

No. 1

No. 3

No. 5

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No. 1

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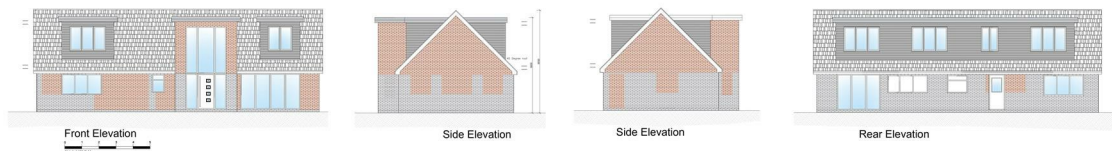
Wall 100mm External Wall 100mm Cavity Wall - Insulation to Specification 100mm Internal Wall Blockwork - 20mm plaster/Render 100mm Stud Timber - 15mm Sound Bsc Timber Board - Level Roofing - Roof Board Insulation - See Specification - Insulated Gabled Clear Sky	Materials - Brickwork - Render - Ceiling - Roof Tiles	Electrical and Heating To clients specs - Pendant Light - Spot Light - External Light - Switch (All within 1500mm above floor) - Douglas 13 Amp sockets, 4500mm min. above floor - Douglas 13 Amp sockets, 10500mm min. above floor - T.V aerial socket (J.M. distance 10500mm high)	NOTES ALL DIMENSIONS TO BE STRUCTURED ON SITE ALL SUBJECT TO STRUCTURAL ENGINEER'S CONFIRMATION OF CALCULATION TO BE RECORDED ON CONSTRUCTION DRAWINGS DO NOT SCALE FROM THE DRAWINGS FOR THE MEASUREMENT OF ANY DIMENSIONS IF ANY DIMENSIONS ARE MADE TO DIFFER FROM THE UNCONSTRUCTED DRAWINGS THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE COST OF REPAIR OF THE DEFECTIVE WORK AND THE COST OF THE REPAIR CIAT CHARTERED PRACTICE	DK DESIGNS FUTURE PROJECTS TODAY 7A HAYWOOD HOUSE, HYDRA BUSINESS PARK, NETHER LEAN SHEFFIELD S19 1 1ZK TEL: 07951 326852 WEB: WWW.DK-DESIGNS.CO.UK EMAIL: T. DESIGNS@DK-DESIGNS.CO.UK	Client Mr Steve Terrill 5 Little Lane, Calverton, Nottingham EXISTING & PROPOSED STREETSCAPE 1:100 @ A1 2025-04-04 APR 25 P000101
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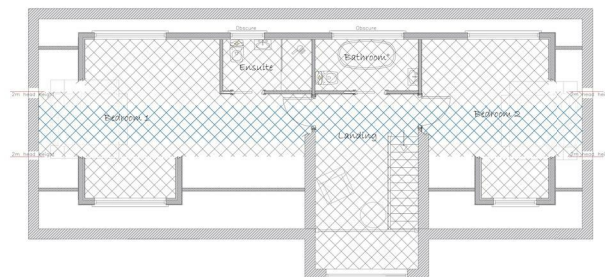
PLANNING ONLY PLANS
NOT TO BE USED FOR CONSTRUCTION

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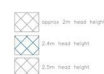
PROPOSED



Ground Floor Plan
Master's 1:50 @ A1



First Floor Plan



PLANNING ONLY PLANS
NOT TO BE USED FOR CONSTRUCTION

Wall Key	Materials	Electrical and Heating	Notes	CIAT	DK DESIGNS	Mr Steven Terrill
100mm External Wall 100mm Cavity Wall - Insulation to Specification 100mm Internal Wall Blockwork - 220mm 100mm Solid Wall - 100mm Solid Blue Plaster Board Rigid Board Insulation - See Specification	Brickwork Cladding Floor Tiles	Plaster Light Spot Light External Light Switch (All switches 1200mm above floor) Double 13 Amp sockets, 450mm min. above floor. Double 13 Amp sockets, 1050mm min. above floor. To clients spec	Smoke detector wired permanently to a resounding alarm system Carbon Monoxide Detector in BS EN 50291:2001 Heat Detector Mechanical extract fan External Tap External 13 Amp sockets, 450mm min. above floor.	ALL INFORMATION TO BE CHECKED ON SITE ALL SUBJECT TO STRUCTURAL CALCULATIONS TO BE MADE BY A REGISTERED STRUCTURAL ENGINEER DO NOT SCALE FROM THESE DRAWINGS EXCEPT FOR THE PURPOSES OF LOCAL AUTHORITY PLANNING IF ANY AMENDMENTS ARE MADE TO THESE DRAWINGS, THE DRAWING WILL NOT BE USED FOR CONSTRUCTION. THE COMPLETION OF WORKS MUST BE IN ACCORDANCE WITH THE BUILDING REGULATIONS	7A HAYWOOD HOUSE, HYDRA BUSINESS PARK NETHER LANE SHEFFIELD S33 1ZX TEL OFFICE: 07591 206852 WEB: WWW.DK-DESIGNS.CO.UK	5 Little Lane, Calverton, Nottingham PROPOSED FLOOR PLANS & ELEVATIONS 1:100 1:50 @ A1 APR 25

5 Little Lane Calverton, Nottingham NG14 6JU Asking Price £589,000 Freehold

A unique opportunity to purchase a brand new four bedroom detached dormer home currently under construction in a quiet and secluded part of Calverton. Designed with modern, eco-conscious living in mind, the property will offer flexible accommodation, three bathrooms, open plan living space, parking for two cars and potential for buyer personalisation.

Ground Floor

Entrance Hall

13'0 x 8'0 approx (3.96m x 2.44m approx)

Lounge

20'0 x 13'0 approx (6.10m x 3.96m approx)

Kitchen/Dining Area

17'0 x 12'0 approx (5.18m x 3.66m approx)

Utility Room

7'0 x 6'0 approx (2.13m x 1.83m approx)

Bedroom Three

12'0 x 10'0 approx (3.66m x 3.05m approx)

Bedroom Four/Office

11'0 x 9'6 approx (3.35m x 2.90m approx)

En-Suite

7'0 x 4'6 approx (2.13m x 1.37m approx)

Bathroom

8'0 x 6'0 approx (2.44m x 1.83m approx)

First Floor

Master Bedroom

26'2" x 13'1" approx (8m x 4m approx)

En-Suite

8'0 x 5'0 approx (2.44m x 1.52m approx)

Bedroom Two

13'0 x 11'0 approx (3.96m x 3.35m approx)

Bathroom

8'0 x 6'0 approx (2.44m x 1.83m approx)

Agents Notes: Additional Information

Electricity: Mains supply

Water: Mains supply

Heating: Mains gas

Septic Tank : No

Broadband: BT, Sky, Virgin

Broadband Speed: Standard 16mbps Ultrafast 1000mbps

Phone Signal: 02, Vodafone, EE, Three

Sewage: Mains supply

Flood Risk: No flooding in the past 5 years

Flood Defences: No

Non-Standard Construction: No

Any Legal Restrictions: No

Other Material Issues: No



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 details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested.