



**Byron Place, Plot 43 The Hawksmoor,
Longdale Lane, Ravenshead, Nottingham,
Nottinghamshire, NG15 9JN**

New Build £595,000

Tel: 01623 626990

**RICHARD
WATKINSON
PARTNERS**

Surveyors, Estate Agents, Valuers, Auctioneers

- Outstanding Brand New Development
- Only 47 Homes
- 10 Year Premier Warranty
- 4 Bedrooms & 3 Bath/Shower Rooms
- Open Plan Living/Dining Kitchen
- Award Winning Developer
- 2, 3, 4 & 5 Bedrooms
- Plot 43: Detached Family House
- 1808 Sq Ft + Detached Single Garage
- Two Reception Rooms & Utility

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 43 The Hawksmoor: a spacious detached family home (1808 sq ft) with four bedrooms, two reception rooms, three bath/shower rooms and a detached single garage. The ground floor living accommodation comprises an entrance hall, cloakroom/WC, utility, a substantial open plan living/dining kitchen with large central island and French doors, a living room and separate dining room both sharing a central open fireplace. The first floor galleried landing leads to a master bedroom with dressing room and an en suite. There are three further bedrooms, a second en suite and a family bathroom with a bath and separate shower.

Externally, plot 43 occupies a corner plot position with landscaped front and rear gardens with turf and a patio with fenced boundaries on all sides. There is a good sized south west facing rear garden and a tandem length driveway leading to the detached single garage to the rear of the property.

Plot 43 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 43 THE HAWKSMOOR

ENTRANCE HALL

CLOAKROOM/WC

6'3" x 3'9" (1.91m x 1.14m)

LIVING ROOM

20'0" x 12'4" (6.10m x 3.76m)

DINING ROOM

16'3" x 9'11" (4.95m x 3.02m)

SUBSTANTIAL OPEN PLAN LIVING/DINING KITCHEN

KITCHEN/BREAKFAST/FAMILY

21'1" x 12'2" (6.43m x 3.71m)

GARDEN ROOM

11'1" x 8'0" (3.38m x 2.44m)

FIRST FLOOR GALLERIED LANDING

MASTER BEDROOM 1

12'5" x 12'4" (3.78m x 3.76m)

DRESSING ROOM

7'4" x 5'3" (2.24m x 1.60m)

EN SUITE

7'4" x 4'6" (2.24m x 1.37m)

BEDROOM 2

13'0" x 9'11" (3.96m x 3.02m)

EN SUITE

9'11" x 4'9" (3.02m x 1.45m)

BEDROOM 3

11'5" x 8'8" (3.48m x 2.64m)

BEDROOM 4

12'3" x 7'9" (3.73m x 2.36m)

FAMILY BATHROOM

9'8" x 7'4" (2.95m x 2.24m)

DETACHED SINGLE GARAGE

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 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. 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



Specification

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

	The Ardara, Birkby, Broomfield	The Ardara, Birkby, Broomfield	The Ardara, Birkby, Broomfield
KITCHENS			
Symphony Charbrook, New York or Princeton Gallery Kitchen with soft close doors & drawers	•	•	•
Symphony Alta Gallery Kitchen with soft close doors and drawers			•
20mm Quartz worktops with matching upstands	•	•	•
40mm Laminate worktops			•
LED 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	•	•	•
Plumbing and space for washing machine (where there is no utility)	•	•	•
BATHROOMS			
Ideal Standard Ceraplan single lever basin mixer in chrome	•	•	•
Ideal Standard Life 170cm x 75cm double-ended Idealform bath	•	•	•
Ideal Standard Life A 60cm floor standing Matt White vanity unit with 64cm washbasin	•	•	•
Ideal Standard Life S guest full pedestals with 55cm washbasin	•	•	•
Ideal Standard Life S Compact WC bowl with RimLS+ technology & slow close seat	•	•	•
Single Colour LED Plinth & Floor Light (Waterproof IP67) with motion sensor	•	•	•
Porcelanosa Platinum full height tiling to bath, half height tiling to basin wall, tiled cills	•	•	•
Porcelanosa Gold full height tiling to bath, half height tiling to basin wall, tiled cills			•
EN-SUITE (where applicable)			
Ideal Standard Ceratherm exposed thermostatic shower with 200mm square rainshower	•	•	•
Ideal Standard Simplicity low profile upstand shower tray (except Plot 4)	•	•	•
Ideal Standard Life 60cm floor standing Matt White vanity unit with 64cm washbasin	•	•	•
Ideal Standard Life S Compact WC bowl with RimLS+ technology & slow close seat	•	•	•
Single Colour LED Plinth & Floor Light (Waterproof IP67) with motion sensor (main en-suite only)	•	•	•
Porcelanosa Platinum full height tiling to shower, half height tiling to basin wall, tiled cills	•	•	•
Porcelanosa Gold full height tiling to shower, half height tiling to basin wall, tiled cills			•



	The Ardara, Birkby, Broomfield	The Ardara, Birkby, Broomfield	The Ardara, Birkby, Broomfield
ELECTRICAL			
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	•	•	•
Five rated chrome downlights to kitchen area, Bathroom & En-suites.	•	•	•
Main operated smoke detectors and heat detectors	•	•	•
Honeywell XCTD battery operated carbon monoxide detectors	•	•	•
Shower socket	•	•	•
External light with a movement sensor and photocell.	•	•	•
HEATING			
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			
White painted walls & ceilings	•	•	•
Brilliant white gloss finish to all woodwork	•	•	•
JOINERY AND DOORS			
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 Light/Matt White. No. light every two treads (6No. for 13 tread flight)	•	•	•
Fitted wardrobe to bedroom one	•	•	•
EXTERNAL			
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	•	•	•



Purchasing a home is one of the most important investments that you will make in your lifetime

About Piper Homes



At Piper Homes, we understand that a home is one of the most important investments that you will make. We have over 50 years' experience providing over 1,000 quality homes across the Midlands region and we strive to ensure that our construction and craftsmanship comes second to none.

We build with care, not only for the needs of our home owners, but also with energy conservation and environmental protection in mind.

Our team are individually selected and highly skilled in their areas of expertise, ensuring we retain our position as industry leaders.

Our goal is to provide a dream home and lifestyle for clients as well as a seamless purchase and after-care experience.

All our homes come with a ten-year Premier guarantee to give you complete peace of mind.

Piper Homes are committed to supporting the communities in which we work and build.

Working together with local councils we are proud to

assist with initiatives that ensure local communities continue to flourish once our developments are complete. Our ultimate aim is to work in partnership to generate stability and sustainability for local residents.

We're proud of our ability to produce residences of distinction, whether in the construction of bespoke new homes or in the restoration of historical buildings. We care about creating inspirational designs, dream homes and the environment and communities in which we build.

We help provide what is most-needed in each specific community, supporting areas such as Education, Community Facilities, Parks and Play areas, Sustainable Transport and Affordable Homes.



PIPER

PIPER



The Hawksmoor

With a wide frontage and a stepped elevation, the Hawksmoor has a real presence. On the inside it is even more impressive. The magnificent kitchen with central island has double doors to the garden as well as a separate utility room. The living room and dining room share a central open fireplace. Upstairs, two of the bedrooms have their own en-suite shower rooms and a further two bedrooms share a family bathroom with both bath and shower.

Bedrooms **4**

Plot **43**



First Floor



Ground Floor

Dimensions

Living Room	6085mm x 3767mm	20'0" x 12'4"
Dining Room	4960mm x 3015mm	16'3" x 9'11"
Kitchen/Breakfast/Family	6437mm x 3717mm	21'1" x 12'2"
Garden Room	3385mm x 2448mm	11'1" x 8'0"
Utility	3386mm x 1665mm	11'1" x 5'6"
Cloakroom	1900mm x 1150mm	6'3" x 3'9"
Bedroom 1	3775mm x 3765mm	12'5" x 12'4"
En-Suite 1	2227mm x 1367mm	7'4" x 4'6"
Dressing Room	2227mm x 1600mm	7'4" x 5'3"
Bedroom 2	3967mm x 3015mm	13'0" x 9'11"
En-Suite 2	3014mm x 1450mm	9'11" x 4'9"
Bedroom 3	3489mm x 2643mm	11'5" x 8'8"
Bedroom 4	3729mm x 2356mm	12'3" x 7'9"
Bathroom	2950mm x 2227mm	9'8" x 7'4"

PIPER

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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.

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 fishmonger'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.

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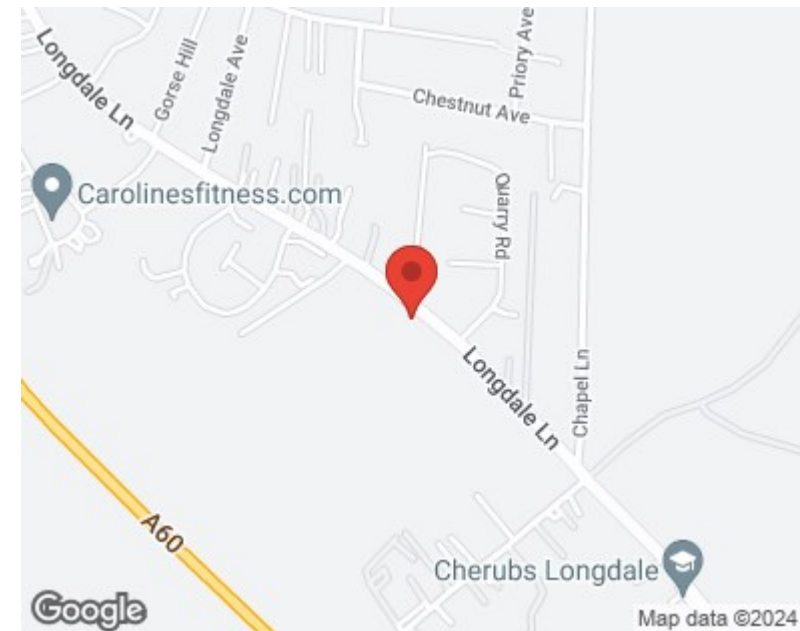
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive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

Environmental Impact (CO ₂) 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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