



**Byron Place, Plot 32 The Woodford, Longdale  
Lane, Ravenshead, Nottingham,  
Nottinghamshire, NG15 9JN**

**New Build £310,000**

**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
- Open Plan Living/Dining Kitchen
- Award Winning Developer
- 2, 3, 4 & 5 Bedrooms
- Plot 32: Detached Bungalow (686 Sq Ft)
- En Suite & Bathroom
- Driveway & Detached Single Garage

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 32 The Woodford: a two bedroom detached bungalow (686 sq ft) with accommodation comprising an entrance hall, open plan living/dining kitchen with French doors and a bay window to the side, bedroom one with en suite, bedroom two and a bathroom.

Externally, plot 32 occupies a corner plot position with landscaped front, side and rear gardens laid to turf and a patio with fenced boundaries on all sides. In addition, there is a tandem length driveway to the side of the property leading to a detached single garage.

Plot 32 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 32 THE WOODFORD

### ENTRANCE HALL

### OPEN PLAN LIVING/DINING KITCHEN

24'0" x 13'3" (7.32m x 4.04m)

### MASTER BEDROOM 1

12'6" x 9'5" (3.81m x 2.87m)

### EN SUITE

7'9" x 5'4" (2.36m x 1.63m)

### BEDROOM 2

11'11" x 6'11" (3.63m x 2.11m)

### BATHROOM

6'11" x 6'10" (2.11m x 2.08m)

### 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

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 Newark 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 16th 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.

Chorus 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 north east of Mansfield. With nearly 1000 ancient oak

trees, a visitor centre and café, 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 Home Pierrpont National Watersports Centre and Trent Bridge International cricket ground. It is also home to The University of Nottingham, who's famous most famous alumnus is the author D.H.Lawrence.

## Development

### Layout



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

## Getting there

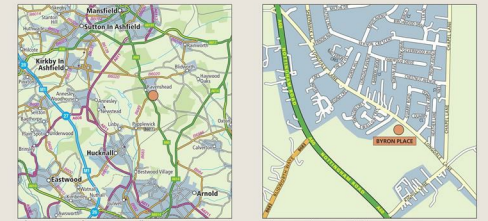
### and away

Byron Place, Longdale Lane, Ravenshead, Nottinghamshire, NG16 9JN

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.



### Distance in miles from Byron Place



### Fastest direct train times in minutes from Nottingham



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



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

## Specification

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

KITCHENS	The Adams, Bilton, Boscington, Mansfield, Newark, Nottingham, Southwell, Southwell	The Haveron, Hill, Sandy	The Charncliffe, Edleston, Seaton, Westleton
Symphony Crankbrook, 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)	●	●	●
<b>BATHROOMS</b>	●	●	●
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 pedestal with 85cm 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	●	●	●
<b>EN-SUITE</b> (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	●	●	●



ELECTRICAL	The Adams, Bilton, Boscington, Mansfield, Newark, Nottingham, Southwell, Southwell	The Haveron, Hill, Sandy	The Charncliffe, Edleston, Seaton, Westleton
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.	●	●	●
Mains operated smoke detectors and heat detectors	●	●	●
Honeywell YC10 battery operated carbon monoxide detectors	●	●	●
Shaver socket	●	●	●
External light with a movement sensor and photocell	●	●	●
<b>HEATING</b>	●	●	●
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	●	●	●
<b>DECORATION</b>	●	●	●
White painted walls & ceilings	●	●	●
Brilliant white gloss finish to all woodwork	●	●	●
<b>JOINERY AND DOORS</b>	●	●	●
Oak veneer 5 vertical panel grained finish doors	●	●	●
Gloss white painted 5 panel grain finish doors	●	●	●
Chrome inlayment	●	●	●
White painted staircase with oak handrail and newel caps	●	●	●
1W LED Marker Light/Matt White: No. light every two treads (6m. for 13 tread flight)	●	●	●
Fitted wardrobe to bedroom one	●	●	●
<b>EXTERNAL</b>	●	●	●
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	●	●	●



# PIPER



## The Woodford

The Woodford offers all the comfort and convenience of single storey living set within a beautiful exterior. To the rear, the fully fitted dining kitchen and adjacent living area with bay window open onto the rear garden through French doors. To the front, the main bedroom has an en-suite shower room and there is a fully equipped bathroom for the second bedroom, or for enjoying a soak.

Bedrooms **2**

Plots **18** **32**



Floor Layout

### Dimensions

Living/Kitchen/Dining	7313mm x 4043mm	24'0" x 13'3"
Bedroom 1	3818mm x 2877mm	12'6" x 9'5"
En-Suite	2368mm x 1623mm	7'9" x 5'4"
Bedroom 2	3628mm x 2110mm	11'11" x 6'11"
Bathroom	2110mm x 2085mm	6'11" x 6'10"

## 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.



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

## About

### Piper Homes



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

*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.*

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

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



Richard Watkinson & Partners is the trading name of Richard Watkinson Ltd.  
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Surveyors, Estate Agents, Valuers, Auctioneers