



**Byron Place, Plot 47 The Ardene, Longdale
Lane, Ravenshead, Nottingham,
Nottinghamshire, NG15 9JN**

New Build £240,000

Tel: 01623 626990

 **RICHARD
WATKINSON
PARTNERS**

Surveyors, Estate Agents, Valuers, Auctioneers

- Outstanding Brand New Development
- Only 47 Homes (Mix of Houses & Bungalows)
- 10 Year Premier Warranty
- Two Bedrooms
- South West Facing Garden
- Award Winning Developer
- 2, 3, 4 & 5 Bedrooms
- Plot 47: Detached Bungalow
- Open Plan Living/Dining Kitchen
- Two Allocated Parking Spaces

An outstanding collection of 2, 3, 4 & 5 bedroom houses and 2 & 3 bedroom bungalows 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 47 The Ardene: a two bedroom detached bungalow with accommodation comprising an entrance hall, open plan living/dining kitchen with French doors, two bedrooms and a bathroom.

Externally, plot 47 has landscaped front and side gardens with turf and a patio with fenced boundaries on all sides. There is a south west facing rear garden and two allocated parking spaces to the front of the property.

Plot 47 is anticipated to be completed by spring 2024.

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

PLOT 47 THE ARDENE

ENTRANCE HALL

OPEN PLAN LIVING/DINING KITCHEN

16'3" x 13'0" (4.95m x 3.96m)

BEDROOM 1

11'2" x 9'9" (3.40m x 2.97m)

BEDROOM 2

11'2" x 6'3" (3.40m x 1.91m)

BATHROOM

6'11" x 6'3" (2.11m x 1.91m)

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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PIPER

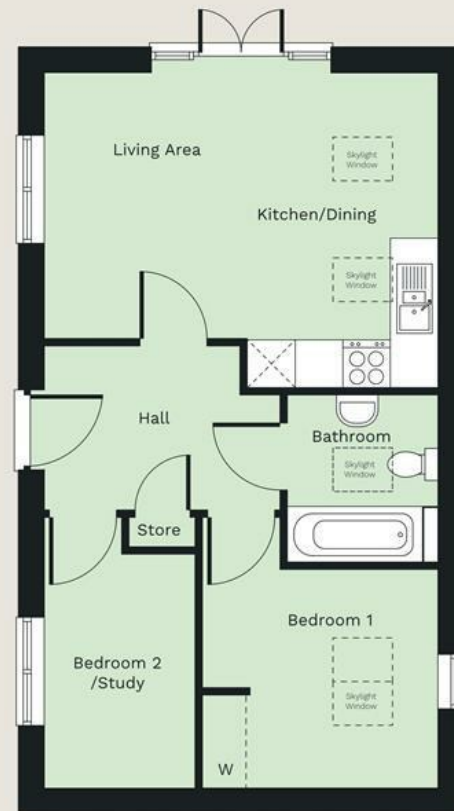


The Arderne

The adorable Arderne offers single storey living at its best, with a central hall giving direct access to all of the extensive accommodation. The open plan kitchen diner has a separate living area with French doors to the garden and two skylights to let in extra light. The main bedroom has a built in wardrobe and there is a second bedroom or study.

Bedrooms **2**

Plot **47**



Floor Layout

Dimensions

Living/Kitchen/Dining	4959mm x 3964mm	16'3" x 13'0"
Bedroom 1	3409mm x 2967mm	11'2" x 9'9"
Bedroom 2/Study	3412mm x 1899mm	11'2" x 6'3"
Bathroom	2105mm x 1897mm	6'11" x 6'3"

PIPER

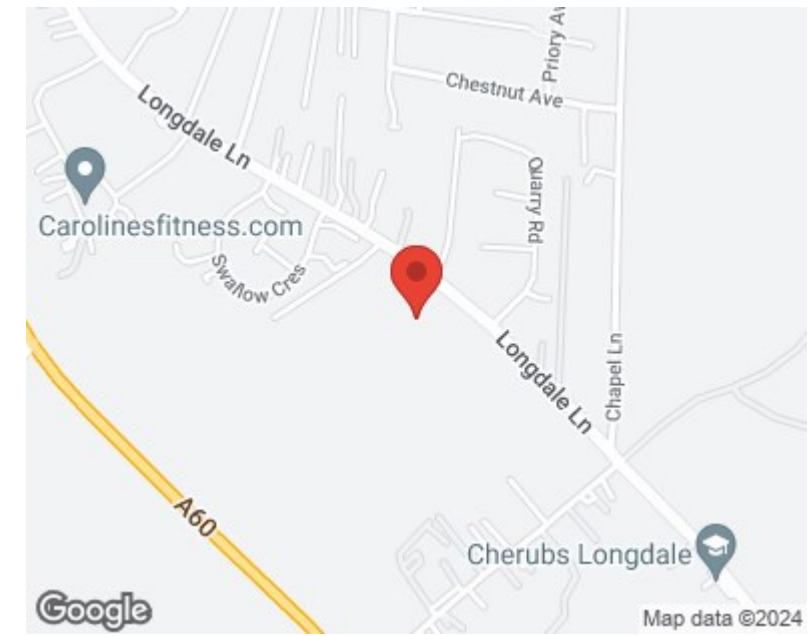
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Computer generated images are indicative only. External finishes, materials, layouts, may vary. Room sizes are taken to the widest point in each room wall to wall. The floor plans are for guidance only and may be subject to change and properties may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



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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