



**Byron Place, Plot 38 The Shelley, Longdale
Lane, Ravenshead, Nottingham,
Nottinghamshire, NG15 9JN**

New Build £270,000

Tel: 01623 626990

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

- Outstanding Brand New Development
- Only 47 Homes
- 10 Year Premier Warranty
- Two Bedrooms
- Open Plan Living/Dining Kitchen
- Award Winning Developer
- 2, 3, 4 & 5 Bedrooms
- Plot 38: Semi Detached House (806 Sq Ft)
- First Floor Living Room
- Driveway & Carport

An outstanding collection of 2, 3, 4 & 5 bedroom houses built to a striking traditional design by the Award Winning Developer Piper Homes, located on the southern edge of this highly regarded and much sought after village.

Plot 38 The Shelley: a two bedroom semi detached house (806 sq ft) with accommodation comprising an entrance hall, WC and an open plan living/dining kitchen with French doors. The first floor landing leads to a living room, two bedrooms and a bathroom.

Externally, plot 38 has landscaped front and rear gardens with turf and a patio with fenced boundaries on all sides. In addition, there is a driveway beneath a carport.

Plot 38 is anticipated to be completed by spring 2024.

Overall, this is a fantastic opportunity to acquire a brand new house in a lovely village setting. For further information please call the office.

PLOT 38 THE SHELLEY

ENTRANCE HALL

WC

5'3" x 3'5" (1.60m x 1.04m)

OPEN PLAN LIVING/DINING KITCHEN

KITCHEN/DINING

16'10" x 11'2" (5.13m x 3.40m)

FAMILY AREA

9'3" x 7'7" (2.82m x 2.31m)

FIRST FLOOR LANDING

LIVING ROOM

11'5" x 11'0" (3.48m x 3.35m)

BEDROOM 1

14'9" x 11'4" (4.50m x 3.45m)

BEDROOM 2

8'8" x 7'6" (2.64m x 2.29m)

BATHROOM

7'10" x 6'5" (2.39m x 1.96m)

NB

Please note, the internal images shown within these details are from the Show Home, Plot 1 (Chamberlain house type).

SERVICE CHARGE

There is a service charge on this development. Please contact us for further details.

RESERVATION FEE

In order to reserve a property a reservation fee of £1,000 will be required. Should the reservation not proceed, Piper Homes will issue a refund of £750, the remaining £250 will be retained to cover administration and legal costs in accordance with the requirements of the Consumer Code. Help to Buy reservations require a fee of £500, this is fully refundable in the event of cancellation.

BYRON PLACE

Byron Place is conveniently located for travel and commuting, with excellent transport links to both Nottingham and Mansfield. Junction 27 of the M1 motorway just 6 miles away. Ravenshead has its own community transport organisation and there is a regular commercial bus from Ravenshead to both Mansfield and Nottingham. The nearest train station is in Mansfield with regular services to Worksop and Nottingham. A little further away, Nottingham train station has regular services to Sheffield, Birmingham, and London.

RAVENSHEAD

Ravenshead has a long and rich history dating back to before Norman times. After the Conquest in 1066, what is now Sherwood Forest was a popular hunting ground for the Norman kings. A century later, Henry II founded an Augustinian priory at Newstead Abbey, which later became the ancestral home of Lord Byron. Modern day Ravenshead has a good range of local amenities, including a local convenience store, a Sainsbury's local, a thriving farm shop and several pubs. One of the pubs, The Hutt, occupies a delightful 15th century building, erected on the site of a Royal Hutt, one of seven built to house the men patrolling Sherwood Forest to protect the King's deer. Adjacent to Byron Place is Ravenshead Leisure Centre, which has two sports halls, tennis courts, a ball court and football pitches. There is also a purpose built Village Hall, which hosts a wide range of activities from badminton and ballroom dancing to yoga and zumba. Cherubs Longdale Nursery is a short walk from Byron Place. Abbey Gates Primary School, rated "Outstanding" is nearby and Ravenshead Church of England Primary School, rated "Good" is just over a mile away.

AROUND & ABOUT

Byron Place is situated on the southern side of the village, just a short drive from the A60, which connects Mansfield and Nottingham. Newstead Abbey and its 300 acres of parkland is

a popular tourist destination. The park and gardens are open all year round and the house is open at weekends. Mansfield, which is just over 5 miles to the north, offers a good choice of retail parks, shopping centres, supermarkets, and local shops as well as a wide range of leisure activities. Sherwood Forest is just a few miles to the northeast of Mansfield. With nearly 1,000 ancient oak trees, a visitor centre and cafe, it is perfect for a family day out. The city of Nottingham is a creative and vibrant place and a UNESCO City of Literature. Often called the 'Home of English Sport' it can claim a Premier League football team, The National Ice Centre, The Holme Pierrepont National Watersports Centre, and Trent Bridge international cricket ground. It is also home to two universities: Nottingham Trent University and The University of Nottingham, who's most famous alumnus is the author D.H.Lawrence.

VIEWING DETAILS

Strictly by appointment with the selling agents. For out of office hours please call Alistair Smith, Director at Richard Watkinson and Partners on zero seven eight one seven two eight three five two one.

TENURE DETAILS

The property is freehold with vacant possession upon completion.

SERVICES DETAILS

All mains services are connected.

MORTGAGE ADVICE

Mortgage advice is available through our independent mortgage advisor. Please contact the selling agent for further information. Your home is at risk if you do not keep up with repayments on a mortgage or other loan secured on it.

FIXTURES & FITTINGS

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 and therefore cannot be guaranteed to be in good working order.











Byron Place



Welcome to Byron Place Longdale Lane, Ravenshead

Ravenshead

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Modern day Ravenshead has a good range of local amenities, including a local convenience store, a Sainsbury's local, a thriving farm shop and several pubs. One of the pubs, The Hutt, occupies a delightful 18th century building, erected on the site of a Royal Hutt,

one of seven built to house the men patrolling Sherwood Forest to protect the King's deer.

Adjacent to Byron Place is Ravenshead Leisure Centre, which has two sports halls, tennis courts, a hall court and football pitches. There is also a purpose built Village Hall, which hosts a wide range of activities from badminton and ballroom dancing to yoga and zumba.

Cherubs Longdale Nursery is a short walk from Byron Place, Abbey Gates Primary School, rated "Outstanding" is nearby and Ravenshead Church of England Primary School, rated "Good" is just over a mile away.

Around and about

Byron Place is situated on the southern side of the village, just a short drive from the A60, which connects Mansfield and Nottingham.

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trees, a visitor centre and cafe, it is perfect for a family day out.

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Development Layout

- 5 bedroom houses
 - 4 bedroom houses
 - 3 bedroom houses
 - 3 bedroom bungalows
 - 2 bedroom houses
 - 2 bedroom bungalows
 - 2 bedroom maisonettes
- BCP Bin Collection Point
V Visitor Parking Space



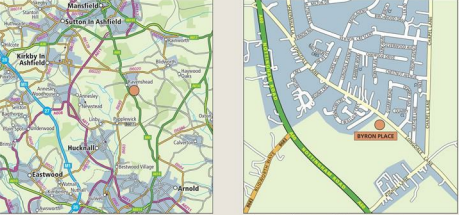
Getting there and away

Byron Place, Longdale Lane, Ravenshead, Nottinghamshire, NG15 9UN

Byron Place is conveniently located for travel and commuting, with excellent transport links to both Nottingham and Mansfield. Junction 27 of the M1 motorway just 6 miles away.

Ravenshead has its own community transport organisation and there are regular commercial bus from Ravenshead to both Mansfield and Nottingham.

The nearest train station is in Mansfield with regular services to Worksop and Nottingham. A little further away, Nottingham train station has regular services to Sheffield, Birmingham and London.



- 2 bedroom maisonettes
- BCP Bin Collection Point
- V Visitor Parking Space



Existing Property

The development layout is not to scale and is intended for illustrative purposes only. We reserve the right to alter the layout, building type, landscaping and quantities of greenery, as necessary. Landscaping details are indicative. Please check with our Sales Consultant or Sales Agent.

Times and distances are for indicative purposes only and sourced from National Rail and Google Maps.

PIPER

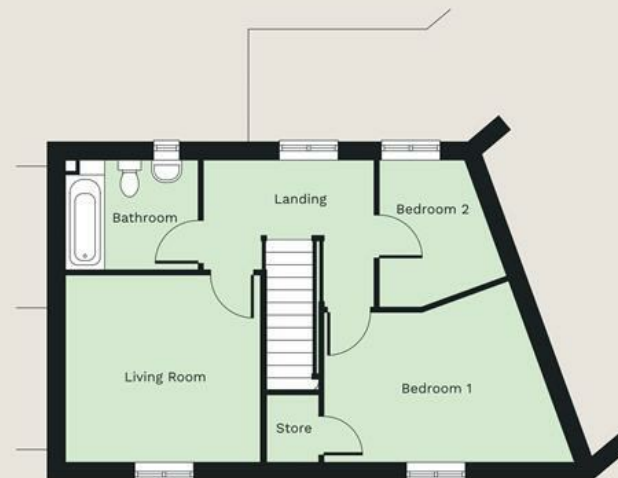


The Shelley

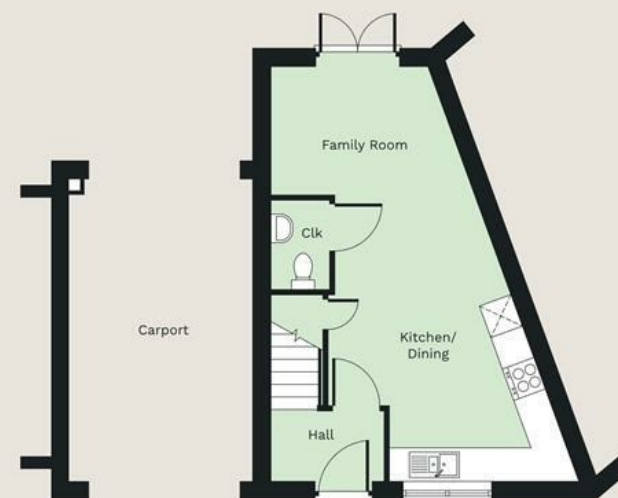
The ground floor of the one and only Shelley at Byron Place is taken up by an open plan dining kitchen and family room opening onto the garden through French doors. Off the main room is a downstairs cloakroom. Upstairs are two bedrooms and a fully fitted family bathroom. A third room can be used as a generous sized living room.

Bedrooms **2**

Plot **58**



First Floor



Ground Floor

Dimensions

Living Room	3488mm x 3352mm	11'5" x 11'0"
Kitchen/Dining	5125mm x 3392mm	16'10" x 11'2"
Family	2809mm x 2300mm	9'3" x 7'7"
Cloakroom	1600mm x 1050mm	5'3" x 3'5"
Bedroom 1	4486mm x 3455mm	14'9" x 11'4"
Bedroom 2	2633mm x 2282mm	8'8" x 7'6"
Bathroom	2400mm x 1965mm	7'10" x 6'5"

PIPER

Byron Place, Longdale Lane, Ravenshead,
Nottinghamshire, NG15 9JN

Computer generated images are indicative only. External finishes, materials, layouts, may vary. Room sizes are taken to the widest point in each room wall to wall. The floor plans are for guidance only and may be subject to change and properties may be "handed" or mirror images of the plans shown. Please check with our Sales Consultant or Selling Agent.

Specification

Each home at Byron Place has been designed with an exacting standard specification. Upgrades may be available.

KITCHENS

	The Aderns, Birken, Bonnington Meadow, Milbairke, Minerva, Scarlet, Shelley, Southwell	The Hawksmoor, Hind, Sandy	The Chamberlain, Edleston, Season, Wedderburn
symphony Cranbrook, New York or Princeton Gallery kitchen with soft close doors & drawers	●	●	●
symphony Alta Gallery kitchen with soft close doors and drawers			●
0mm Quartz worktops with matching upstands	●	●	
0mm Laminate worktops			●
ED plinth lights and under counter LED lights	●	●	
Integrated microwave & double oven, 900mm induction hob with glass chimney hood.	●	●	
compact oven & microwave, integrated single oven. Induction hob with 60cm chimney hood		●	
electric fan double oven with grill. Induction hob with 60cm chimney hood			●
Integrated 50:50 fridge freezer, 60cm wine cooler and integrated dishwasher	●	●	
Integrated 50:50 fridge freezer			●
stainless steel undermount 1.5 bowl sink with drainage grooves to granite countertop	●	●	
chrome mixer spray tap	●	●	
stainless steel inset 1.5 bowl sink and single drainer in stainless steel with chrome mixer tap		●	●
lumbing and space for washing machine (where there is no utility)		●	●

BATHROOMS

	The Aderns, Birken, Bonnington Meadow, Milbairke, Minerva, Scarlet, Shelley, Southwell	The Hawksmoor, Hind, Sandy	The Chamberlain, Edleston, Season, Wedderburn
feal Standard Ceraplan single lever basin mixer in chrome	●	●	●
feal Standard i.life 170cm x 75cm double-ended idealform bath	●	●	●
feal Standard i.life A 60cm floor standing Matt White vanity unit with 64cm washbasin	●	●	
feal Standard i.life S guest full pedestal with 55cm washbasin		●	●
feal Standard i.life S Compact WC bowl with RimLS+ technology & slow close seat	●	●	●
ingle Colour LED Plinth & Floor Light (Waterproof IP67) with motion sensor	●	●	
orcelanosa Platinum full height tiling to bath, half height tiling to basin wall, tiled cills	●	●	
orcelanosa Gold full height tiling to bath, half height tiling to basin wall, tiled cills			●

EN-SUITE (where applicable)

	The Aderns, Birken, Bonnington Meadow, Milbairke, Minerva, Scarlet, Shelley, Southwell	The Hawksmoor, Hind, Sandy	The Chamberlain, Edleston, Season, Wedderburn
feal Standard Ceratherm exposed thermostatic shower with 200mm square rainshower	●	●	●
feal Standard Simplicity low profile upstand shower tray (except Plot 4)	●	●	●
feal Standard i.life 60cm floor standing Matt White vanity unit with 64cm washbasin	●	●	
feal Standard i.life S Compact WC bowl with RimLS+ technology & slow close seat	●	●	●
ingle Colour LED Plinth & Floor Light (Waterproof IP67) with motion sensor (main en-suite only)	●	●	
orcelanosa Platinum full height tiling to shower, half height tiling to basin wall, tiled cills	●	●	
orcelanosa Gold full height tiling to shower, half height tiling to basin wall, tiled cills			●



ELECTRICAL

	The Aderns, Birken, Bonnington Meadow, Milbairke, Minerva, Scarlet, Shelley, Southwell	The Hawksmoor, Hind, Sandy	The Chamberlain, Edleston, Season, Wedderburn
Flush mounted white pvc sockets and switches	●	●	●
Media panel with 4 main sockets, tv, satellite, network and BT point.			●
Telephone point in Lounge, Study (where applicable) and Bedroom 1			●
Fire rated chrome downlights to Kitchen area, Bathroom & En-suites.	●	●	●
Mains operated smoke detectors and heat detectors	●	●	●
Honeywell XC70 battery operated carbon monoxide detectors	●	●	●
Shaver socket	●	●	●
External light with a movement sensor and photocell	●	●	●

HEATING

	The Aderns, Birken, Bonnington Meadow, Milbairke, Minerva, Scarlet, Shelley, Southwell	The Hawksmoor, Hind, Sandy	The Chamberlain, Edleston, Season, Wedderburn
Full central heating with compact radiators and thermostatic valves	●	●	●
WiFi Enabled Smart Thermostat	●	●	●
Honeywell T3 Programmable Thermostat		●	●
Stelrad Aqua Classic straight chrome heated towel rail to bathroom	●	●	●

DECORATION

	The Aderns, Birken, Bonnington Meadow, Milbairke, Minerva, Scarlet, Shelley, Southwell	The Hawksmoor, Hind, Sandy	The Chamberlain, Edleston, Season, Wedderburn
White painted walls & ceilings	●	●	●
Brilliant white gloss finish to all woodwork	●	●	●

JOINERY AND DOORS

	The Aderns, Birken, Bonnington Meadow, Milbairke, Minerva, Scarlet, Shelley, Southwell	The Hawksmoor, Hind, Sandy	The Chamberlain, Edleston, Season, Wedderburn
Oak veneer 5 vertical panel grained finish doors	●	●	●
Gloss white painted 5 panel grain finish doors		●	●
Chrome ironmongery	●	●	●
White painted staircase with oak handrail and newel caps	●	●	●
1W LED Marker LightMatt White. 1No. light every two treads (6No. for 13 tread flight)	●	●	●
Fitted wardrobe to bedroom one	●	●	●

EXTERNAL

	The Aderns, Birken, Bonnington Meadow, Milbairke, Minerva, Scarlet, Shelley, Southwell	The Hawksmoor, Hind, Sandy	The Chamberlain, Edleston, Season, Wedderburn
Turfed front and rear gardens	●	●	●
External water supply	●	●	●
IP66 rated external socket	●	●	●
32mm buff concrete paving slabs	●	●	●
1.8m Close boarded or panel fence to rear garden	●	●	●

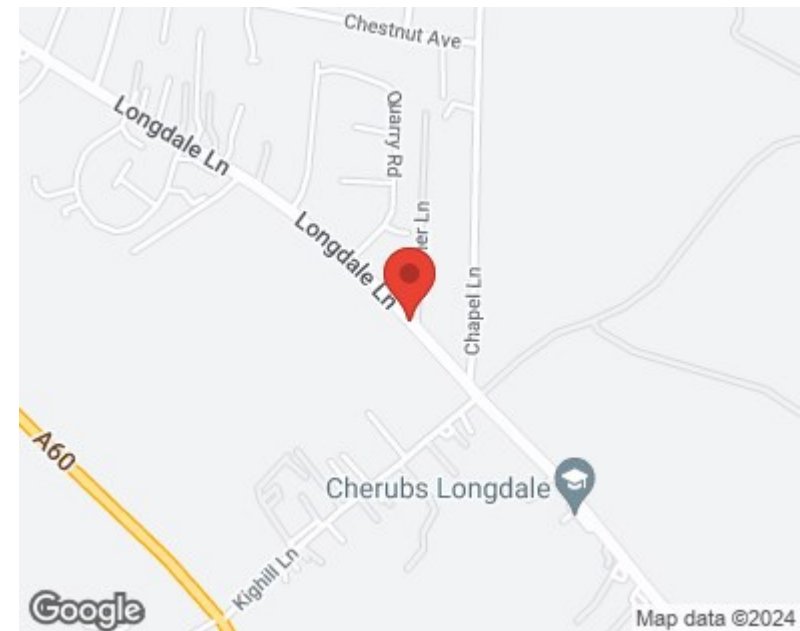


Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	



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 01623 626990



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1 Albert Street,
Mansfield NG18 1EA
Tel: 01623 626990
Email: mansfield@richardwatkinson.co.uk



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