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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 a collection of separate access roads, 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**





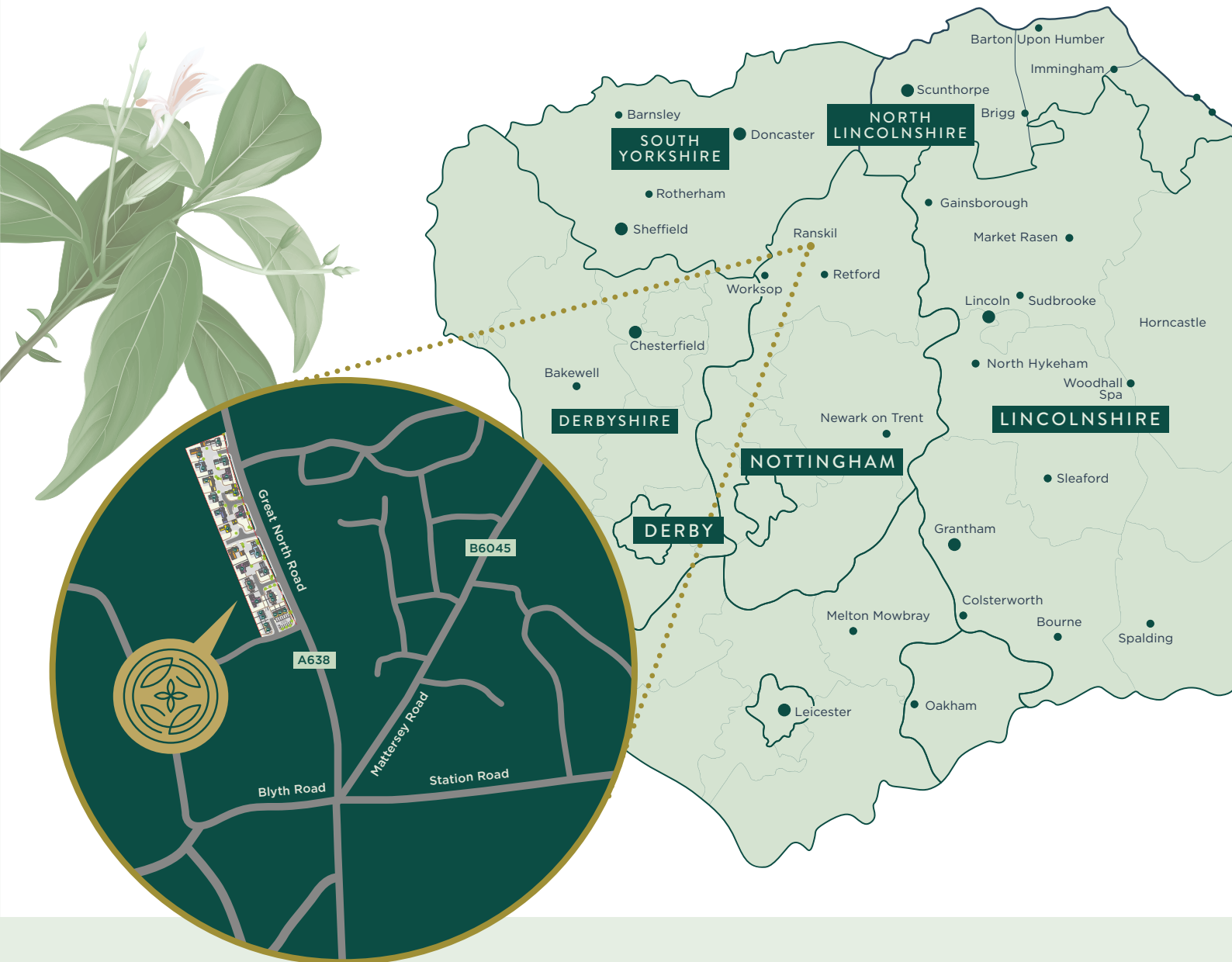
## ABOUT THE DEVELOPER HUGHES MCLAUGHLIN HOMES



*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.



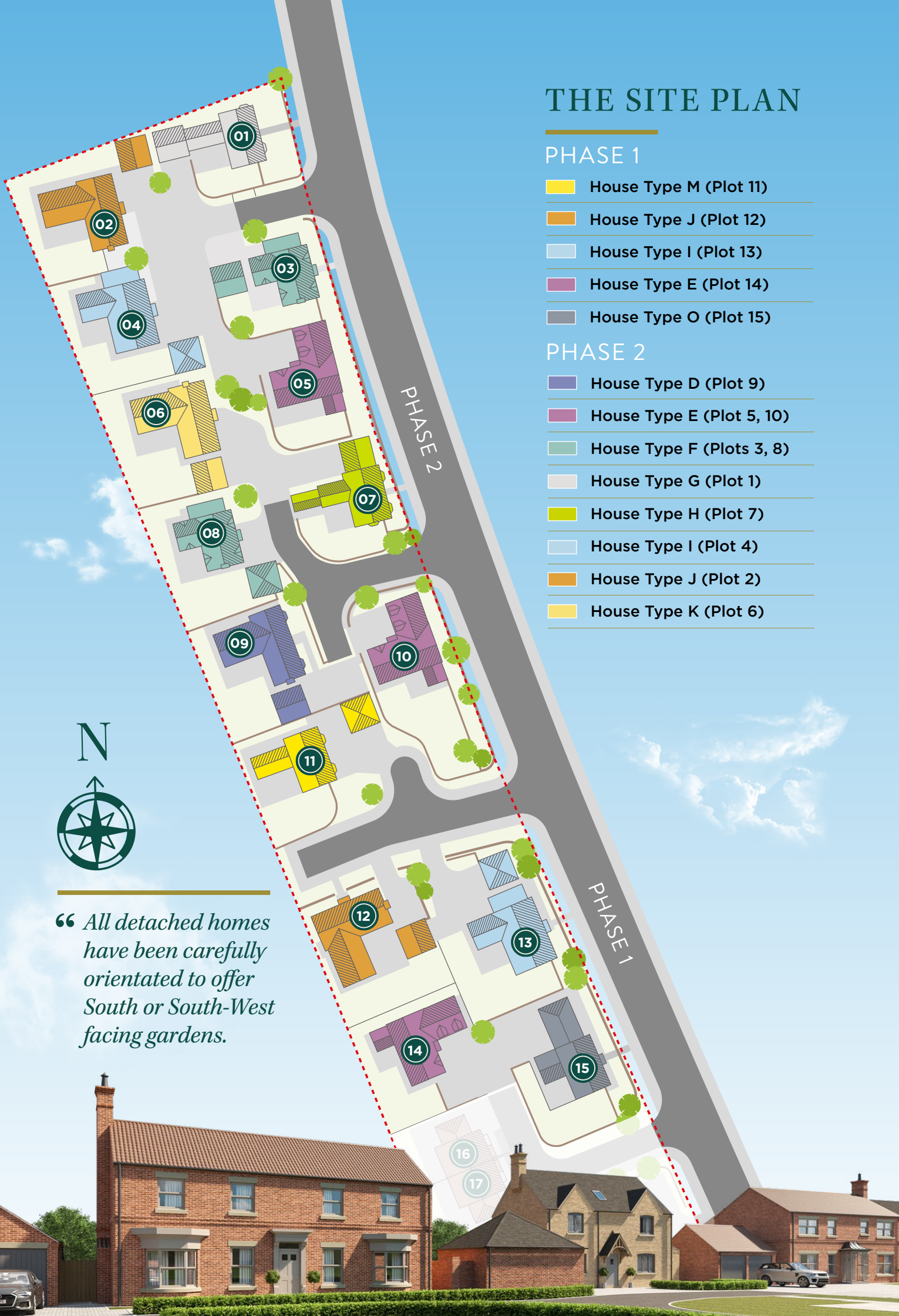
# THE SITE PLAN

## PHASE 1

- House Type M (Plot 11)
- House Type J (Plot 12)
- House Type I (Plot 13)
- House Type E (Plot 14)
- House Type O (Plot 15)

## PHASE 2

- House Type D (Plot 9)
- House Type E (Plot 5, 10)
- House Type F (Plots 3, 8)
- House Type G (Plot 1)
- House Type H (Plot 7)
- House Type I (Plot 4)
- House Type J (Plot 2)
- House Type K (Plot 6)



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



# WOODLANDS RIDGE

— RANSKILL —

## PLOTS 1-20

# SPECIFICATION BREAKDOWN

*All choices and upgrades on offer will be available to buyers 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)
- Aluminium Anthracite Bi-folding doors to rear elevations
- Generously sized paved patio area to all rear gardens
- Permeable block paving to all driveways
- All garages fitted with power, lighting and remote-controlled sectional doors
- PVC or composite front doors in a range of timeless colours (plot dependant)
- 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
- 1.8m walled boundaries constructed in certain areas throughout the development
- 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
- Tiled floors and half-tiled walls to ground floor w/c
- Full height wall tiling to bathrooms & en-suite shower rooms
- Waterfall showerheads, natural stone effect low profile shower trays, recessed LED cabinet mirrors and wall mounted toilet roll holders
- Contemporary Villeroy & Boch soft-close toilets with concealed cisterns
- Wall mounted Villeroy & Boch vanity units with integrated storage are offered in a range of six colour choices, with buyer influence available in the earlier stages of construction
- Certain larger plots to be fitted with contemporary free-standing baths where space allows
- Taps, shower controls, toilet flusher fixtures and tiling trims in chrome finish with upgrade to matt black available on request
- LED spotlights to kitchen/diners, studies, utility, hallway, landing, bathrooms, ensuites & w/c
- Pendant lighting to lounge and all bedrooms
- Oak finish internal doors with brushed chrome furniture
- Contemporary painted skirting board and architrave
- Underfloor heating system (detached plots) powered by mains gas Worcester-Bosch boiler with a 10-year warranty (Either combi boiler or pressurised cylinder system depending on plot size)
- Flooring choices to be offered to buyers within a given budget depending on build stage
- Full fibre-optic broadband connected to each home (Expected speeds of up to 900Mbps\*)
- CAT-6 internet connection points to key areas
- Security alarm system included

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



# WOODLANDS RIDGE

— RANSKILL —

## KITCHEN

*All appliances to be integrated and cabinet colour and worktop colour choices to be offered depending on build stage.*

The developer is offering a range of pre-determined upgrades which buyers can choose to include within their purchase. All upgrade options and costs can be made available on request.

### DETACHED PLOTS

- Quartz worktop to Kitchen and Utility
- Undermounted 1.5 bowl stainless steel sink
- Full size oven with separate combi microwave-oven and plate warming drawer
- 30cm wine cooler
- 5 section induction hob with overhead extractor
- Full-height Fridge and Full-height Freezer to larger plots
- Integrated Dishwasher
- Under cabinet lighting

### SEMI-DETACHED PLOTS

- Contemporary square-edge worktop to kitchen and utility
- 1.5 bowl composite sink
- Full size oven and integrated microwave
- 4 ring induction hob with overhead extractor
- Integrated fridge/freezer
- Integrated dishwasher
- Under cabinet lighting

### 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.

Development Address: Woodlands Ridge | Great North Road | Ranskill | Retford | DN22 8NJ





# 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 —



## HOUSE TYPE D | PLOT 9

The largest home on the Woodlands Ridge development boasts an impressive traditional facade. This exclusive 5-bedroom home, with double detached garage and private block paved driveway, sets the bar high.

The ground floor is a symphony of spacious reception rooms, including a lounge, an open-plan kitchen/diner with impressive 6 panel bifold door, a versatile dining room which could double up as a cosy snug, as well as a convenient home office. The kitchen/diner is the standout feature of the home, fitted with high-specification integrated appliances, a generous central island, and neighbouring a spacious separate utility.

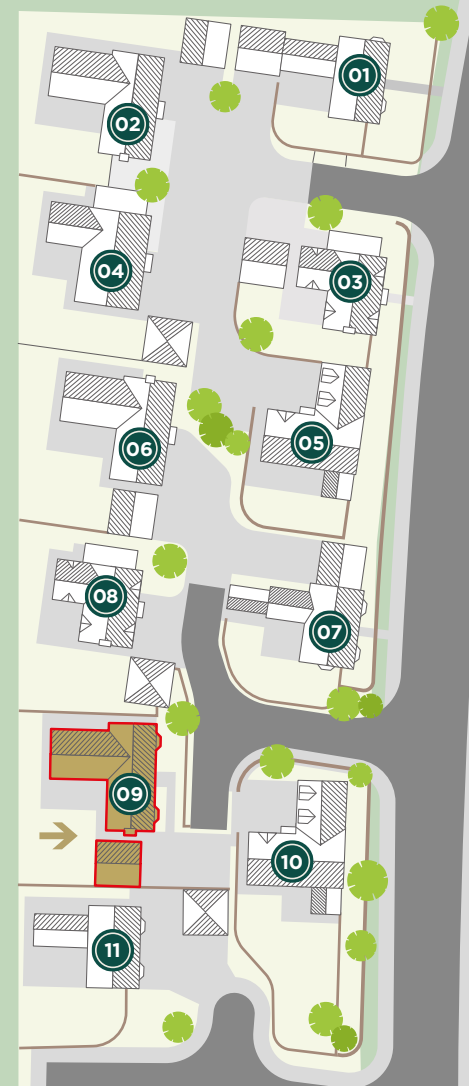
Ascend the stairs to find five luxurious double bedrooms, including a master bedroom with a private ensuite shower-room and dressing room, an ensuite shower-room to bedroom 2, and an additional fully tiled, customisable family bathroom with a separate walk-in shower, bath, concealed cistern toilet and vanity unit sink.

### IN BRIEF

- 5 Bedroom Detached Home
- 4 Reception Rooms
- Utility Room
- Double Garage and Private Driveway
- Open Plan Kitchen/Diner
- Bifold Doors to Rear Garden
- Two Ensuite Bathrooms
- Four Piece Family Bathroom
- High Internal Specification



West Facing  
Field Views



5 Bedrooms



3 Bathrooms



Double Garage



4 Reception Rooms

THE NEW  
HOMES  
AGENT

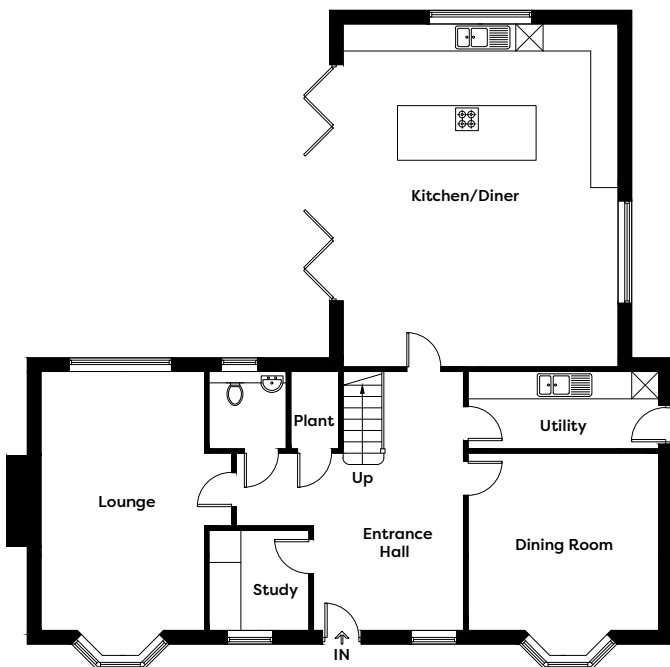
### SALES ENQUIRIES

THE NEW HOMES AGENT | 01522 440445  
enquiries@tnha.co.uk | tnha.co.uk

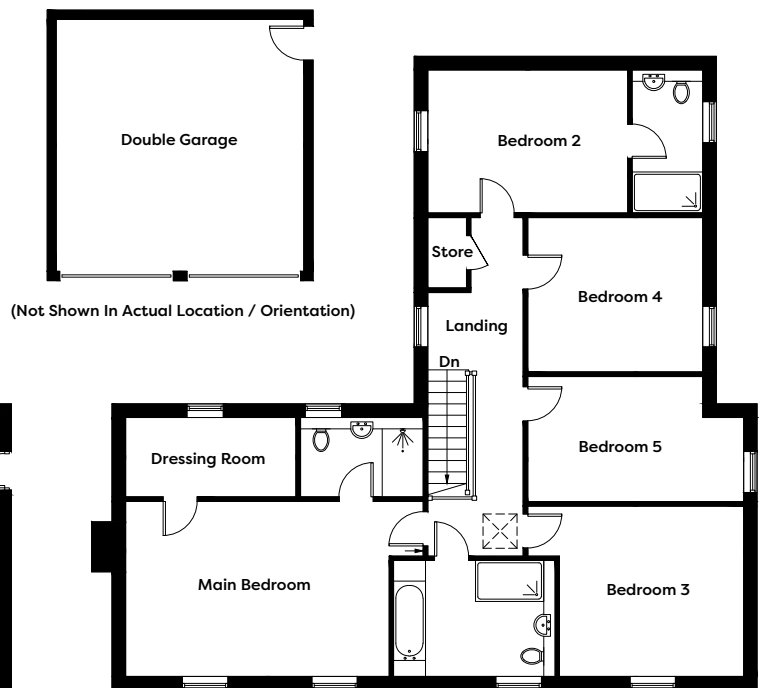
# HOUSE TYPE D | ROOM DIMENSIONS

Ground Floor	Size (M)	Size (FT)
Entrance Hall	3.30 x 5.68	10'10" x 18'8"
Dining Room	4.45 x 4.15	14'7" x 13'7"
Utility	4.15 x 1.70	13'7" x 5'7"
Kitchen / Diner	7.55 x 6.02	24'9" x 19'9"
WC	1.70 x 1.70	5'7" x 5'7"
Lounge	6.25 x 3.60	20'6" x 11'10"
Study	2.20 x 2.20	7'3" x 7'3"
Landing	7.44 x 2.10	24'5" x 6'11"
Detached Garage	5.44 x 5.56	17'10" x 18'3"

First Floor	Size (M)	Size (FT)
Main Bedroom	6.53 x 3.83	21'5" x 12'7"
Dressing Room	3.75 x 1.75	12'4" x 5'9"
Ensuite	2.67 x 1.75	8'9" x 5'9"
Bedroom 2	4.41 x 3.15	14'6" x 10'4"
Ensuite	1.50 x 3.15	4'11" x 10'4"
Bedroom 3	4.71 x 3.75	15'5" x 12'4"
Bedroom 4	3.81 x 3.40	12'6" x 11'2"
Bedroom 5	4.71 x 2.72	15'5" x 8'11"
Family Bathroom	3.55 x 2.53	11'8" x 8'4"



GROUND FLOOR



FIRST FLOOR

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A DEVELOPMENT BY



Hughes  
McLaughlin  
Homes

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SALES ENQUIRIES

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