

HERON LODGE (PLOT TWO)

FISH POND FARM

NEWARK ROAD EAKRING NOTTINGHAMSHIRE NG22 0DB



In an attractive Conservation village setting with far reaching views across Dukeries countryside

Land & Estate Agents
Property Consultants



The Country Property Specialists
www.smithandpartners.co.uk

FISH POND FARM

One of the most desirable new development schemes available in the area...

Fish Pond Farm is a small scale individual rural development scheme comprising just five unique dwellings, one of which has been sold prior to release, in a superb village edge setting, with three of the properties enjoying far reaching aspects from the field border of the site across the picturesque Dukeries countryside of North Nottinghamshire.

The concept of the scheme is to replicate a fine and substantial period farmhouse and a cluster of traditional buildings in a courtyard grouping, converted to create an exclusive residential enclave. There will in fact be four brand new timber framed homes with striking traditional brick elevations and a substantial L shaped conversion of a range of period brick and pantile buildings, which were in situ when the site was acquired.

The plots are generous in scale particularly when compared to conventional estate planning and three of the units face on to open fields with genuinely spectacular views.

The development offers a captivating fusion of vernacular architecture with the latest standards of thermal insulation, energy efficiency and overall specification, the product of which will be in many ways the 'best of both worlds' boasting reassuringly traditional external appearances with cutting edge interior design.

ADVANTAGE 10 – YEAR STRUCTURAL WARRANTY

Each individual unit will benefit from a 10-year structural warranty.

MILEAGE TO REGIONAL POPULATION CENTRES AND TRANSPORTATION HUBS

Southwell	7 miles
Newark on Trent	11 miles
Mansfield	11 miles
Nottingham	18 miles
Lincoln	29 miles
Sheffield	34 miles
Leicester	45 miles
East Midlands Airport	36 miles
Newark Northgate Station	11 miles
M1 Motorway (J27)	17 miles

EPC RATING

A copy of the EPC will be deposited in due course at <https://www.epcregister.com/searchReport.html>

Ref No: tbc.

The SAP rating will be calculated, commissioned by the developer, to inform the dwelling Emission Rate (DER) and Dwelling Fabric Energy Efficiency (DFEE). These figures then determine the energy assessment of the building and enable the production of the Energy Performance Calculation (EPC).

AGENTS NOTE - CGI IMAGES & AI IMAGES

These images are computer generated for illustrative purposes only in order to give an overall artistic impression of the proposed development. There may be some variations at the sole discretion of the developers in accordance with planning and design criteria.

EARLY RESERVATION

An early reservation will afford buyers the opportunity to choose their own internal finishes with PC sums allocated for kitchens, bathrooms, internal doors and floor finishes.

CAPLA DEVELOPMENTS

Capla Developments have established an enviable track record in the small-scale rural development sector having completed a number of interesting projects over recent times.

EAKRING

Eakring is a highly regarded Conservation village set in relatively unspoilt countryside between the thriving market towns of Southwell and Newark on Trent, with relatively easy access into the main regional centres of Nottingham, Lincoln and Derby.

SOUTHWELL

Southwell is a historic Minster town between the main centres of Nottingham and Newark on Trent, having an extensive range of town centre amenities and professional services grouped principally Queen Street and King Street, leading through the Market Place to Burgage Green.

Southwell schooling is of a renowned standard across the age ranges and the town offers an extensive range of sporting and cultural activities – together with an active sports centre and swimming pool.

NEWARK ON TRENT - LONDON MAINLINE FAST RAIL SERVICE

The large historic market town of Newark on Trent offers is the nearest town offering a comprehensive range of retail amenities, professional services, restaurants and leisure facilities including a sport centre, marina, cinema and a golf club. Newark is famous for its showground, home to the Newark and Nottinghamshire agricultural society, and landmark venue for numerous important antique fairs and events.

There is a fast direct rail link into London Kings Cross from Newark Northgate station in a scheduled journey time of 80/85 minutes.

MANSFIELD

Mansfield is a thriving north Nottinghamshire town which offers direct access to the city of Nottingham, the M1 motorway and the surrounding regional centres of Southwell, Newark on Trent and further afield Derby, Sheffield and the South Yorkshire conurbation.



SERVICES

Mains water supply and mains electricity will be available. Air source energy efficient central heating circulating underfloor. High grade bespoke timber conservation specification sealed unit double glazing system. Mains drainage connection.

LOCAL AUTHORITY

Newark & Sherwood District Council
Castle House, Great North Road, Newark on Trent, Nottinghamshire NG24 1BY
www.newark-sherwooddc.gov.uk 01636 650 000

VIEWING ARRANGEMENTS

By arrangement through the offices of the selling agent who will arrange a personal site inspection meeting with the developer.

HERON LODGE (PLOT TWO)

PLOT 1207 yards² / 1010 m²

GIFA 2400 ft² / 223 m²

GROUND FLOOR

Living Area	5.50m x 5.20m
Dining Area	5.70m x 3.30m
Study	3.15m x 1.80m
Utility	3.65m x 1.80m
W.C.	1.85m x 1.80m
Entrance Hall	3.30m x 3.05m
Entrance Lobby	1.75m x 1.70m
Kitchen	5.90m x 5.35m
Family Area	3.10m x 2.10m
Double Garage	6.35m x 5.35m

FIRST FLOOR

Bedroom One	4.55m x 3.60m
En Suite One	2.75m x 1.50m
Dressing Area	1.65m x 1.50m
Bedroom Two	4.00m x 3.60m
En Suite Two	2.60m x 1.85m
Lobby (En Suite Two)	1.15m x 1.00m
Bedroom Three	4.00m x 3.00m
Bathroom	2.60m x 1.85m
Rear Wing Corridor	7.85m x 1.10m

FIRST FLOOR



GROUND FLOOR



ALL MEASUREMENTS APPROXIMATE AND FLOORPLANS FOR IDENTIFICATION PURPOSES – DO NOT SCALE



GROUND FLOOR

Wide Entrance Hall

An immediate indication of the scale and stylish interior of this superb new home...

An impressive hallway with a single flight contemporary light oak staircase with glass balustrading rising to first floor landing above.

Attractive wood grain effect flooring in a herringbone pattern extending through to the connecting cloakroom, kitchen and dining room/day room.

Magnificent Open Plan Contemporary Living Kitchen

Comprehensive range of designer Rotpunkt cabinets in contrasting pastel tone finishes complemented by a stunning quartz countertop island/breakfast bar. The main cabinet run also features a quartz countertop incorporating a Blanco Belfast design resin bonded sink and boiling tap. Integrated appliances comprise a Caple automatic dishwasher, full height Caple fridge and separate full height Caple larder fridge,

inline Neff cooking appliances - double/grill, combination microwave and warming drawer, and an integrated wine fridge. Two sets of sealed unit double glazed French doors opening on to a flagstone terraced courtyard with steps leading up to the main country garden. Square opening to:

Dining Room - Day Room

Sealed unit double glazed French doors opening to courtyard patio area. Recessed downlighting.

Study

Sealed unit double glazed window - attractive rural country garden outlook. Recessed ceiling lighting.

Elegant Well Proportioned Main Living Room

Two sets of opposing sealed unit double glazed French doors - facilitating a comfortable and relaxed indoor/outdoor lifestyle if required with magnificent far reaching rural views from the rear. Recessed ceiling lighting.





FIRST FLOOR

Extensive L-Shaped Landing

Alighted from a contemporary design light oak glass balustraded staircase in a single flight. Series of bespoke small rectangular arrow dart style vertical windows capturing the open countryside views to the rear. Recessed low voltage lighting. Enclosed airing cupboard housing a pressurised water cylinder.

Rear Bedroom One

Sealed unit double glazed French doors to Juliet balcony - attractive country garden outlook. Recessed low ceiling lighting.

Shower Room En Suite

Contemporary white suite comprising a large walk-in shower with thermostatically controlled Aqualisa twin head chrome finished shower installation and glass enclosure, contemporary wash stand cabinet - rectangular wash basin with chrome mixer tap and a Duravit low flush wc. Graphite ladder towel rail.

Entrance recess - useful built in double wardrobe closet with internal hanging capacity and shelf.

Bedroom Two

Sealed unit double glazed window. Recessed lighting.

En Suite Shower Room

Large walk in shower with Aqualisa thermostatically controlled twin headed shower installation in a chrome finish, glass screen enclosure, contemporary wash stand cabinet - square wash basin with chrome mixer tap and a Duravit low flush wc. Graphite ladder towel rail.

Centre Bedroom Three

Sealed unit double glazed window. Access to roof void.

House Bathroom

Contemporary white suite comprising a panelled bath with chrome mixer tap and Aqualisa chrome twin head shower installation over - fitted glass splash screen, contemporary wash stand cabinet - square wash basin with chrome mixer tap and a Duravit low flush wc. Graphite ladder towel rail. Translucent sealed unit double glazed window.





OUTSIDE

Central courtyard entrance with flagstone pathway leading to the front door.

Double Garage

Having two up and over access doors. Light and power facility. Rear personnel door.

Cabling is in place to create a spur for electric vehicle charging point.

Delightful Country Garden

For a new dwelling, Heron Lodge has a wonderful somewhat larger than average garden on two sides in an L-shaped design bordering to the adjacent open countryside - affording magnificent views.

The gardens are set predominately to lawn with privacy created by existing mature hedgerows. A lower courtyard is defined by a brick retaining wall and traditional estate railing.





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