

In an attractive Conservation village setting bordering Dukeries countryside



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

FPC 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

The aerial image is 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.

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

/IEWING ARRANGEMENTS

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





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





	4.90m x 3.95m
Inner Lobby	2.40m x 1.45m
	2.40m x 1.25m
	2.40m x 1.00m

Kitchen & Family Area 5.65m x 5.

Double Garage 6 05m x 5 35

 Bedroom One
 5.30m x 3.90m

 Dressing Area One
 2.60m x 2.10m

 En Suite One
 2.60m x 2.10m

 Bedroom Two
 4.00m x 2.90m

 Dressing Area Two
 1.95m x 1.85m

 En Suite Two
 1.95m x 1.85m

 Bedroom Three
 3.95m x 3.85m

 First Floor Landing
 3.95m x 3.80m

 Bedroom Four
 2.40m x 2.40m

 Bedroom Five
 4.00m x 2.75m

 Rear Wing Corridor
 2.40m x 1.50m

 7.75m x 1.20m



HERON LODGE (PLOT TWO)

LOT 1207 yards² / 1010 m² GIFA 2400 ft² / 223 m²

FIRST LOOR



GROUND FLOOR



GROUND FLOOR

	5.50m x 5.20m
	5.70m x 3.30m
Study	3.15m x 1.80m
	3.65m x 1.80m
	1.85m x 1.80m
	3.30m x 3.05m
Entrance Lobby	1.75m x 1.70m
Kitchen	5.90m x 5.35m

FIRST FLOOF

Bedroom One	4.55m x 3.60m
	2.75m x 1.50m
	1.65m x 1.50m
Bedroom Two	4.00m x 3.60m
	2.60m x 1.85m
Lobby	,
	1.15m x 1.00m
Bedroom Three	4.00m x 3.00m
Bathroom	2.60m x 1.85m







FIRST FLOOR

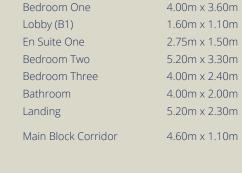
SANDERLING (PLOT THREE)

PLOT 698 yards² / 584 m² GIFA 2000 ft² / 185 m²

GROUND FLOOR

Living Area & Dining Area	8.55m x 5.20m
Entrance Hall	3.40m x 2.55m 3.75m x 2.25m
W.C.	2.30m x 1.30m
Kitchen, Breakfast Area & Family Area Utility	7.10m x 3.30m 4.85m x 1.95m 1.80m x 1.80m

FIRST FLOOR





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LAPWING BARN (PLOT FOUR)

20 PLOT 920 yards² / 770 m² 3 GIFA 2800 ft² / 260 m²





SMITH & PARTNERS LAND & ESTATE AGENTS 16 MARKET PLACE SOUTHWELL NOTTINGHAMSHIRE NG25 OHE





