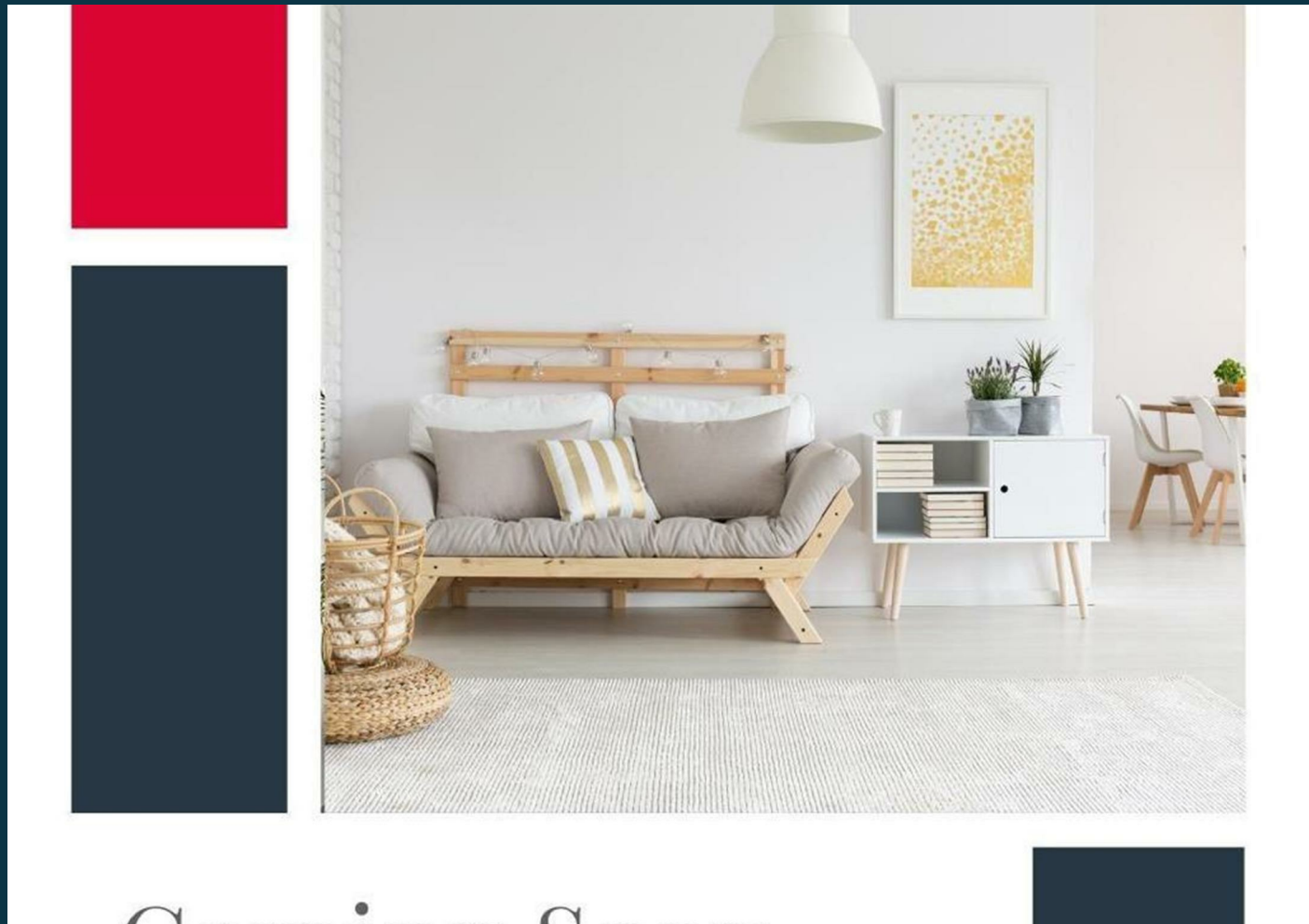


5 Ridge View Scott Close
Market Harborough
LE16 7LN

£840,000

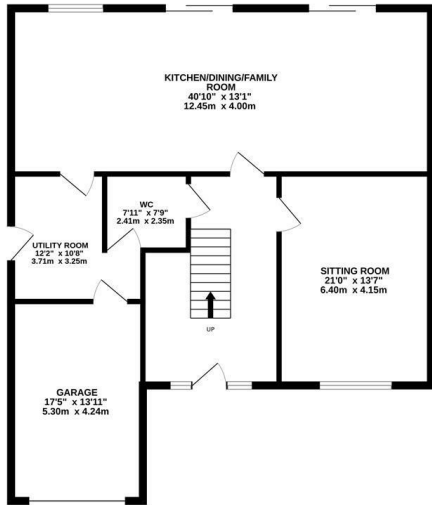


OSCAR JAMES

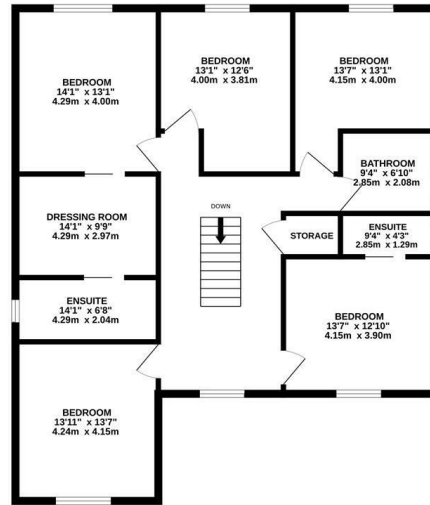
...expect excellence

FLOOR PLANS

GROUND FLOOR
943 sq.ft. (87.6 sq.m.) approx.



1ST FLOOR
962 sq.ft. (89.4 sq.m.) approx.



TOTAL FLOOR AREA: 2799sq.ft. (260.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the description contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix 12/2023

Big diggers shall be
used for the construction
of the foundation
to be 100% of the
work
at least 450-1000 above floor level
if not
if not
if not
if not

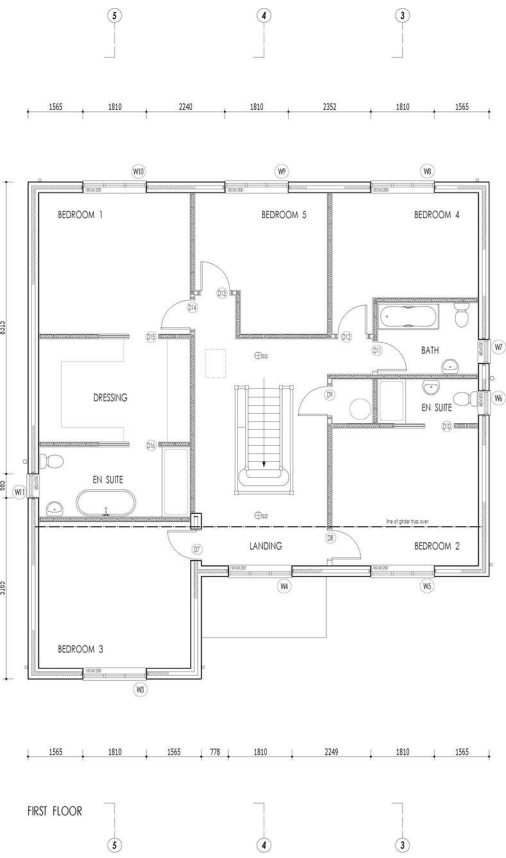
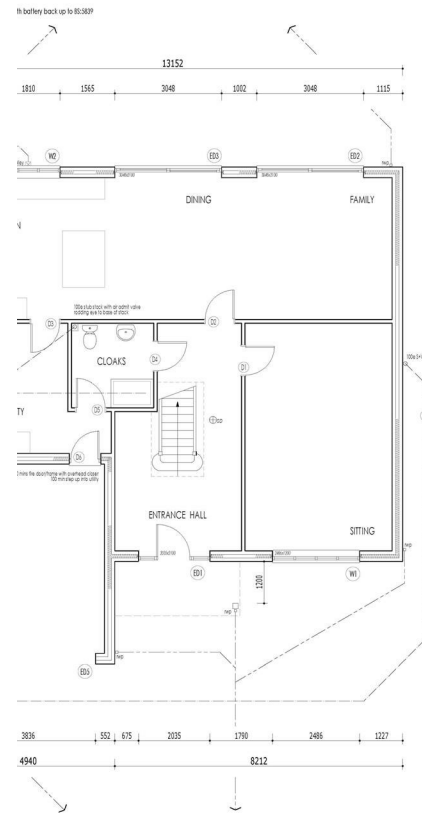
heating services provided by condensing gas fired boiler SEDUK A
radiators filled with thermostatic valves to first floor

1000 SVP to terminate min 900 above head of first floor windows
Internal SVP to have of admittance valve with racking access of base of stack
welder overhead they will deep and floor
racking access of all changes in direction

TRUCKS VENTILATION
ventilation to be installed with their equivalent area
if performance limited to 10 l/s (1.1 l/s)
8000 sqm - of habitable room
4000 sqm - bathroom en-suite closets

100g plastic pipework laid out min 150mm
and one vertical pipe with 100mm diameter
to be up to ground level with no stones exceeding 40
Internal doors to be enclosed with concrete
with compressive strength > movement limit to 2000kN
Water pipe shall through foundation provide concrete waterproof drain
over with 50mm diameter 50mm
Architrave or other on both sides of pipe to prevent entry of air or vermin
450a PVC inspection chambers with cast iron covers bed a suitably with pipe girth

1000 spec storm drains to accommodate min 5000
horizontal structure designed in accordance with BRE Digest 365



AT A GLANCE...



custom text 1



custom text 4



custom text 2



custom text 5



custom text 3



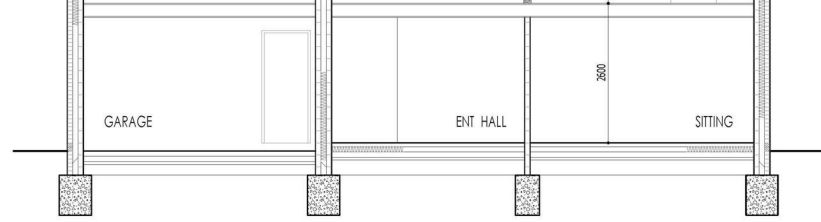
custom text 6

eco-joint or similar engineered floor joists to suppliers design to include all strongbacks etc as required

12 plasterboard & skim coat plaster
38x38 softwood noggins to support board ends

100 structural concrete topping - to floor suppliers spec
1200 gauge polythene dpm - link with dpc in walling
100 flooring grade blocks - by floor supplier
precast concrete beams to suppliers design - bed on ribbed dpc min 225 void between u/s beams and ground

225x65 nylons pvc air bricks ne 1800c/c
pvc telescopic extension pieces to sill levels



SECTION 2-2

GARAGE CEILING
20 flooring grade tongue & grooved chipboard
engineered or similar engineered floor joists to suppliers design to include all strongbacks etc as required
200 knauf insulation between joists
30 G400 Celotex insulation below

15 British Gypsum Gyproc fireline board & skim coat plaster
38x38 softwood noggins to support board ends

dark grey concrete angle ridge tiles mechanically fixed in accordance with manufacturers instructions
Sandtoft Calderdale grey concrete tiles laid in accordance with manufacturers instructions
50x38 softwood trebled battens to BS-5334
70x45 softwood tile tiles

Proctor Roofshield breathable roofing membrane laid with drape
PVC carrier to eaves to extend into gutter

220x25 softwood fascia board - painted
15 exterior grade plywood soffit - painted
112 black pvc squareline guttering & 70 square rainwater pipes

100 Baggeridge Cassandra multifaced facing brickwork



BEDROOM 3

ENTRANCE CANOPY

WHAT'S GREAT?

Oscar James are delighted to announce a pre-launch notification for a stunning 5 bedroom detached executive home with double garage measuring approximately 2800 sq ft. **

**

Do get in touch on 01858 458458 to find out more information

The property is currently under construction with build completion expected in April 2024.

The property will be finished to a high specification and is located in a very popular residential location on the northern outskirts of Market Harborough.

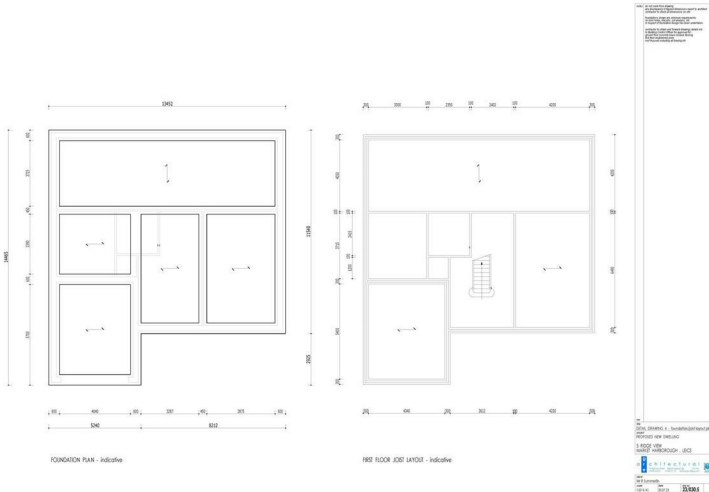
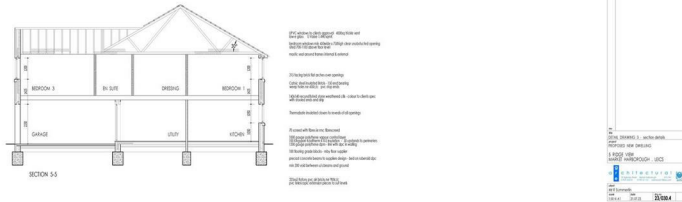
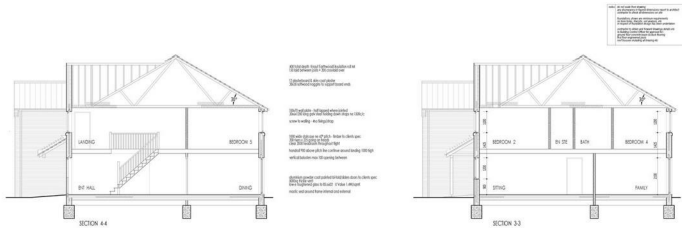
The property is a short walk from Market Harborough's bustling town centre, mainline railway station, excellent schools and the popular village of Great Bowden.

Strong interest is expected and we'd be more than happy to arrange a site visit with any interested parties.

** Internal pictures used are taken from a previous plot and are for illustrative purposes only

...expect excellence

SELLER'S SECRET



Why we like it....

To buy or not to buy....

OSCAR JAMES

7 St Marys Road | Market Harborough | LE16

7DS

01858 458 458

www.oscar-james.com
