

# SANDERLING (PLOT THREE)

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](http://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](http://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.



## SANDERLING (PLOT THREE)

PLOT 698 yards<sup>2</sup> / 584 m<sup>2</sup>

GIFA 2000 ft<sup>2</sup> / 185 m<sup>2</sup>

### FIRST FLOOR



### GROUND FLOOR

Living Area & Dining Area	8.55m x 5.20m
Entrance Hall	3.40m x 2.55m
W.C.	2.30m x 1.30m
Kitchen, Breakfast Area & Family Area	7.10m x 3.30m
Utility	4.85m x 1.95m
	1.80m x 1.80m

### FIRST FLOOR

Bedroom One	4.00m x 3.60m
Lobby (B1)	1.60m x 1.10m
En Suite One	2.75m x 1.50m
Bedroom Two	5.20m x 3.30m
Bedroom Three	4.00m x 2.40m
Bathroom	4.00m x 2.00m
Landing	5.20m x 2.30m
Main Block Corridor	4.60m x 1.10m



### GROUND FLOOR



## GROUND FLOOR

### Large Entrance Hall

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

Open single flight oak staircase with glass balustrading rising to first floor landing gallery above. Striking herringbone design wood grain effect flooring which extends through to the connecting kitchen and cloakroom.

### Cloakroom/WC

Fitted Duravit low flush wc and wall mounted wash basin with chrome mixer tap.

### Stunning Dining Kitchen/Dayroom

Beautifully appointed with a range of contemporary designer kitchen - Rotpunkt German cabinets. In line Neff cooking appliances comprising a double oven, combination microwave and warming drawer. Integrated Caple automatic dishwasher, full height Caple freezer and full height Caple larder fridge. Corner pantry with pull out carousel shelving. Resin bonded Blanco sink unit with Blanco mixer/boiling tap.

L-shaped white quartz countertop incorporating a Schott ceramic hob with inbuilt downdraft extractor. Sealed unit glazed doors opening to rear internal courtyard area. Two sealed unit double glazed windows with attractive front courtyard aspect.

### Utility Room

Stacked integrated Samsung washing machine and dryer. Blanco Belfast style sink in a matte black finish with chrome mixer tap. Half glazed door to rear internal courtyard.

### Magnificent Living Room

A beautifully proportioned principal room with a series of three double glazed twin doors opening to the gardens and courtyard - a picture window provides a wonderful far reaching rural aspect of the adjoining countryside. This room opens on to a flagstone terrace and lawn and captures the rural essence of the setting quite beautifully.

### Study

Sealed unit double window to front aspect.





## FIRST FLOOR

Extensive L-shaped landing alighted from a striking contemporary design oak staircase with glass balustrading – a single flight stairway rises to the landing gallery from the hallway beneath. Enclosed airing cupboard housing a global energy pressurised hot water cylinder. Recessed ceiling lighting. Two sealed unit double glazed windows.

### Rear Bedroom One

Sealed unit double glazed window - far reaching rural aspect.

### En Suite Shower Room

Large recessed shower cubicle - thermostatically controlled Aqualisa twin head chrome shower with sliding glass door enclosure, contemporary wash stand cabinet - rectangular wash basin with chrome mixer and a low flush wc. Graphite ladder towel rail.

### Front Bedroom Two

Sealed unit double glazed window to front aspect – with attractive view of the village church. Recessed low voltage ceiling lighting.

### Centre Bedroom Three

Sealed unit double glazed window to rear garden aspect. Access to roof void.

### Spacious House Bathroom

Fitted contemporary suite comprising a white panelled bath with chrome mixer tap – hand shower, contemporary wash stand cabinet - fitted rectangular wash basin with chrome mixer tap and low flush wc. Graphite ladder towel rail.





## OUTSIDE

Central courtyard approach to a gravelled internal courtyard through a covered arched entrance.

Internal open courtyard.

### **Semi Detached Double Garage**

Two electrically operated up and over doors. Light and power facility. Side personnel door.

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





TD5603

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