

ARTIST IMPRESSION



10 Monks Place Abbey Lane, Aslockton,
Nottinghamshire, NG13 9AE

£875,000
Tel: 01949 836678

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

- Bespoke Detached Family Home
- 6 Bedrooms, 2 with Dressing Room
- 3 Reception Areas
- Ground Floor Cloakroom & Utility
- Ample Parking
- Approx 3250 sq ft
- 4 Bath/Shower Rooms
- Family Orientated Kitchen
- Double Garage

We 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 prospective purchaser to liaise with the developer on certain design elements, allowing them to create a dream home to their specified criteria.

Plot 1 and 7 are the larger of the three designs and when complete will be an impressive looking home with handsome brick elevations beneath corbelled eaves and pantiled roofs. Attractive rear elevations are enhanced with Juliet balconies and in total the accommodation extends to the region of 3,250 sqft. The internal layout presents as six bedrooms and two ensembles, with the master suite benefiting from both dressing room and ensuite facilities. In addition there will be a well appointed family bathroom and additional shower to the first floor which will service the two double bedrooms in the eaves..

A generous ground floor layout will be perfect for families providing three main reception areas including an open living kitchen with dining area, garden room and more formal sitting, in addition a useful utility and cloakroom, all leading off a central hallway.

The properties will occupy landscaped gardens with plots 1 & 7 benefiting from corner plots with ample parking and double garages.

(Please note the artists impression shows Plot 1, this is indicative of the design of Plot 7 but there may be some differences, orientation etc.)

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.

ACCOMMODATION IN BRIEF COMPRISES

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

PLANNING DRAWING

IRWIN PROJECT MANAGEMENT ABBAY LANE, ASLOCKTON

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

External Amendments:

- Eaves and Ridge raised by 450mm
- 2No. new dormer windows to rear elevation
- 1No. new rooflight to front elevation and 1No. new rooflight to rear elevation



PLOT 7

AREA SCHEDULE:

300.0 m.sq. 3,250 sq.ft 6 bedroom 2 1/2 storey dwelling



MATERIALS SCHEDULE:

All new materials to match existing locally, 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 (Wivenhamerger - Oast Ruralist Sovereign Stone) to match locally

ROOF:

- gabled horizontal roof tile (dark grey) where indicated
- sandblast clay country pan tiles (natural red) where indicated
- new rainwater goods to be black LPMC
- corbelled brick eaves and verges

WINDOWS/DOORS:

- new white painted timber windows to brick facade generally
- rendered plots to receive grey painted timber windows
- composite front entrance door (grey, white frame)
- sectional garage door, timber to match windows or grey to match front door

BALCONY

- balcony guarding by Steel City Railing or similar approved

MATERIALS PALLETTE:



Revisors: 1 New in the Red Area - Dec 2011
2 Planning Amendment, Steel Stone Area - Feb 2 and 4 revised - Jan 2012

Do Not Scale - (Where drawings are submitted for Planning Permission, drawings may be scaled for planning purposes only). Check all levels and dimensions on site against the drawings and within specifications and notify any discrepancies to PD Architects. 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 approvals have been granted prior to work commencing, write revised list prior to grant of approval and all the contractor's risk.

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Paul One One One MCMAT
Member of the Chartered Institute of Architectural Technicians
PD ARCHITECTURE (Incorporated for England)
The Design Studio
301-302 Street
London
E1 1AA
Tel: 0115 831 4420
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

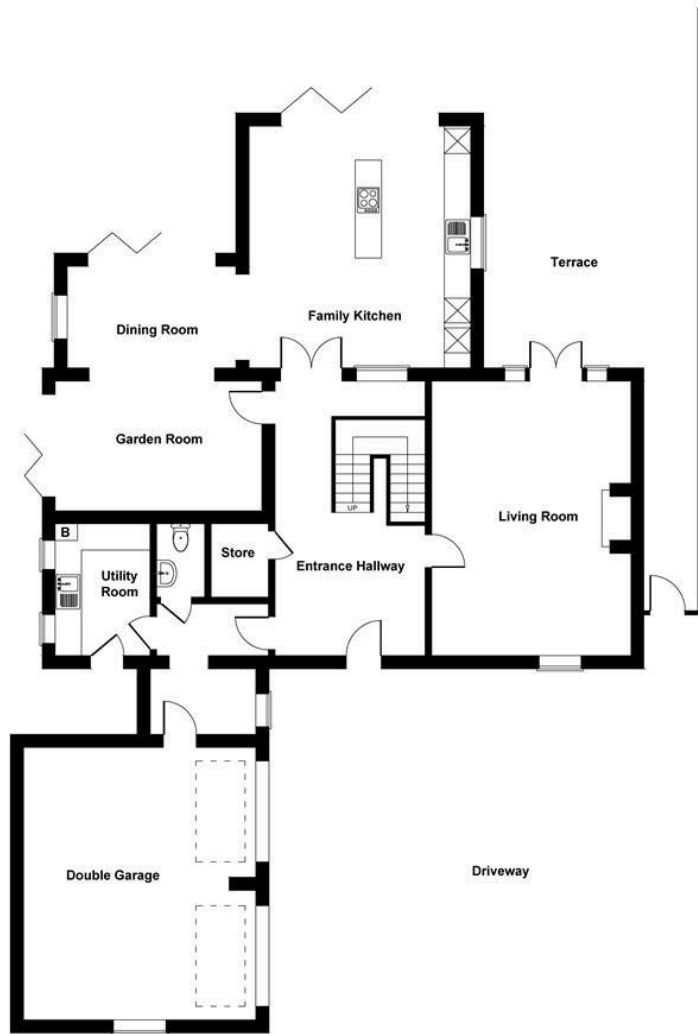
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Planning Drawing
PLOT 7

Client
Irwin Project Management
Drawing No.
20.567.P7.02 B

Date
Feb 2012

Scale
As shown @ 1:1

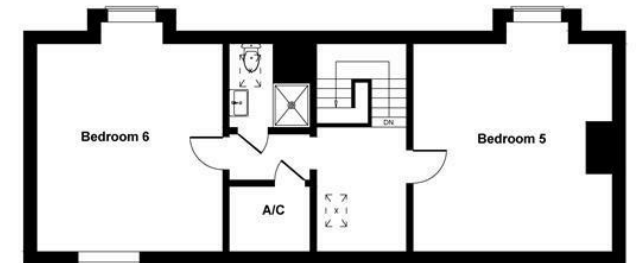
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GROUND FLOOR



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.

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10 Market Street,
Bingham NG13 8AB
Tel: 01949 836678
Email: bingham@richardwatkinson.co.uk



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