

# ARTIST IMPRESSION



6 Monks Place Abbey Lane, Aslockton,  
Nottingham, NG13 9AE

**£650,000**  
Tel: 01949 836678

 **RICHARD  
WATKINSON  
PARTNERS**  
Surveyors, Estate Agents, Valuers, Auctioneers

- Detached Family Home
- 5 Beds, Master Ensuite & Dressing Room
- Ground Floor Cloakroom
- Single Garage & Driveway
- Approx 2100 sq ft
- 2 Further Bath/Shower Rooms
- Dining Kitchen & Utility Room

With have pleasure in presenting a handful of bespoke detached family orientated homes, positioned in a quiet back water off a private driveway within this well regarded edge of Vale village. Scheduled for completion in late 2022 - 2023 these superb homes will be beautifully appointed, finished to a high standard with a great deal of thought and attention to detail, offering both traditional and contemporary elements.

Three different designs will be offered to provide between 2,100 and 3,250 square feet of accommodation, with two and three storeys designs to suit different clients tastes.

Early reservation could allow a perspective purchaser to liaise with the developer on certain design elements, allowing them to create a dream home to their specified criteria.

Plots 3 and 4 offer approximately 2,100 square feet of internal accommodation, laid out over three floors , with five bedrooms, master suite with dressing room and ensuite facilities with separate family bathroom. The second floor double bedrooms will have their own shower room making them perfect for older children or guest suites.

The ground floor will offer an excellent layout with large open plan living kitchen, separate formal sitting room with separate study perfect for todays way of home working, all leading of a central hallway with storage cupboards, ground floor cloakroom and utility.

Occupying pleasant plots with off road parking and Single garage with landscaped gardens.

(Please note the artists impression shows Plot 4, this is indicative of the design of Plot 3 but there may be some differences)

Aslockton is well equipped with amenities including a public house, well regarded primary school and catchment area for Toothill School, new shop The Larder, which has become an excellent resource in the village, hourly bus services and railway station with links to Nottingham and Grantham, from Grantham high speed trains to London in just over an hour. There is also a church and village hall, excellent sports facilities with cricket and football pitches, all weather tennis courts . Additional amenities can be found in the nearby market town of Bingham and the village is convenient for the A52 and A46 which provide good road access to the cities of Nottingham and Leicester, the A1 and M1.

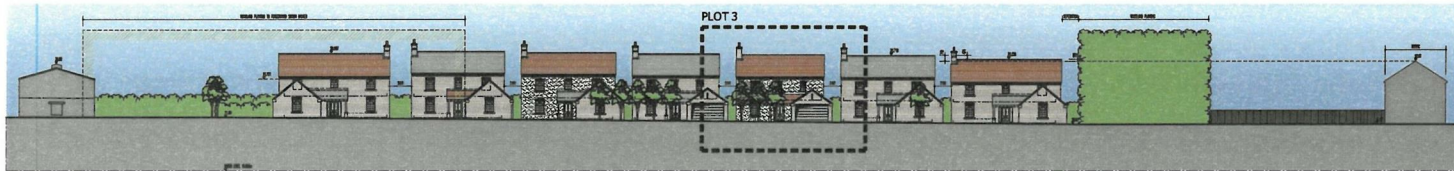
## ACCOMODATION IN BRIEF COMPRISES

Canopied Porch  
 Spacious Entrance Hall with excellent storage  
 Living Room  
 Family Orientated Dining Kitchen  
 Utility Room  
 Ground Floor Cloakroom  
 Galleried Landing  
 Bedroom One with Dressing Room and Ensuite  
 Bedroom Two  
 Bedroom Three  
 Family Bathroom  
 Second Floor Landing  
 Bedroom Four  
 Bedroom Five  
 Shower Room  
 Single Garage

Please note the images shown are representative of the style and finish of the properties but are only given as a guide.

## TENURE

The property is Freehold.



Proposed Street Scene  
Scale 1:300

# PLANNING DRAWING

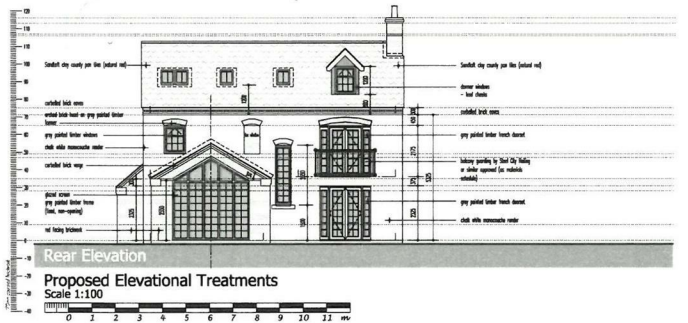
IRWIN PROJECT MANAGEMENT  
ABBEY LANE, ASLOCKTON

TO BE READ IN CONJUNCTION WITH DANIEL CHARLES SURVEYS LTD TOPOGRAPHICAL SURVEY DRAWING 17.107.01

# PLOT 3

AREA SCHEDULE:

195.3 m.sq. 2,100 sq.ft. 5 bedroom 2 $\frac{1}{2}$  storey dwelling



### MATERIALS SCHEDULE:

All new materials to match existing locality; samples of which are to be submitted by the main contractor to and approved in writing by the Local Authority Planning Department.

#### WALLS:

- red facing brickwork (Waverley/Chapel Road) to match locality
- red facing brickwork (Waverley/Chapel Road) to match locality

#### ROOF:

- kerolite over county pan tile (natural red)
- new rainwater goods to be black VEG
- coloured brick eaves and verges

#### WINDOWS/DOORS:

- grey painted timber windows
- composite front entrance door (grey frame)
- sectional garage door, (grey to match front door)

#### DAIET SCHEDULE:

Materials quantity by Steel City Roofing or similar approved

<http://www.steelcityroofing.co.uk>

### MATERIALS PALLETTE:

- Brick: Waverley/Chapel Road Sovereign Stock
- Roof Tile: Savelitt clay county pan tile (natural red) where indicated
- Window Colour: 2: Plot 3 and 5 (natural) and Plot 4 (dark) to match grey painted timber windows (RAL 7002 or similar approved)
- Sectional garage door: black frame with rectangular solid glass
- Stained roof tiles: black or similar approved
- Coping brick (below DPC): Waverley/Chapel Road unglazed brick

Revisions : 1: Planning Amendment, Steel Sovereign - Plot 3 and 4 for Details Jan. 2021

Do Not Scale - (Where drawings are submitted for Planning Permission, drawings can be scaled for planning purposes only). Check all levels and dimensions on site against drawings and written specification and notify any discrepancies to PD Architecture. Contractors, subcontractors and suppliers MUST verify all dimensions on site before commencing any work or making any working drawings. Please note that all details are subject to local authority approval unless otherwise stated. Planning and Building Regulation Approval are to be obtained prior to work commencing on site. Contractor to check all approved plans have been granted prior to work commencing, works carried out prior to grant of approval are at the contractor's risk.

The copyright of this drawing is reserved by PD Architecture and shall be the intellectual property of PD Architecture. It is not to be used for any other purpose than that for which it is intended for without the prior written consent of PD Architecture.

**PD ARCHITECTURE**  
The Design Studio  
28 Main Street  
Nottingham  
NG1 6EP

Paul Gray BSc, Chartered MCAP  
Member of the Chartered Institute of Architectural Technicians

Tel: 0115 931 4400  
Mobile: 07786 888662  
Email: info@pd-architecture.co.uk  
Website: www.pd-architecture.co.uk

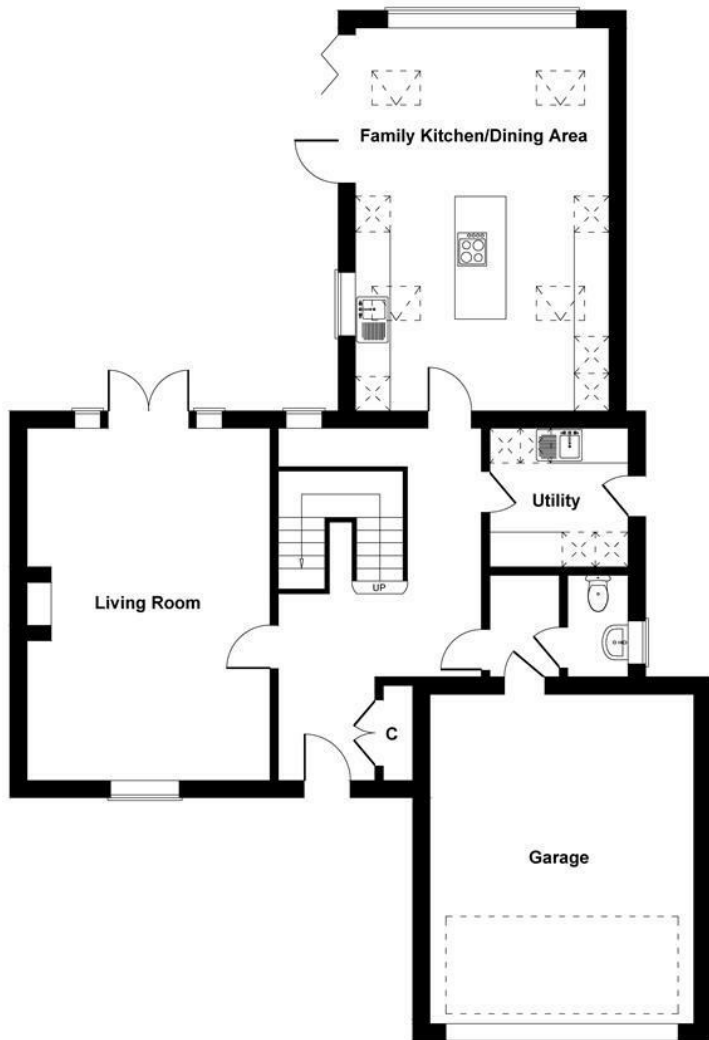
Project:  
Proposed Residential Development  
Abbey Lane, Aslockton, Nottingham NG13 9AE

Drawing Title:  
Planning Drawing  
PLOT 3

Client:  
Irwin Project Management  
Drawing No.  
20.567.P3.02 A

Date:  
Feb. 2021

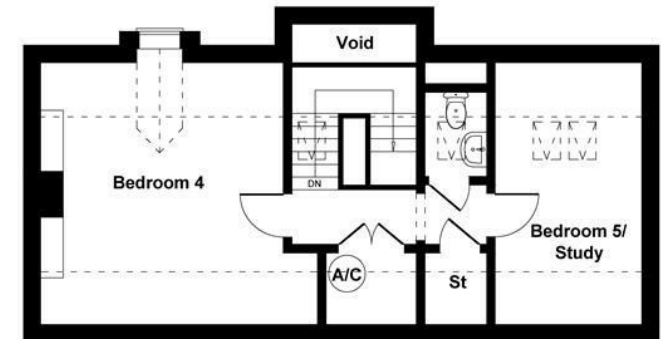
Scale:  
As shown @ A1



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY  
 All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

Produced by Potterplans Ltd. 2022



*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. Any fixtures and fittings not mentioned in these details are excluded from the sale price. No services or appliances which may have been included in these details have been tested by the selling agent and therefore cannot be guaranteed to be in good working order.*

*As part of the service we offer we may recommend ancillary services to you such as mortgage advice, solicitors and surveyors which we believe will help with your property transaction. We wish to make you aware that should you decide to proceed we may receive a referral fee or equivalent. This could be a fee, commission, payment or other reward. We will not refer your details unless you have provided consent for us to do so. You are not under any obligation to provide us with your consent or to use any of these services. You are also free to choose an alternative provider.*

Thinking of selling? For a FREE no obligation quotation call 01949 836678



Richard Watkinson & Partners is the trading name of Richard Watkinson Ltd.  
Registered in England. Ltd Registration number: 07140024

10 Market Street,  
Bingham NG13 8AB  
Tel: 01949 836678  
Email: [bingham@richardwatkinson.co.uk](mailto:bingham@richardwatkinson.co.uk)



Surveyors, Estate Agents, Valuers, Auctioneers