



## RAVENSWOOD REACH

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what3words: ///debut.nimbly.twinkling

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LaganHomes®

[www.lagan-homes.com](http://www.lagan-homes.com)



Protection for new-build home buyers



# RAVENSWOOD REACH

LONGDALE LANE, NOTTINGHAM

A new development of 2, 3, 4 & 5 bedroom homes

LaganHomes<sup>®</sup>





The computer generated image represents a typical street scene, however elevational treatments, handing, garage position, optional extras, fencing and landscaping may vary. Please ask the sales adviser for details of specific plots.





RAVENSWOOD  
REACH

# Welcome to RAVENSWOOD REACH

An exciting collection of beautiful new homes, ranging from 2-bedroom bungalows to 5-bedroom detached residences, in a stunning village location situated mid-way between Nottingham and Mansfield.



# In and around RAVENSWOOD REACH



Ravenshead has a long and rich history dating back to before Norman times.

After the Conquest in 1066, what is now Sherwood Forest was a popular hunting ground for the Norman kings. A century later, Henry II founded an Augustinian priory at Newstead Abbey, which later became the ancestral home of Lord Byron.

Modern day Ravenshead has a good range of local amenities, including a local convenience store, a Sainsbury's local, a thriving farm shop and several pubs. One of the pubs, The Hutt, occupies a delightful 15th century building, erected on the site of a Royal Hutt, one of seven built to house the men patrolling Sherwood Forest to protect the King's deer.

Adjacent to Ravenswood Reach is Ravenshead Leisure Centre, which has two sports halls, tennis courts, a ball court and football pitches. There is also a purpose built Village Hall, which hosts a wide range of activities from badminton and ballroom dancing to yoga and zumba.

Cherubs Longdale Nursery is a short walk from Ravenswood Reach. Abbey Gates Primary School is nearby, and Ravenshead C of E Primary School is just over a mile away, both are Ofsted rated "Good".







Ravenswood Reach is situated on the southern side of the village, just a short drive from the A60, which connects Mansfield and Nottingham.

Newstead Abbey and its 300 acres of parkland, is a popular tourist destination. The park and gardens are open all year round apart from Christmas day, and the house is open at weekends.

Mansfield, which is just over 5 miles to the north, offers a good choice of retail parks, shopping centres, supermarkets and local shops as well as a wide range of leisure activities. Sherwood Forest is just a few miles to the north east of Mansfield. With the legendary Major Oak tree estimated to be around 1,000 years old, a visitor centre and café, it is perfect for a family day out.

The city of Nottingham is a creative and vibrant place and a UNESCO City of Literature. Often called the 'Home of English Sport' it can claim a Premier League football team, The National Ice Centre, The Holme Pierrepont National Watersports Centre and Trent Bridge international cricket ground. It is also home to The University of Nottingham, who's famous most famous alumnus is the author D.H.Lawrence.





# sustainable ENVIRONMENT

As an established residential developer, sustainability is the greatest challenge facing our industry today and at Lagan Homes we recognise that everything we do has an impact on both people and the environment.

We take pride in fulfilling our duty to operate as a responsible business and aim to continuously reduce our environmental impact, which is reflected in the way we design and build our homes leading to a reduction in our carbon footprint every year.

Increasingly, we employ green construction methods by reducing, recycling and re-using waste, to optimise resources and minimise disruption. Our building materials are responsibly sourced and we aim to ensure that our homes and communities are built in a way that is respectful of the plants and wildlife in the surrounding area.

Our new homes are designed with energy efficiency as a key consideration, using the latest technologies, methods and materials to help cut down carbon emissions. Such as;



Good levels of insulation



Quality construction on-site



High-efficiency heating systems



Energy efficient appliances



Low energy lighting



Save £2,200 on energy bills\*

In turn these measures help to improve the quality of life for our customers by significantly reducing the cost it takes to run a new home in one of our newly created communities.

Every effort is made to combine the character of our exteriors with that of their locations. When buying a new-build home with Lagan Homes you can be certain that alongside the thoughtful design and high-quality specification, your home has been created to maximise energy efficiency. 100% of all our homes built in 2023 were rated EPC B or above, and by buying a new build home this will help reduce carbon emissions by more than 2.2 tonnes a year. On average this could mean as a new home owner you could save £2,200 on energy bills a year compared to an older house, keeping you warm in winter and saving you money for the more enjoyable things in life.



\* Energy saving figures quoted are provided by the Home Builders Federation (HBF) Energy Report "Watt a Save" Updated August 2024 under Ofgem's latest price cap. Photographs show typical show home interiors from previous developments.



Privately family  
owned homebuilder



Experienced  
team



Eco-friendly design and  
construction methods



6000+ homes  
built since 1983



11 live sites

# why choose LAGAN HOMES?

Lagan Homes is a family company with over 40 years' experience of building well designed quality homes to the highest standards. We are committed to creating sustainable communities and environments for generations to enjoy.

## CUSTOMER CARE

Our passion for customer care ensures we deliver a prompt and friendly customer experience, which includes our emergency out of hours call service.

## ENVIRONMENTAL

Our new homes often include the latest energy efficient technology and environmental considerations.

## SAFETY AND SECURITY

Double glazing, window locks\*, multi-point locking system to main doors, smoke / heat / carbon monoxide detector to current electrical requirements, to provide peace of mind.  
(\*window locks to ground floor).

## NEW HOME WARRANTY

All homes at Ravenswood Reach come with a 10 Year NHBC warranty, with the first 2 years provided by Lagan Homes' customer care team.

## TWO YEAR WARRANTY

Every new Lagan home comes with a two year customer care warranty subject to NHBC guidelines.

## YOUR NEW HOME

Home owners have the satisfaction of knowing that Ravenswood Reach represents a team effort involving the dedication, commitment and expertise of our finest architects and craftsmen. Please see our detailed specification.

## 5 STAR HOME BUILDER

Awarded the prestigious 5 star rating for customer satisfaction by Home Builders Federation.





# optional EXTRAS

We recognise that each of our purchasers may have unique requirements, so in addition to our generous standard specification, we offer a range of optional extras to enhance your new home.

Tailor your home to your unique requirements with our range of options and extras available subject to the build stage. These can then be included during the construction process to ensure that your home is just the way you want it on the day you move in.

Optional extras will depend upon the stage of build but can include:

- Kitchen unit, worktop and lighting upgrades
- Bathroom upgrades and extra tiling
- Fitted carpets, floor tiling and Karndean flooring
- Extra electrical, lighting and BT points
- Hard landscaping



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*Well designed  
quality homes  
to the highest  
standards.*

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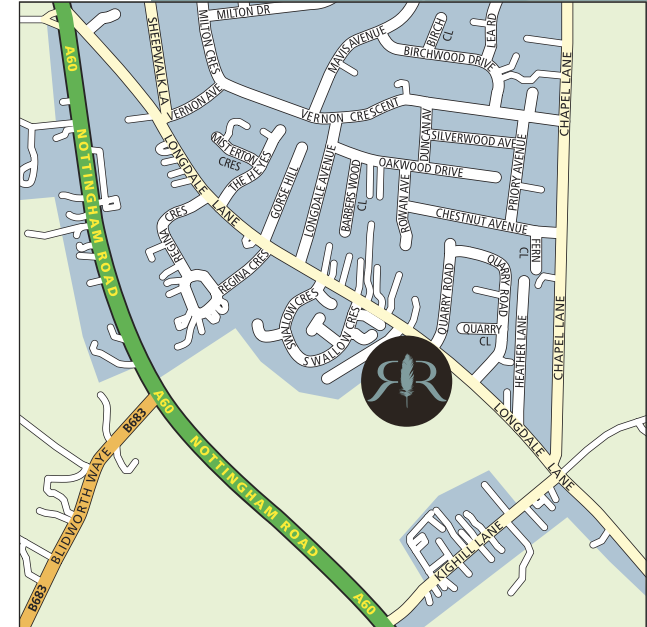
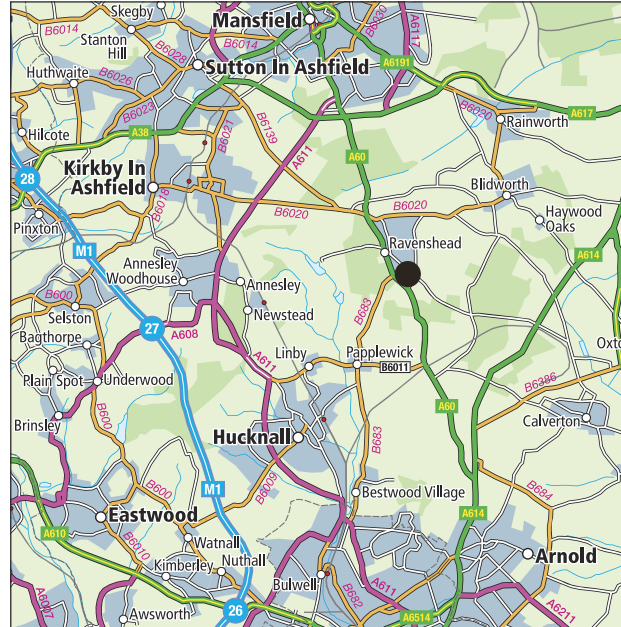
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Sales Adviser for  
full details and  
pricing



# the LOCATION

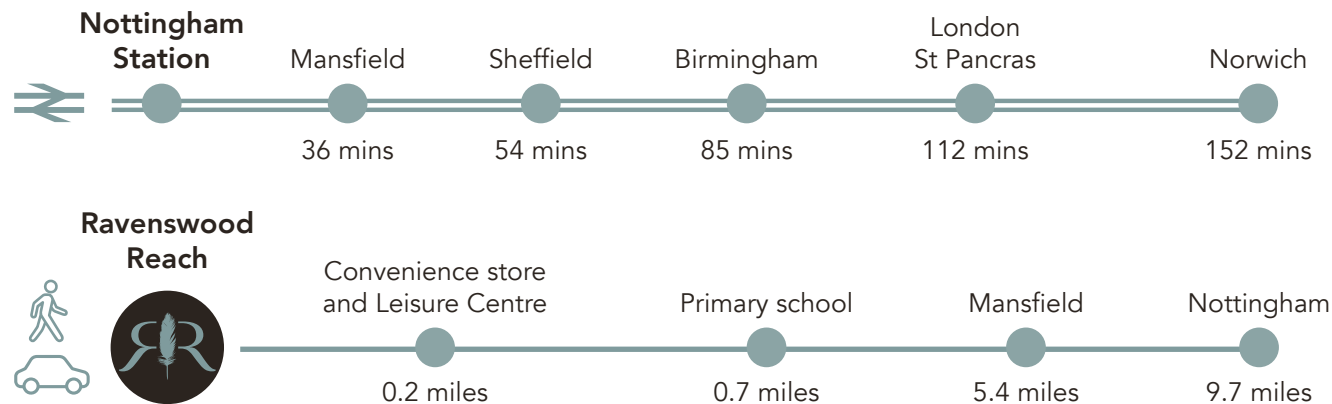


Ravenswood Reach is conveniently located for travel and commuting, with excellent transport links to both Nottingham and Mansfield.



Junction 27 of the M1 motorway is just 6 miles away. Ravenshead has its own community transport organisation and there are regular commercial buses from Ravenshead to both Mansfield and Nottingham.

The nearest train station is in Mansfield with regular services to Worksop and Nottingham. A little further away, Nottingham train station has regular services to Sheffield, Birmingham and London.



Times and distances are for indicative purposes only and sourced from National Rail and Google maps (August 2024).

