

TRADITIONAL  
VALUES & SERVICE

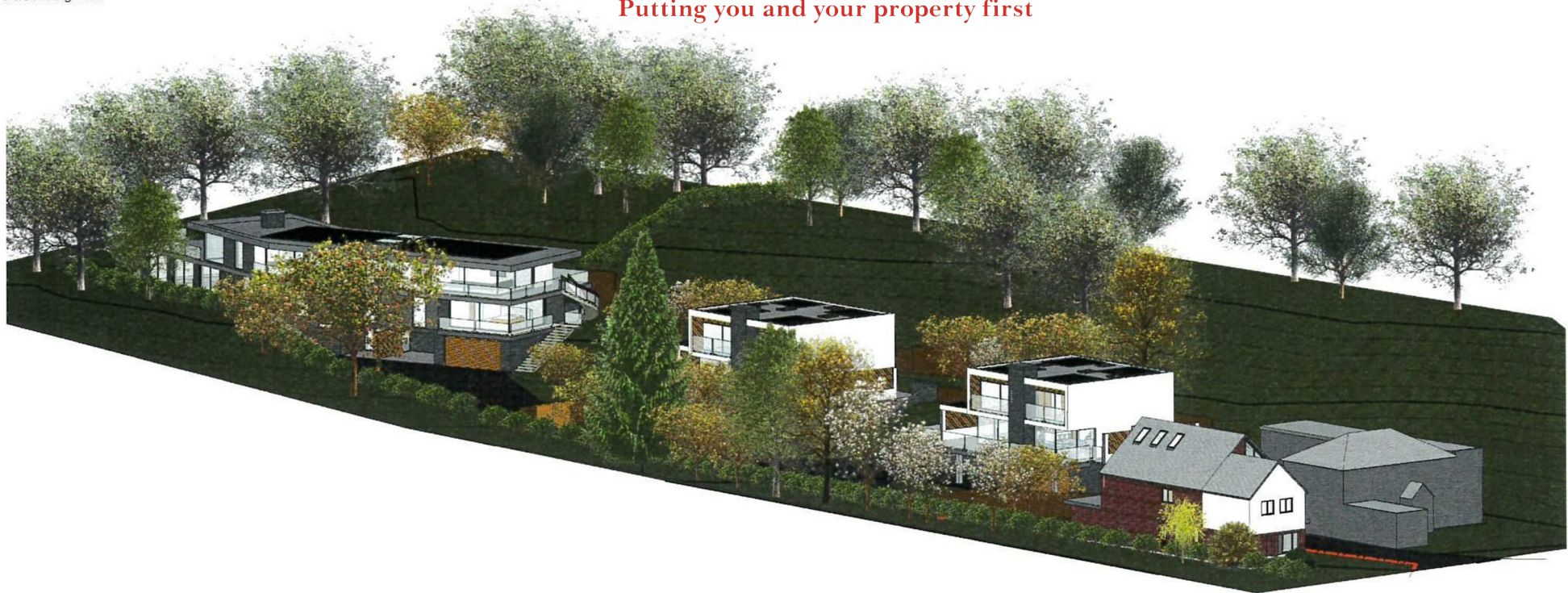
ALASDAIR  
MORRISON

FROM AN INDEPENDENT  
LOCAL AGENT

Please check there have been no  
revisions to the drawing before  
starting work.  
All site levels to be confirmed on site  
before starting work.

AND PARTNERS

Putting you and your property first



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South East View

27 Lambley Lane  
Burton Joyce, Nottingham, NG14 5BG

Offers Over £800,000

CHRIS  
CLARK:  
ARCHITECTURAL  
SERVICES Ltd.

7 Lambley Lane  
Burton Joyce  
Nottingham  
NG14 5BG  
CC-AS.co.uk  
tel/fax:  
01159 314441

Client:

Kelvin Hornsby

Drawing:

3D Visual of site

Project:

27-29, Lambley Lane, Burton Joyce,  
Nottingham, NG14 5BG

DWG No: CC13/20/029b

Drawn By: MGC

Project No: CC13/20

Scale:

pl'd by:

Date: 04/15



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# 27 Lambley Lane

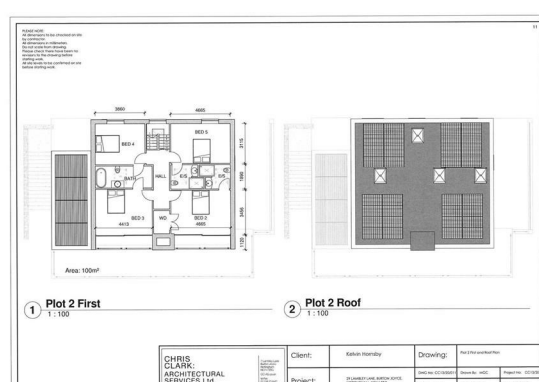
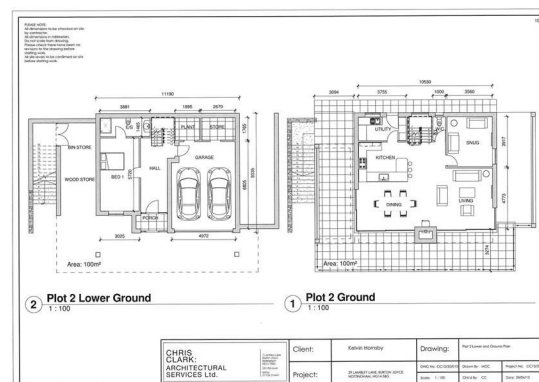
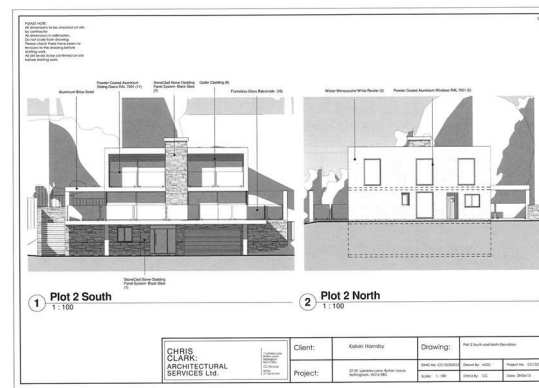
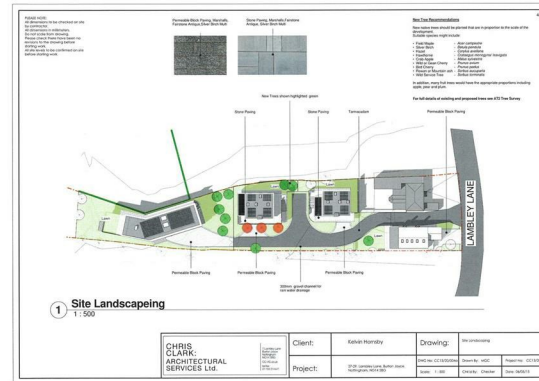
Burton Joyce, Nottingham, NG14 5BG

Simply stunning opportunity to purchase three plots and approx one acre of woodland with extant planning permission in this prime residential location, this exclusive and individual architect designed development offers a site extending to 5566 sqm.

Offering this one off design of contemporary detached homes set over three floors with a hillside position allowing a superb outlook over Burton Joyce. Plots 2 and 3 offer accommodation extending to approximately 300 sqm with 174sqm of amenity space, Plot 4 offers accommodation extending to approximately 630 sqm with 573sqm of amenity space.

Plots 2 and 3 comprise hall, bedroom with en-suite to lower ground, ground floor open plan living/dining kitchen, utility, cloakroom and snug, first floor four bedrooms two of which have en-suite and a family jack and jill bathroom.

Plot 4 comprises hall, gym and cloakroom to ground floor, first floor master bedroom with en-suite and walk in wardrobe, laundry room, three bedrooms all with en-suite facilities, indoor pool with sauna and changing facilities/wc., second floor, open plan living/dining kitchen, utility room and cloakroom, lounge all offering access to a wrap around balcony and roof terrace.



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PLEASE NOTE:  
 All dimensions to be checked on site by contractor.  
 All dimensions in millimeters.  
 Do not scale from drawings.  
 Please check there have been no revisions to the drawing before starting work.  
 All the levels to be confirmed on site before starting work.

Powder Coated Aluminium Sliding doors RAL 7001 (11)  
 Zinc Cladding (12)  
 Frameless Glass Balustrade (10)  
 Small Single Ply Membrane or similar (6)  
 Powder Coated Aluminium Windows RAL 7001 (5)  
 Cedar Cladding (8)  
 StoneClad Stone Cladding Panel System- Black Slate (7)

**1 Plot 4 South**  
 1 : 125

<b>CHRIS CLARK ARCHITECTURAL SERVICES Ltd.</b> <small>2 LAMBHAY LANE        NOTTINGHAM        NG21 5RG        CC13 2JG        0115 9334411</small>	Client:	Kelvin Hornsby	Drawing:	Plot 4 South Elevation
	Project:	27-29 Lambhays Lane, Burton Joyce, Nottingham, NG14 5RG	DWG No: CC13/20/025a	Drawn By: MGC Checked By: CC Date: 29/04/15

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**1 Plot 4 Site**  
 1 : 200

<b>CHRIS CLARK ARCHITECTURAL SERVICES Ltd.</b> <small>2 LAMBHAY LANE        NOTTINGHAM        NG21 5RG        CC13 2JG        0115 9334411</small>	Client:	Kelvin Hornsby	Drawing:	Plot 4 Site Plan
	Project:	27-29 Lambhays Lane, Burton Joyce, Nottingham, NG14 5RG	DWG No: CC13/20/025a	Drawn By: MGC Checked By: CC Date: 29/04/15

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**1 Plot 4 Ground Floor**  
 1 : 100

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	Project:	27-29 Lambhays Lane, Burton Joyce, Nottingham, NG14 5RG	DWG No: CC13/20/025a	Drawn By: MGC Checked By: CC Date: 29/04/15

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**1 Plot 4 First Floor**  
 1 : 100

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	Project:	27-29 Lambhays Lane, Burton Joyce, Nottingham, NG14 5RG	DWG No: CC13/20/025a	Drawn By: MGC Checked By: CC Date: 29/04/15

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**1 Plot 4 Second Floor**  
 1 : 100

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	Project:	27-29 Lambhays Lane, Burton Joyce, Nottingham, NG14 5RG	DWG No: CC13/20/025a	Drawn By: MGC Checked By: CC Date: 29/04/15

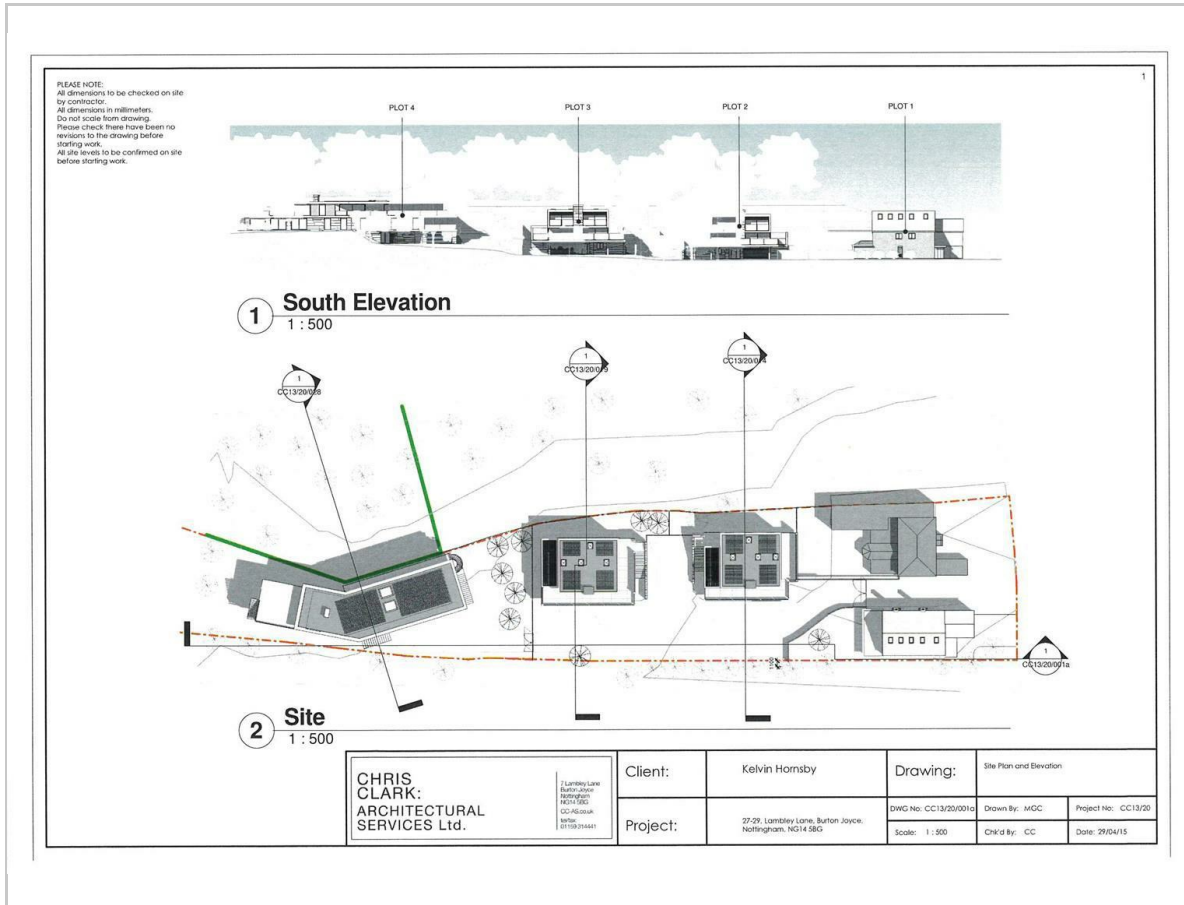


To view please call on site.

For further information please contact us on 01636 813971

**Burton Joyce**  
 Burton Joyce is a highly sought-after location offering an enviable range of amenities including both doctor and dentist surgeries, a post office, Co-op store, takeaways, library and pubs close by. It has excellent bus and rail links and therefore acts as a preferred commuter village for many of its residents. With access to Burton Joyce Primary School and Carlton Le Willows Academy, both judged as 'Good' by Ofsted, it is equally favoured by families.

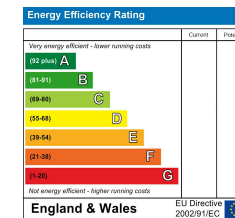
## Floor Plan



## Area Map



## Energy Efficiency Graph



## Viewing

Please contact our Alasdair Morrison Southwell Office on 01636 813971 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.



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