

Sweet Hill Lane,

Southwell, DT5 2DT

2 2 1

Prices From
£315,000 Freehold

Hull Gregson Hull

Sweet Hill Lane,

Southwell, DT5 2DT

- Stunning Modern New Build Development
- Available To View Straight Away
- A Selection of Two, Three and Four Bedroom Properties
- All with Two Parking Spaces, additionally some with Garages
- Heated by Air Source Heat Pump
- Effortlessly Stylish Modern Living
- Beautifully Landscaped Open Spaces
- Provisions for EV Charging and FTTP (Fibre to the property)
- 10 Year Build Guarantee
- Contact The Sales Team For Further Information



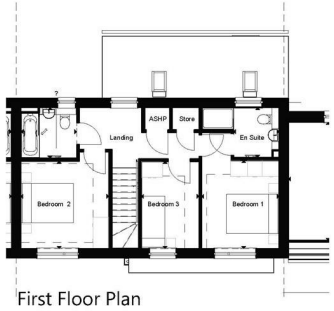




A3



Ground Floor Plan



First Floor Plan

PLOT 19 - Room Dimensions Ground Floor

Room Name	Room Width (m)	Room Length (m)	Room Width (ft)	Room Length (ft)
P19 - Living/Dining	6.37	3.93	20' - 11"	12' - 11"
P19 - Kitchen	3.58	3.80	11' - 9"	12' - 6"
P19 - WC	2.70	1.05	8' - 10"	3' - 5"

PLOT 19 - Room Dimensions First Floor

Room Name	Room Width (m)	Room Length (m)	Room Width (ft)	Room Length (ft)
P19 - Bedroom 1	2.95	3.35	9' - 8"	11' - 0"
P19 - Bedroom 3	2.19	3.31	7' - 2"	10' - 10"
P19 - Bedroom 2	3.35	3.32	11' - 0"	10' - 11"
P19 - En-suite	1.73	1.89	5' - 8"	6' - 3"
P19 - Bathroom	2.12	1.92	6' - 11"	6' - 3"



Scale 1:100

0 2m 4m 6m

Romsey T:01794 367703 | Portishead T:01275 497000 | Cambeley T:01276 479050 F:01794 367276

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Rev	Description
C1	Issued for Construction

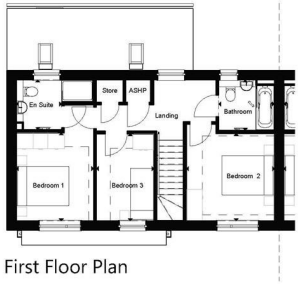
Project	May Bower Gardens Phase 2
Drawing	Plot 17-20 (Rose-Daisy) Plot 19 Sales Plans
Client	Koori Ltd
Job no.	KOOR190330
Dwg no.	P19-90-505
Date	09/08/23
Rev.	C1
Author	PAR Checker TA
Scale	1:100 @ A3
Status	CONSTRUCTION
Office	Romsey
Client ref.	KOOR190330-TAR-P19-90-505

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A3



Ground Floor Plan



First Floor Plan

PLOT 20 - Room Dimensions Ground Floor

Room Name	Room Width (m)	Room Length (m)	Room Width (ft)	Room Length (ft)
P20 - Living/Dining	6.37	3.93	20' - 11"	12' - 11"
P20 - Kitchen	3.58	3.80	11' - 9"	12' - 6"
P20 - WC	2.70	1.05	8' - 10"	3' - 5"

PLOT 20 - Room Dimensions First Floor

Room Name	Room Width (m)	Room Length (m)	Room Width (ft)	Room Length (ft)
P20 - Bedroom 1	2.95	3.35	9' - 8"	11' - 0"
P20 - Bedroom 3	2.19	3.31	7' - 2"	10' - 10"
P20 - Bedroom 2	3.35	3.32	11' - 0"	10' - 11"
P20 - En-suite	1.73	1.89	5' - 8"	6' - 3"
P20 - Bathroom	2.12	1.92	6' - 11"	6' - 3"



Scale 1:100

0 2m 4m 6m

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Rev Description
C1 Issued for Construction

Project May Bower Gardens Phase 2
Drawing Plot 17-20 (Rose-Daisy) Plot 20 Sales Plans
Client Koori Ltd
Job no. KOOR190330
Dwg no. P20-90-507
Date 09/08/23
Rev. C1
Author PAR Checker TA
Scale 1:100 @ A3
Status CONSTRUCTION
Office Romsey
Client ref. KOOR190330-TAR-P20-90-507

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Welcome to MAY BOWER GARDENS, an exclusive collection of beautifully crafted TWO-, THREE-and FOUR-bedroom homes nestled in the heart of Southwell on the Isle of Portland. This distinctive development brings together contemporary architecture, refined design, and an exceptional coastal setting to create a truly elevated living experience.

Koori Ltd are renowned for delivering traditionally built, exquisitely designed homes where generous proportions, craftsmanship and meticulous attention to detail come as standard. Their considered use of natural materials and integration of forward-thinking technologies—such as air source heat pumps and electric vehicle charging—ensure every Koori home strikes the perfect balance between modern efficiency and timeless elegance.

For the discerning buyer seeking a home that blends sophistication, sustainability and comfort, a Koori property represents an exceptional choice.

For further information or to arrange a private site visit, please contact Hull Gregson Hull Portland.

Every home at May Bower Gardens benefits from a premium, fully considered specification, including:
- Energy-efficient air source heat pumps, with underfloor heating to the ground floor and specialist aluminium radiators upstairs.
- Integrated kitchen appliances: fridge/freezer, dishwasher, hob, and oven.
- High-quality floor finishes throughout ceramic tiles to ground floor living areas, cloakrooms, utilities, bathrooms, and en-suites; carpets to bedrooms, stairs, and landings.
- Provisions for Electric vehicle charging point to each property.
- FTTP (Fibre to the Property) for superior connectivity.
- Security alarm system installed as standard.
- External lighting, sockets, and water taps to both the front and rear.
- Concrete shed bases laid to rear gardens.

Please note: this specification is not exhaustive and may be subject to change. Please contact us for the full specification.



Service Charges

The developer has advised the Service Charges will be pro-rata until the development is fully build complete in approximately Spring 2027 and will be around £50 per month, and this will cover Maintenance of: Common TV, Landscape Management, Roads and drainage, Woodland Management, Footpaths/shared surfaces, Lighting (street lights - electric), Management Agent, Ecology , Pond Management and Site Insurance (PLI). They have also advised the charge will also contribute towards to sinking fund for; Drainage and Road as these are both private and not adopted and communal TV - satellite dish/aerial and system,

Additional information

The following details have been provided by the vendor, as required by Trading Standards. These details should be checked by your legal representative for accuracy.

Property construction: Standard
Tenure: Freehold & Leasehold - Lease details TBC
Mains Electricity
Mains Water & Sewage: Supplied by Wessex Water
Heating Type: Air Source Heat Pump
Broadband/Mobile signal/coverage: For further details please see the Ofcom Mobile Signal & Broadband checker.
checker.ofcom.org.uk/

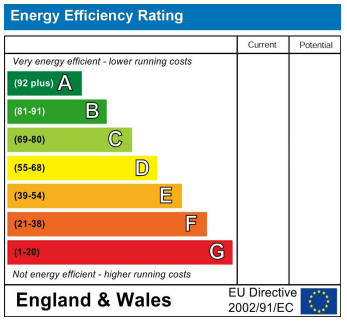
New Home Additonal Information

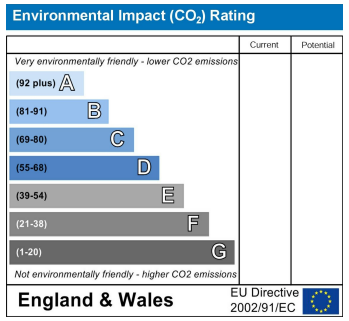
Please Note: The drawings and particulars are for illustrative purposes only and shall not form part of any contract. Some example images may be from a typical show home on site, rather than specific properties.

There is a community service charge of TBC

Disclaimer

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. All measurements are approximate. Any details including (but not limited to): lease details, service charges, ground rents, property construction, services, & covenant information are provided by the vendor and you should consult with your legal advisor/ satisfy yourself before proceeding. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.





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