



NETTLETON FIELDS

More than just a house...the perfect luxury home.



A LITTLE BIT ABOUT US

With over 35 years of experience of house building, Gelder Group brings a wealth of knowledge and craftsmanship to its 'Gelder Living' developments. Founded in 1988 by Steve Gelder MBE FCGI, Gelder Group is a multi-award winning construction company. We deliver everything with a 'can-do' attitude and constantly challenge our teams to deliver everything with a special 'Gelder Touch', which our home-owners love.



Top: Gelder Group Head office in Sturton by Stow

Centre: HRH Princess Royal visit to Head Office to launch our Vision 2017

Bottom: Taken in 1988 (left)
Steve Gelder MBE FCGI as a newly qualified bricklayer



WELCOME TO NETTLETON FIELDS

Nettleton Fields is an exclusive development of 19 beautiful homes nestled within the unspoilt village of Nettleton bordering on the stunning Lincolnshire Wolds.

These 3-6 bedroom energy efficient properties have been designed with the modern family in mind. With light and spacious interiors, these homes have been finished to the highest standards.

Every aspect of the design and build has been geared towards producing a premium modern development, where energy efficiency, quality and attention to detail are always at the forefront.



NETTLETON FIELDS SITE PLAN

PLOT NO.	HOUSE TYPE	BEDROOMS
1	THE MAPLE (HOUSE)	4
2	THE CEDAR (HOUSE)	4
3	THE ROWAN (BUNGALOW)	3
4	THE ASH (HOUSE)	5
5	THE ROWAN (BUNGALOW)	3
6	THE CEDAR (HOUSE)	4
7	THE ASH (HOUSE)	5
8	THE MAPLE (HOUSE)	4
9	THE ASH (HOUSE)	5
10	THE BEECH (HOUSE)	6
11	THE LIME (HOUSE)	6
12	THE BEECH (HOUSE)	6
13	THE LIME (HOUSE)	6
14	THE HAZEL (BUNGALOW)	3
15	THE HAZEL (BUNGALOW)	3
16	THE BIRCH (BUNGALOW)	3
17	THE OAK (HOUSE)	5
18	THE ALDER (BUNGALOW)	3
19	THE CEDAR (HOUSE)	4



SPECIFICATIONS

Homes at Nettleton Fields are energy efficient and feature a superior standard of finish, with high quality appliances, sanitary ware and specification throughout.

- 10 year LABC warranty
- All our homes have been designed to have an energy performance rating of A
- Photovoltaic solar roof panels
- Superfast fibre broadband
- Energy efficient 'A' rated boilers
- 125mm (5 inches) fully insulated cavity wall construction
- 400mm (16 inches) fibreglass loft insulation
- 150mm (6 inches) flooring insulation
- Wood burning stoves (to selected properties)
- Individually designed integrated kitchens
- Energy efficient underfloor heating to ground floors
- Turfed front gardens
- Floor coverings throughout
- Tiled bathrooms with heated towel rail
- Insulated and double glazed UPVC windows and doors



Energy efficient homes.











LOCATION AND HISTORY OF NETTLETON

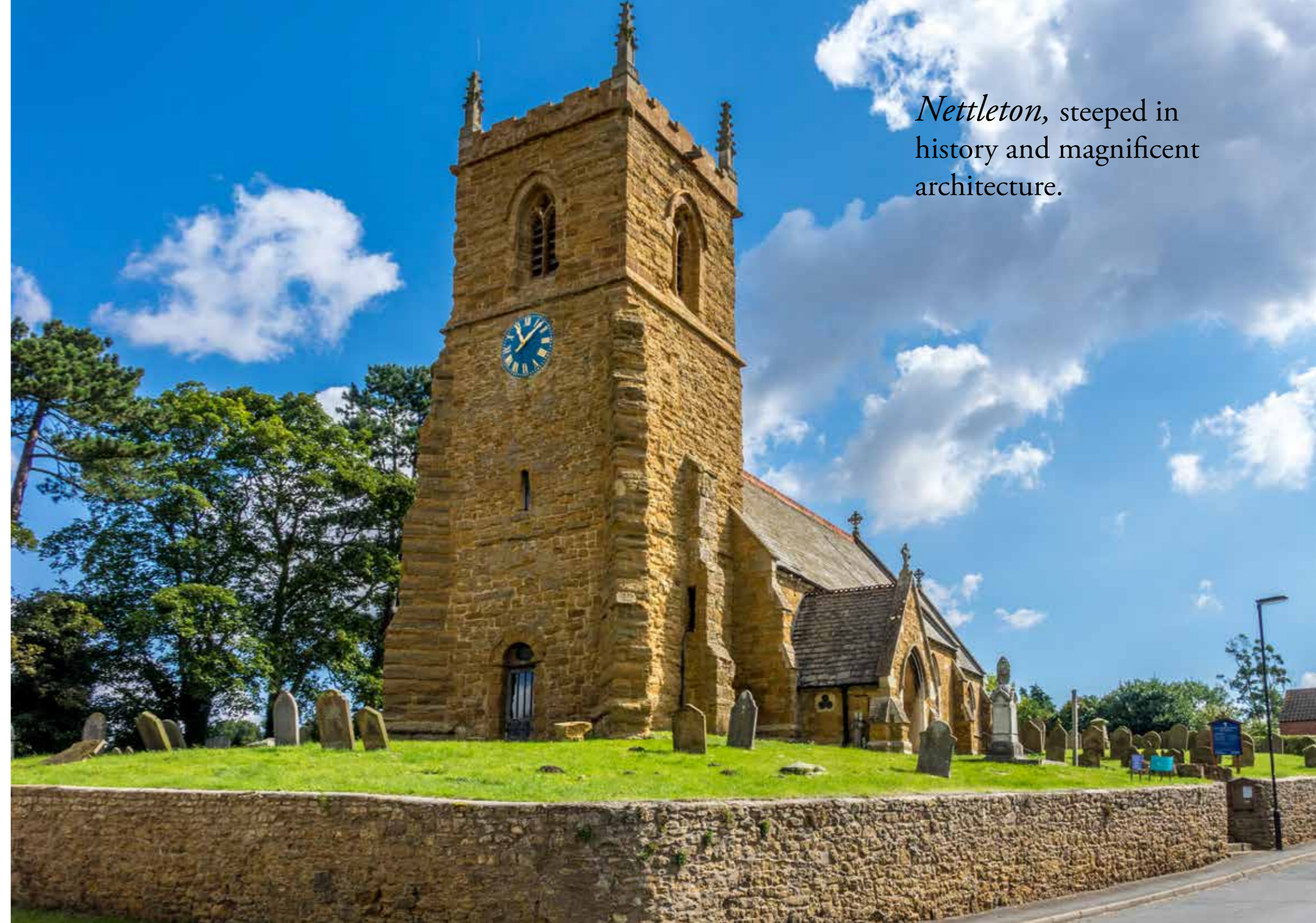
Nettleton is a picturesque village with an ancient history, nestled at the base of the famous Lincolnshire Wolds. It sits in an area of outstanding natural beauty where Vikings once proudly marched across the land and created the Viking Way, which stretches from the Humber Bridge through Nettleton to Rutland, and covers some breathtaking scenery along its route.

Once the centre of extensive ironstone mining activity, Nettleton is now a quaint residential area with a vibrant community of around 280 households and farms.

As it is steadily growing, it manages to retain its grace and natural feel, combining the old and new with tasteful architecture.

Village facilities include a village hall, shop, pub and a variety of local accommodation for visitors. The village boasts a popular primary school, and two excellent secondary schools are within the catchment area of the historic town of Caistor. Just a short car ride away are Lincoln, Grimsby, Scunthorpe, Market Rasen, Louth and Humber Bank, the world leading hub for offshore wind and renewable technologies alongside the many traditional industries bringing economic growth, opportunities and employment to our doorstep.

	●	NETTLETON
	●	CAISTOR 4 MINS
	●	HUMBERSIDE AIRPORT 12 MINS
	●	MARKET RASEN 13 MINS
	●	THE COAST 30 MINS
	●	GAINSBOROUGH 36 MINS
	●	LINCOLN 40 MINS
	●	HULL 45 MINS
	●	NEWARK 1HR 2 MINS
	●	SHEFFIELD 1HR 20 MINS
	●	LONDON 2HRS 22MINS
	●	MANCHESTER 2HRS 30MINS



Nettleton, steeped in history and magnificent architecture.

LIFESTYLE

The area around Nettleton has a plethora of activities for the active family including horse racing, golf, fishing, cycle trails and clay pigeon shooting. As well as being on the edge of the stunning Lincolnshire Wolds, designated an 'Area of Outstanding Natural Beauty' since 1973. This wonderful area of countryside has some of the most beautiful, unspoilt scenery in the East Midlands, with its rolling hills, hidden valleys, gentle streams and nestling villages.



Top: The unspoilt scenery of The Lincolnshire Wolds

Middle: Market Rasen's fantastic horse racing circuit

Bottom: Relax and enjoy a warm welcome at the local pub, renowned for its cuisine

LIFESTYLE

Market Rasen Golf Club

Market Rasen Golf Club, established in 1912, is one of the top 10 courses in Lincolnshire. The club was awarded Championship Venue status in 2021 after hosting the English Senior Women's Amateur Championships. The heathland course is both challenging and picturesque with a variety of natural hazards, including the River Rase which flows through the course.

Wild Pines Park

Wild Pines Park offers one of the largest ropes courses in the UK, with challenging and exciting activities for all ages. Situated in the beautiful woodland of Linwood Warren, Wild Pines Park near Market Rasen, offer you the chance for a unique and adventurous day out in the trees.

Market Rasen Race Course

Market Rasen Racecourse stages over 20 jump racing fixtures each year and is a leading conference and events centre in the East Midlands. The beautiful track is in a lovely rural setting where it has been since 1924, and is best known as a premier summer jumping

racecourse. Top races include the Listed 188bet Summer Plate and 188bet Summer Hurdle, both run during the annual Ladies' Day in mid-July. The family-friendly atmosphere, its stunning countryside views and exciting races make Market Rasen a great day out for everyone.

Caistor Cricket Club and Market Rasen and Louth RUFC

These friendly, vibrant, inclusive clubs welcome new members and are social hub for events.

Viking Way

The Viking Way is a 147 mile long path extending from Oakham, in Rutland through Lincolnshire to the Humber Bridge at Barton-upon-Humber. Passing through Nettleton it takes in the village and through to Nettleton Top where the old iron mining tunnels can be found. An area that until a few decades ago was one of the most industrial parts of the Wolds. Today the Nettleton Valley is a grassy, peaceful and picturesque place with views towards the River Trent and Lincoln and on a clear day even the Humber Bridge.

Hall Farm Park

A small family run farm park, homing a variety of animals that children are encouraged to interact with, along with several play and picnic areas for a full family day out.

Market Rasen Leisure Centre

This brand-new, multi-million pound leisure centre features the very latest facilities that will help you achieve all your fitness goals. These facilities include a 40-station gym that's packed with all the latest kit, while the four-court sports hall is absolutely perfect to host a range of sports and activities. They also have an outdoor 3G football pitches and a group fitness studio that plays host to a range of different classes.

Local Clubs and Groups

Nettleton and Moortown WI, Caistor Lions, Market Rasen Rotary Club, Caistor Brownies, Art Club at Heritage Centre, Caistor Choir to mention just a few.

SCHOOLS AND SERVICES

Nettleton Fields' location has the added advantage of being situated within a mile of several schools with excellent reputations.

Caistor Grammar School

Established in 1630, it is one of the most respected and highest performing schools in the East Midlands and is accessible by bike/walking from Nettleton Fields in less than 10 minutes.

Caistor Yarborough Academy

Providing a personalised and inclusive learning environment which nurtures and values every student through an ethos of excellence for all. Rated 'Good' this school is accessible by bike/walking in less than 10 minutes.

Nettleton Community Primary School

A popular small village school offering unrivalled quality of education within a close-knit family environment for approximately 80 pupils. Accessible to walk to in a matter of minutes

The area is also well-served for doctors and dentists.

Caistor Health Centre: 1 Mile

Market Rasen Surgery: 7.1 Miles

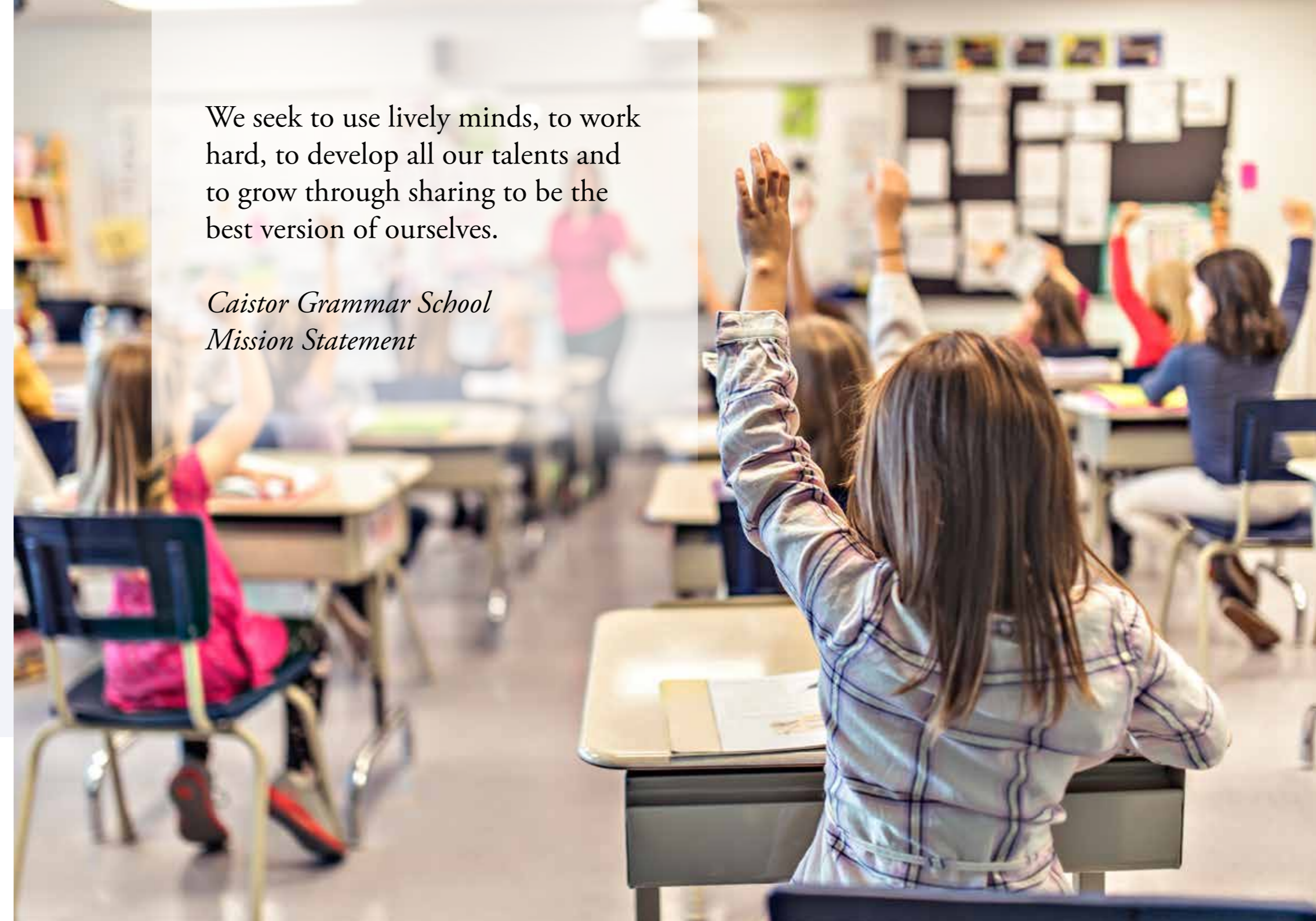
BUPA Dental Care, Market Rasen: 8.6 Miles

Bigby Street Dental Practice: 7.7 Miles



We seek to use lively minds, to work hard, to develop all our talents and to grow through sharing to be the best version of ourselves.

*Caistor Grammar School
Mission Statement*



RETAIL

The surrounding area offers an array of independent retailers and national chains, with the neighbouring town of Caistor hosting not only a weekly farmer's market but also a popular monthly 'Street Food' market, showcasing the best local street foods and crafts.

It is only a stone's throw to the Hemswell Antiques Centre, the largest antiques center in Europe, and a short drive along the escarpment will bring you to the historic city of Lincoln where you can immerse yourself in the culture surrounding the

cathedral and castle, as well as indulge in the extensive retail facilities the city's Cornhill quarter has to offer. Marshall's Yard retail park in Gainsborough boasts a unique shopping experience, whilst in the opposite direction towards the Coast, the Towns are alive with theatres, cinemas, shops, restaurants and nightlife.

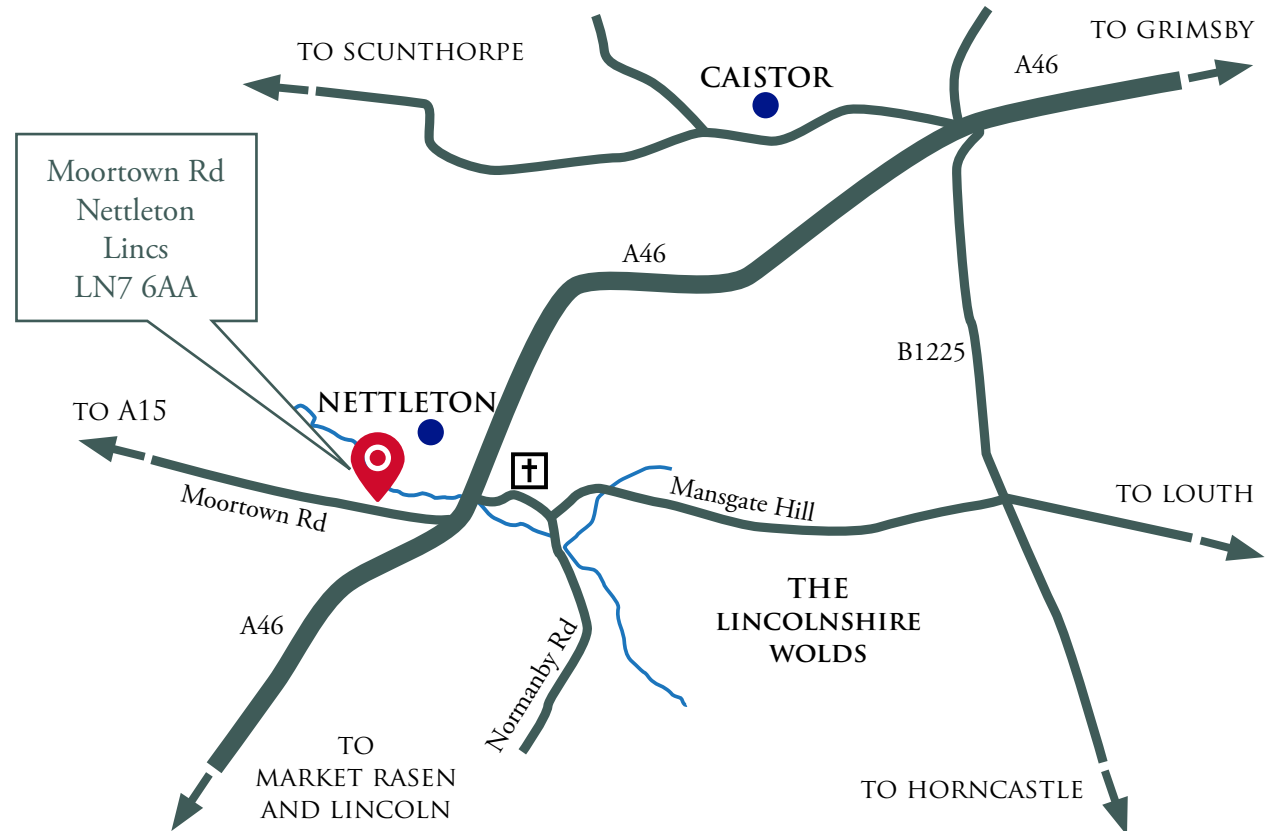


Top: Marshall's Yard retail park, Gainsborough
Middle: Steep Hill, Lincoln
Bottom: Lincoln Christmas Market



“Fantastic pre-sales and after sales service. Gelders New Home staff went above and beyond to help with us completing a successful move and we will always be grateful for their support. We now have a beautiful spacious and modern new home with a layout that suits our needs perfectly! A new build wasn't even on our tick-list when we were searching for a property! But this isn't your typical new build, would definitely recommend a Gelder New Home.”

Lynette and Dave



For further details please contact
info@gelder.co.uk or call 01427 788837

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