

DISTINCTIVE
HOMES
by



Manor Park

Ruddington, NG11 6DS

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PLOT PURCHASE - RESERVE NOW! Rare off-plan opportunity with potential Stamp Duty savings

A breathtakingly exclusive modern development by Norse Homes, Manor Park comprises just three contemporary six-bedroom homes, situated in the heart of one of Nottinghamshire's most sought-after villages. Set within a beautiful mature landscape on the private estate of Manor Park, this exceptional development presents a rare opportunity to create a new lifestyle in an iconic, energy-efficient home.



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Norse Homes has carefully designed the development to combine modern architecture, sustainable living and exceptional craftsmanship. Buyers have the unique opportunity to be involved in the creation of their new home, selecting from a range of finishes and specifications to personalise the property to their individual tastes, while enjoying the reassurance of a professionally managed build process.

With planning permission secured and site infrastructure already in place, Norse Homes has removed many of the complexities traditionally associated with creating a bespoke home. This allows purchasers to focus on the exciting aspects of tailoring their new property, safe in the knowledge that an experienced developer will oversee the construction from start to finish.

Key Points:

- Plot purchase
- RESERVE NOW! Rare off-plan opportunity with potential Stamp Duty savings
- An exclusive development of three superior detached homes
- Air Source Heat Pumps & Underfloor Heating
- Solar Panels with Tesla Battery Storage and EV Charging Points & Electric Gates
- Cat 6A Data Cabling & External Power Points
- Pre-wired Garden Lighting & External Taps
- Designer Kitchens & Utility Rooms by Stephen Christopher with Siemens Appliances, Bora Cooktop, Quartz Worktops & Quooker Tap





- Porcelanosa Bathrooms & Tiling
- 10-year ICW Warranty

One of the standout benefits of custom-builds is the superior quality and innovation they offer. Modern methods of construction and sustainable technologies are more accessible, allowing you to create a home that is not only high-quality but also environmentally friendly. Imagine integrating the latest energy-efficient systems, renewable energy sources, and sustainable materials into your home from the ground up.

Financing a self-build project is more straightforward than many realize. Here's why: **Core Build Costs Priced In:** With the core costs of the build clearly outlined, budgeting becomes more predictable. This transparency helps in managing finances effectively, reducing the likelihood of unexpected expenses.

Stamp Duty Savings: You only pay stamp duty on the value of the land, which can result in significant savings compared to purchasing an existing property.

VAT Advantages: As you are building new, labour and materials are zero-rated for VAT, further reducing costs.

Moreover, the final value of the house often exceeds the total expenditure on the project, giving you a higher-value property for a lower investment.





Plot 1

Ground Floor
Approx. 169.3 sq. metres (1822.7 sq. feet)



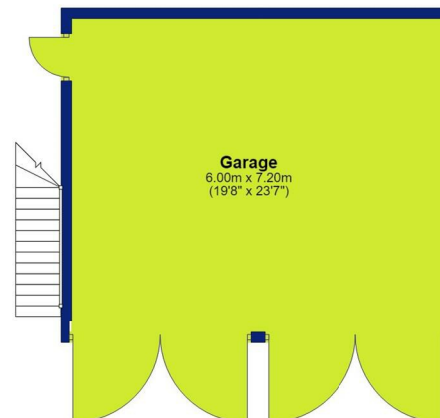
First Floor
Approx. 161.7 sq. metres (1740.1 sq. feet)



Second Floor
Approx. 101.6 sq. metres (1093.2 sq. feet)



Ground Floor
Approx. 43.2 sq. metres (465.0 sq. feet)



Above Garage
Approx. 30.4 sq. metres (327.2 sq. feet)



Total area: approx. 506.1 sq. metres (5448.1 sq. feet)

Ground Floor
Approx. 156.3 sq. metres (1682.9 sq. feet)

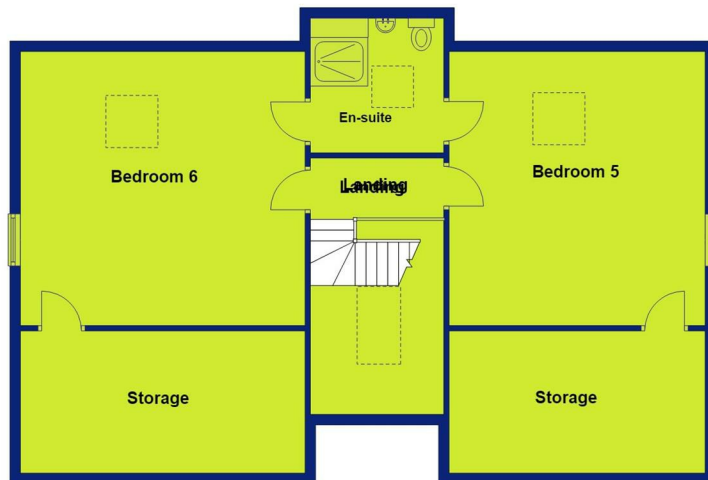


First Floor
Approx. 156.0 sq. metres (1679.1 sq. feet)

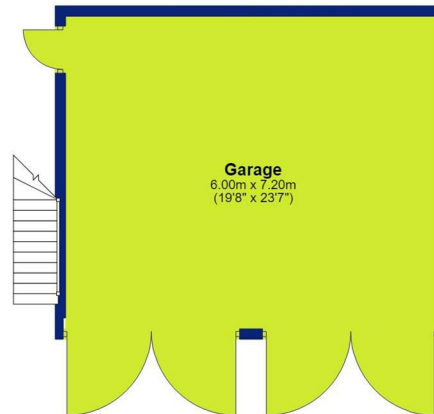


Plot 2

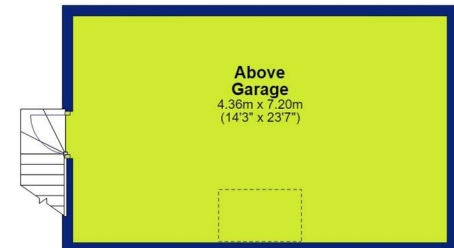
Second Floor
Approx. 91.2 sq. metres (981.4 sq. feet)
(excluding Landing)



Garage
Approx. 43.2 sq. metres (465.0 sq. feet)



Above Garage
Approx. 31.4 sq. metres (337.5 sq. feet)



Total area: approx. 478.1 sq. metres (5145.9 sq. feet)

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Distinctive Homes by FHP Living

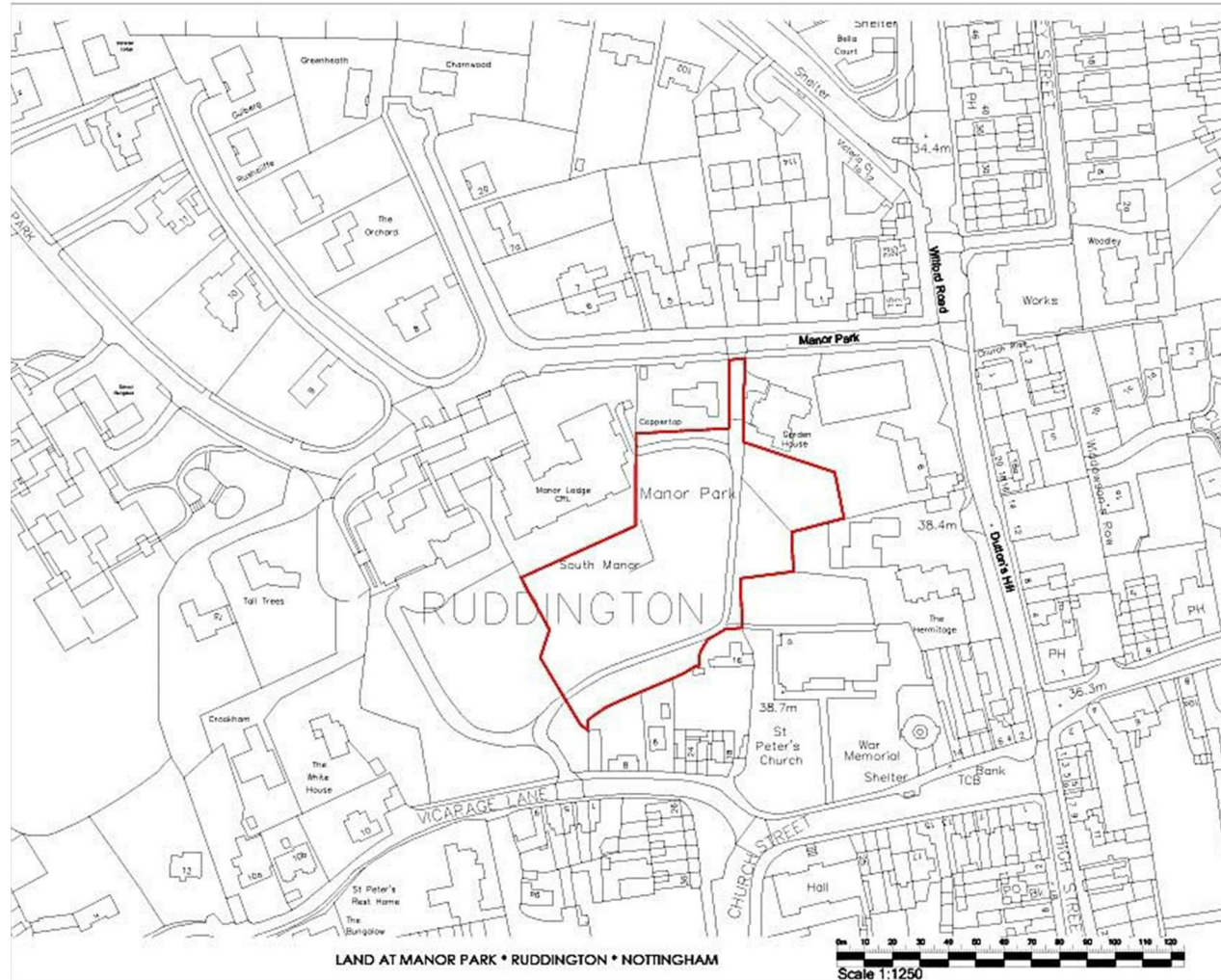
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Interested in this home?

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