser satisfies all conditions listed in above.

2) You cannot rent out the home at any time during the 15-year duration.

If you do decide that you wish to move home, you cannot rent out your DMS home. The property must be sold to another qualifying person. If you do not wish to sell the home then there are no restrictions to say that you cannot leave the home empty and move on, however it is unlikely that this would be financially viable for most people.



WOODLANDS RIDGE

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HOUSE TYPE A | PLOTS 23 & 24

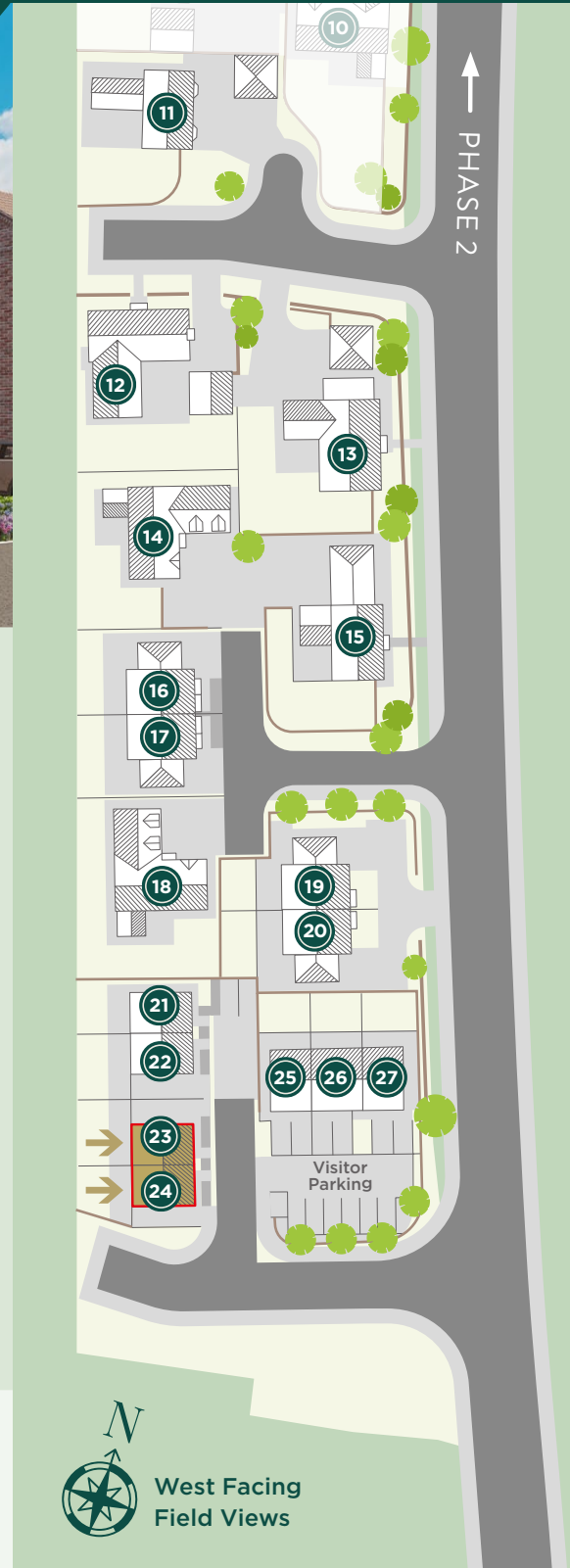
DISCOUNT MARKET SALE HOMES.

These 3-bedroom semi-detached homes sit on generous, low-maintenance plots with a block paved driveway for two cars, plus 4 visitor parking bays in a private, walled parking area.

Enjoy a spacious kitchen/diner with modern kitchen and integrated appliances, a cosy carpeted lounge leading to the rear garden, and a convenient ground floor storeroom and separate toilet. On the first floor, you'll find two good-sized double bedrooms, 10. A versatile study/third bedroom, a full height store room and a fully tiled 3-piece family bathroom with a concealed cistern toilet and floor mounted vanity sink. Upgrading your lifestyle doesn't have to cost an arm and a leg.

IN BRIEF

- Semi-Detached Homes
- 3 Bedrooms
- 1 Bathroom
- Contemporary Kitchen/Diner
- Garden Facing Living Room
- West Facing Garden
- Private Driveway
- Two Full Height Storage Rooms
- Downstairs Toilet
- **20% Discount Applied**



“ Generous, low-maintenance plots with block-paved driveway for two cars



3 Bedrooms



1 Bathroom



Private Driveway



Spacious Kitchen/Diner

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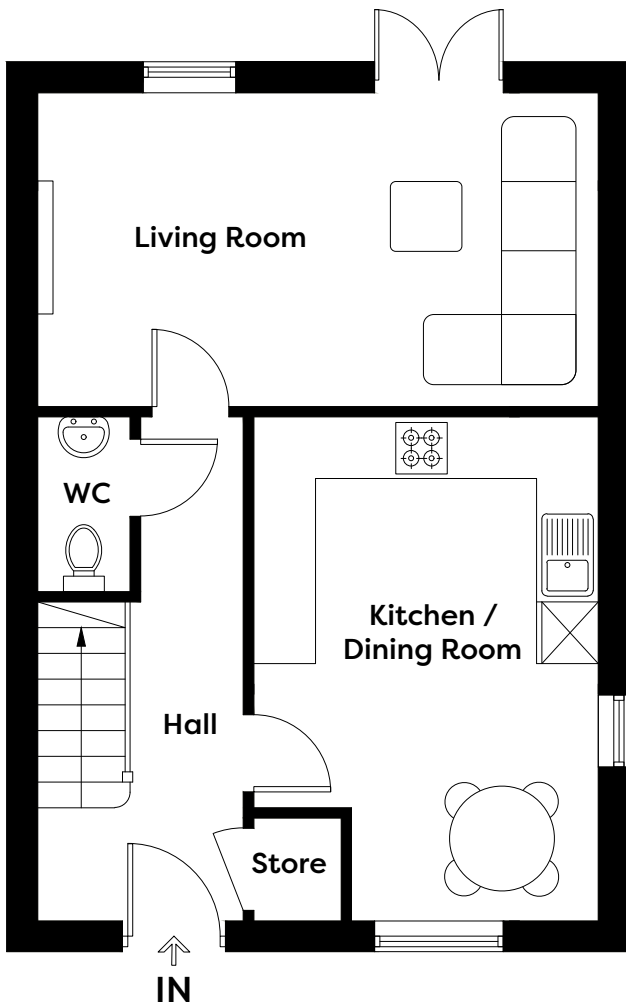
HOUSE TYPE A

MEASUREMENTS

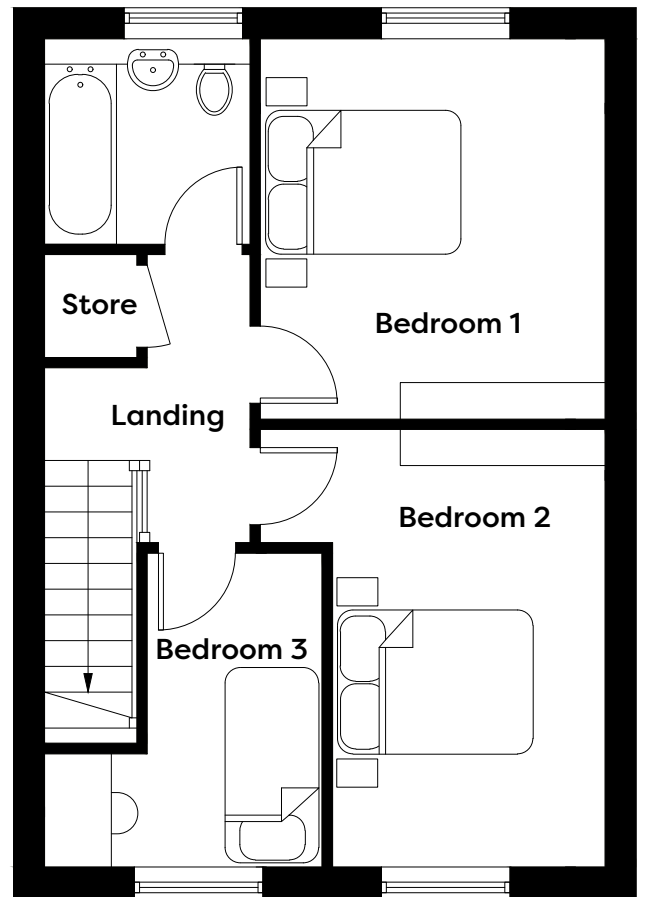
Ground Floor	Size (M)	Size (FT)
Entrance Hall	2.02 x 4.89	6'8" x 16'1"
WC	0.90 x 1.70	2'11" x 5'7"
Living Room	5.44 x 3.05	17'10" x 10'0"
Kitchen / Dining Room	4.89 x 3.32	16'1" x 10'11"

First Floor	Size (M)	Size (FT)
Bedroom 1	3.70 x 3.29	12'2" x 10'10"
Bedroom 2	4.24 x 3.29	13'11" x 10'10"
Bedroom 3	3.05 x 2.72	10'0" x 8'11"
Bathroom	2.05 x 2.00	6'9" x 6'7"

GROUND FLOOR



FIRST FLOOR



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HOUSE TYPE B | PLOTS 21 & 22

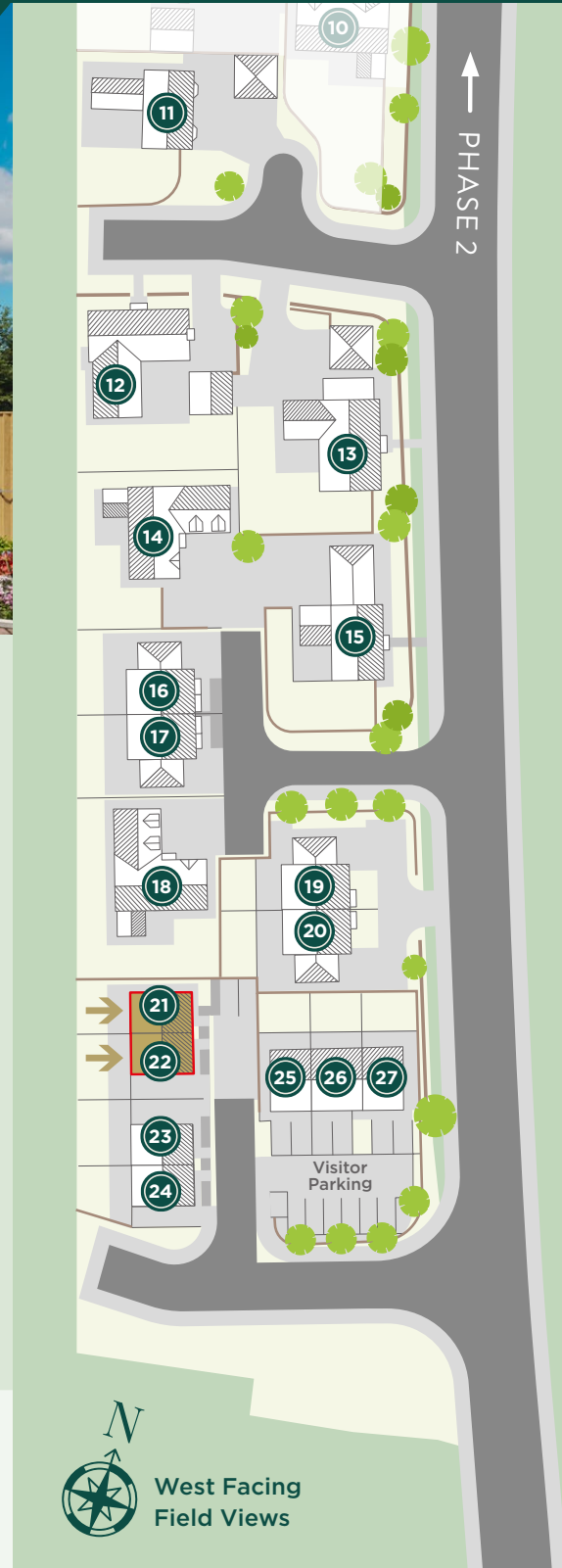
DISCOUNT MARKET SALE HOMES.

These 3-bedroom semi-detached homes sit on generous, low-maintenance plots with a block paved driveway for two cars, plus 4 visitor parking bays in a private, walled parking area.

Enjoy a spacious kitchen/diner with modern kitchen and integrated appliances, a cosy carpeted lounge leading to the rear garden, and a convenient ground floor storeroom and separate toilet. On the first floor, you'll find two good-sized double bedrooms, 10. A versatile study/third bedroom, a full height store room and a fully tiled 3-piece family bathroom with a concealed cistern toilet and floor mounted vanity sink. Upgrading your lifestyle doesn't have to cost an arm and a leg.

IN BRIEF

- Semi-Detached Homes
- 3 Bedrooms
- 1 Bathroom
- Contemporary Kitchen/Diner
- Garden Facing Living Room
- West Facing Garden
- Private Driveway
- Two Full Height Storage Rooms
- Downstairs Toilet
- **20% Discount Applied**



“ Enjoy a spacious kitchen/diner with modern kitchen and integrated appliances



3 Bedrooms



1 Bathroom



Private Driveway



Spacious Kitchen/Diner

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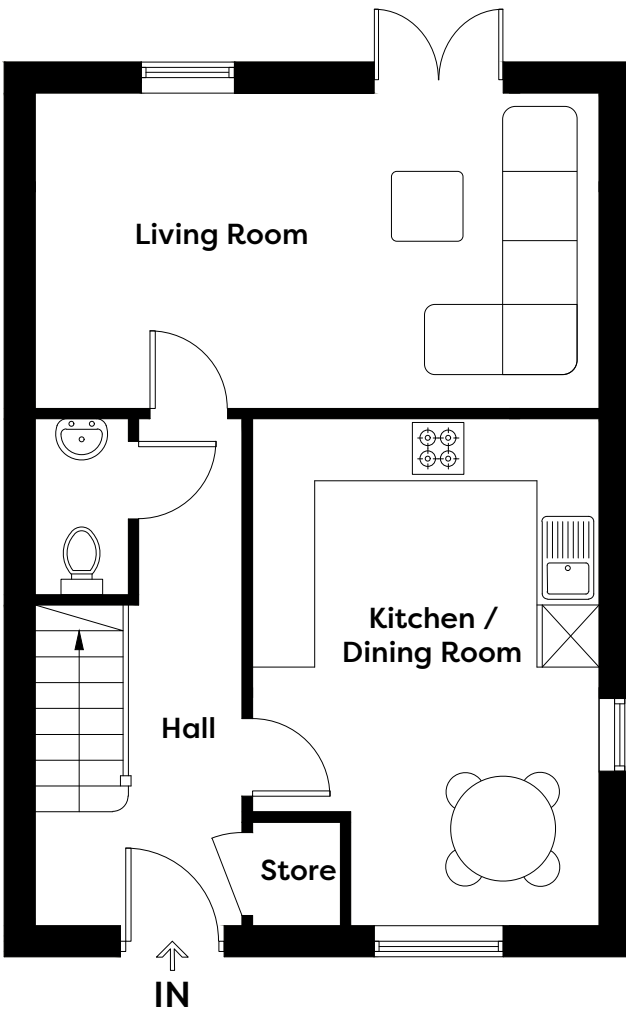
HOUSE TYPE B

MEASUREMENTS

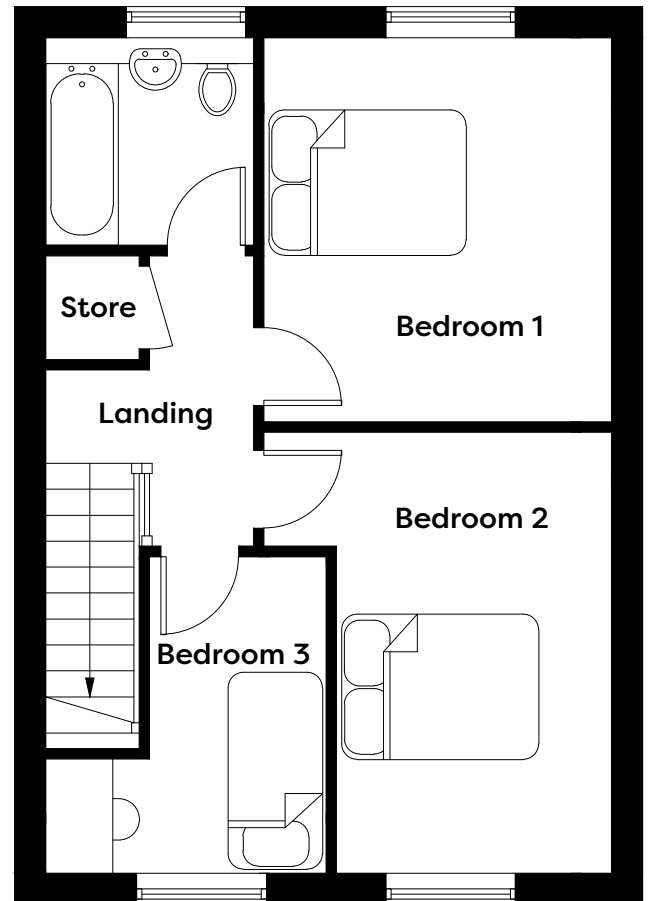
Ground Floor	Size (M)	Size (FT)
Entrance Hall	2.02 x 3.78	6'8" x 12'5"
WC	0.90 x 1.70	2'11" x 5'7"
Living Room	5.44 x 3.05	17'10" x 10'0"
Kitchen / Dining Room	4.89 x 3.32	16'1" x 10'11"

First Floor	Size (M)	Size (FT)
Bedroom 1	3.70 x 3.29	12'2" x 10'10"
Bedroom 2	3.29 x 4.24	10'10" x 13'11"
Bedroom 3	3.05 x 2.72	10'0" x 8'11"
Bathroom	2.05 x 2.00	6'9" x 6'7"

GROUND FLOOR



FIRST FLOOR



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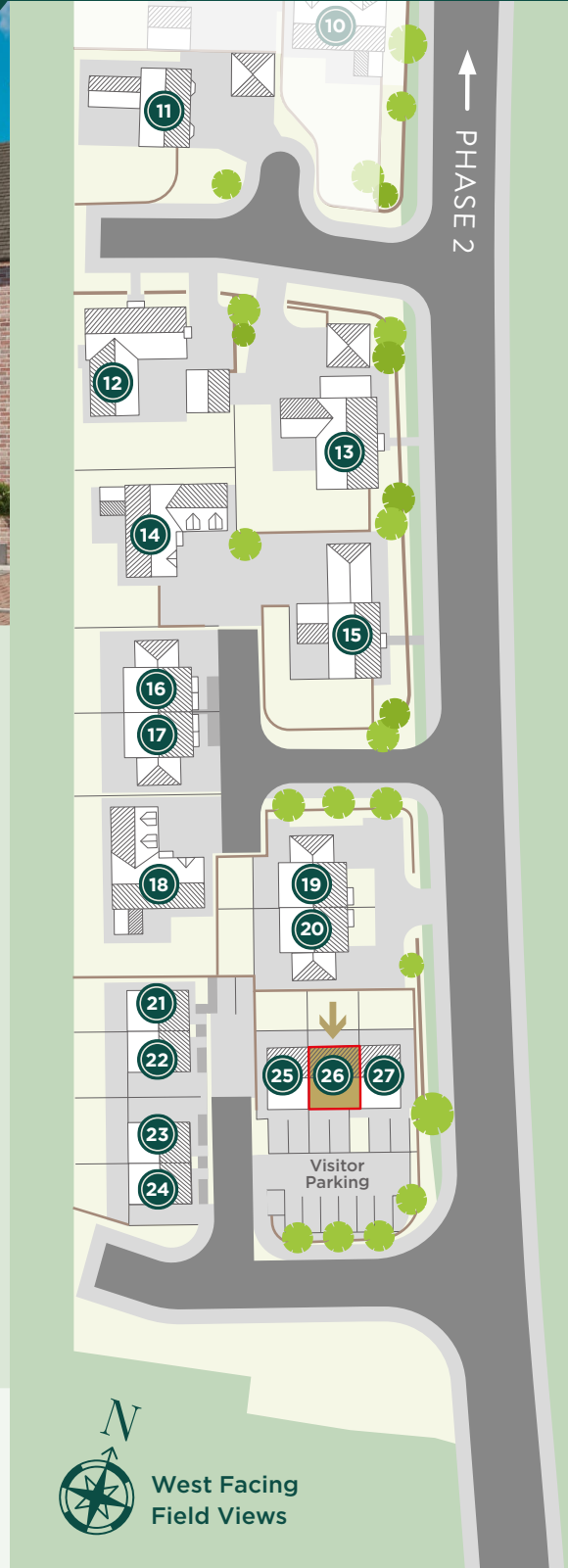
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WOODLANDS RIDGE

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HOUSE TYPE L - MID | PLOT 26

DISCOUNT MARKET SALE HOMES.

This stylish mid-townhouse is the largest of the DISCOUNT MARKET SALE homes with the first floor being an impressive 25% larger than all other plots, creating two luxurious double bedrooms.

Sit on a generous, low maintenance plot, plot 26 offers two block paved parking spaces right outside your front door for convenience. The ground floor features a sleek kitchen/diner equipped with integrated appliances, a cosy carpeted lounge with access to the rear garden, and a useful storeroom and separate toilet. In addition to the two impressive double bedrooms on the first floor, there is a versatile study/third bedroom, a full height store room and a fully tiled family bathroom with a concealed cistern toilet and floor mounted vanity sink.

IN BRIEF

- Mid Townhouse
- 3 Bedrooms
- 1 Bathroom
- Contemporary Kitchen/Diner
- Garden Facing Living Room
- Private Driveway and visitor parking
- Two Full Height Storage Rooms
- Downstairs Toilet
- **20% Discount Applied**

“ This stylish mid-townhouse is the largest of the Discount Market Sale homes



3 Bedrooms



1 Bathroom



Private Driveway



Spacious Kitchen/Diner

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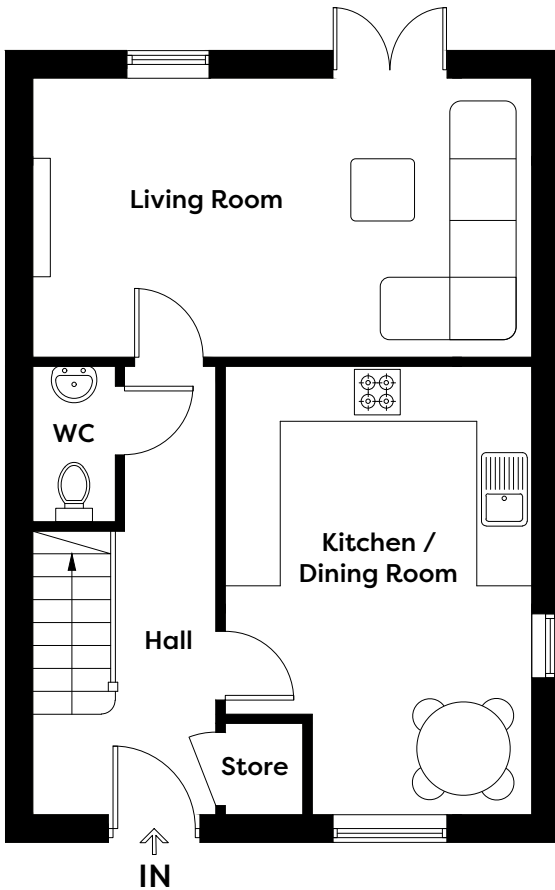
HOUSE TYPE L - MID

MEASUREMENTS

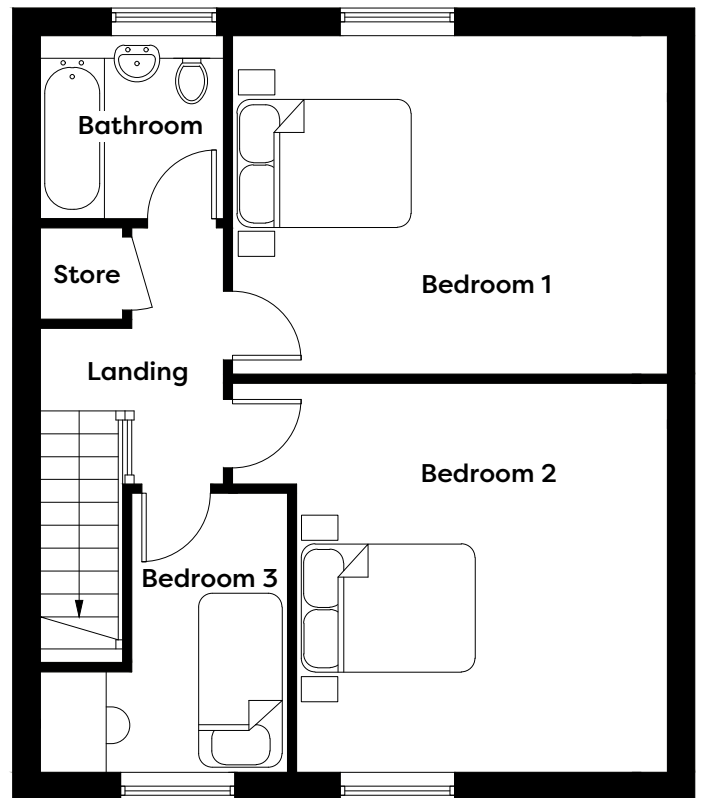
Ground Floor	Size (M)	Size (FT)
Entrance Hall	2.02 x 4.89	6'8" x 16'1"
Kitchen / Dining Room	4.89 x 3.32	16'1" x 10'11"
Living Room	5.44 x 3.05	17'10" x 10'0"
WC	0.90 x 1.70	2'11" x 5'7"

First Floor	Size (M)	Size (FT)
Bedroom 1	4.73 x 3.70	15'6" x 12'2"
Bedroom 2	4.73 x 4.24	15'6" x 13'11"
Study / Bedroom	3.05 x 2.72	10'0" x 8'11"
Bathroom	2.05 x 2.00	6'9" x 6'7"

GROUND FLOOR



FIRST FLOOR



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HOUSE TYPE L - END | PLOTS 25 & 27

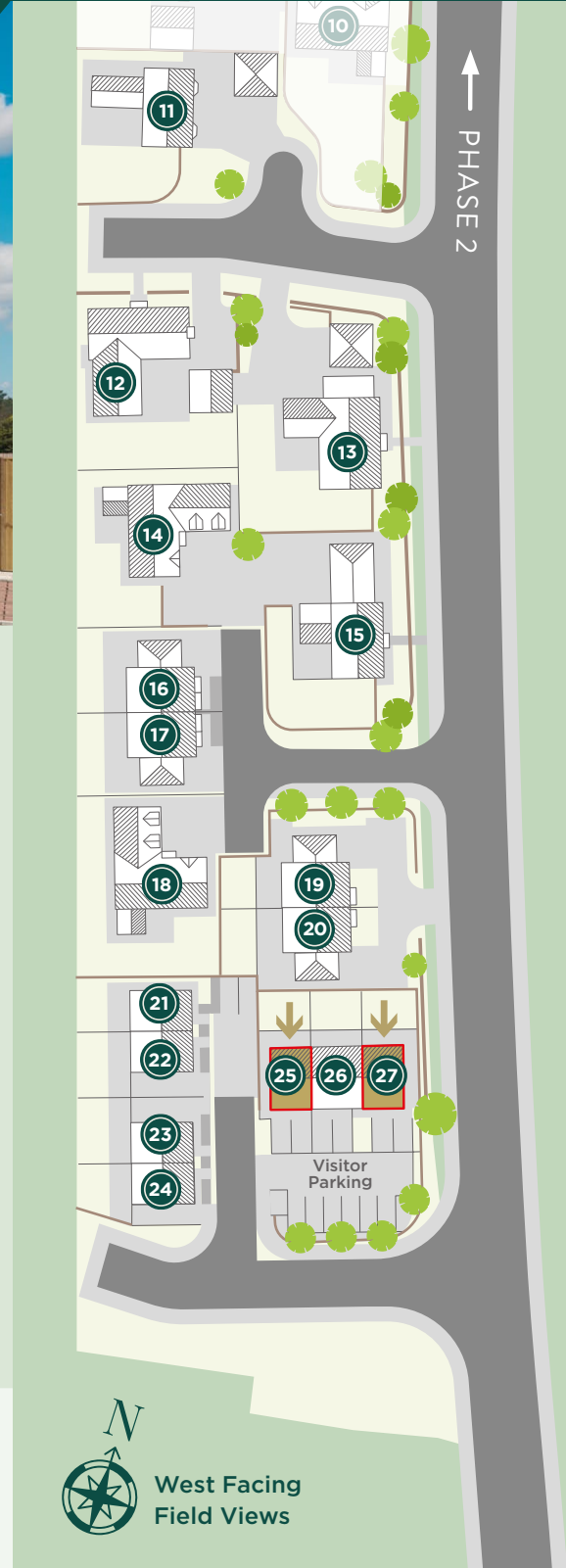
DISCOUNT MARKET SALE HOMES.

Upgrade your living experience with one of these modern 3-bedroom townhouses available on the Discount Market Sale Scheme!

Nestled on generous plots, each property offers two block paved parking spaces right outside your front door for convenience. The ground floor features a sleek kitchen/diner equipped with integrated appliances, a cosy carpeted lounge with access to the rear garden, and a useful storeroom and separate toilet. To the first floor are two good-sized double bedrooms, a versatile study/third bedroom, a full height store room and a fully tiled family bathroom with a concealed cistern toilet and floor mounted vanity sink.

IN BRIEF

- End Townhouses
- 3 Bedrooms
- 1 Bathroom
- Contemporary Kitchen/Diner
- Garden Facing Living Room
- Private Driveway and Visitor Parking
- Two Full Height Storage Rooms
- Downstairs Toilet
- **20% Discount Applied**



“ Nestled on generous plots, each property offers two block paved parking spaces



3 Bedrooms



1 Bathroom



Private Driveway



Spacious Kitchen/Diner

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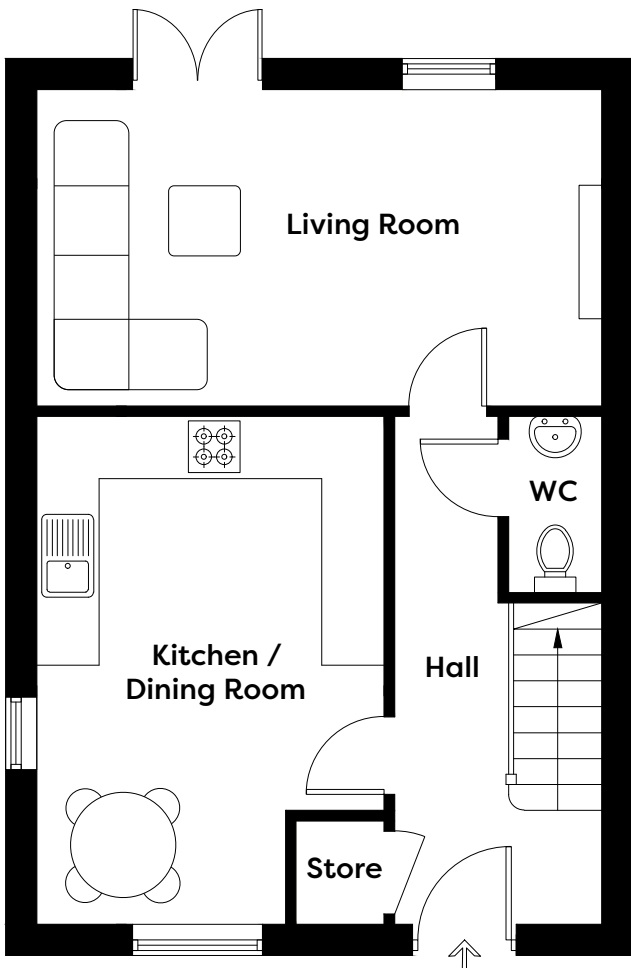
HOUSE TYPE L - END

MEASUREMENTS

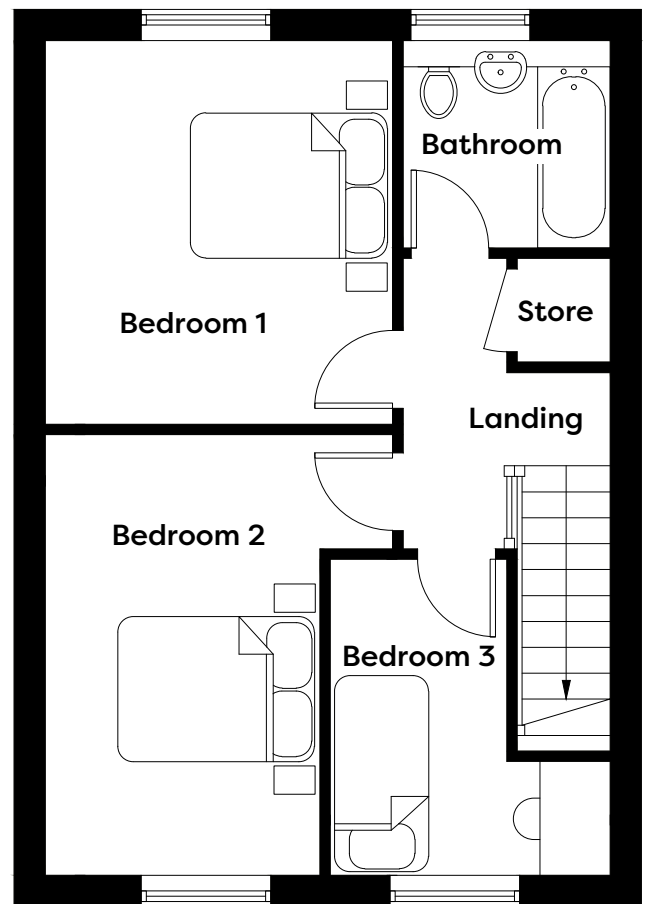
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Kitchen / Dining Room	4.89 x 3.32	16'1" x 10'11"
Living Room	5.44 x 3.05	17'10" x 10'0"
WC	0.90 x 1.70	2'11" x 5'7"

First Floor	Size (M)	Size (FT)
Bedroom 1	3.70 x 3.29	12'2" x 10'10"
Bedroom 2	4.24 x 3.29	13'11" x 10'10"
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Bathroom	2.05 x 2.00	6'9" x 6'7"

GROUND FLOOR



FIRST FLOOR



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