

## GREBE HOUSE (PLOT ONE)

FISH POND FARM

NEWARK ROAD EAKRING

NOTTINGHAMSHIRE NG22 0DB



*In an attractive Conservation village setting*

Land & Estate Agents  
Property Consultants



The Country Property Specialists  
[www.smithandpartners.co.uk](http://www.smithandpartners.co.uk)



## FISH POND FARM

*One of the most desirable new development schemes available in the area...*

Fish Pond Farm is a small scale individual rural development scheme comprising just five unique dwellings, one of which has been sold prior to release, in a superb village edge setting, with three of the properties enjoying far reaching aspects from the field border of the site across the picturesque Dukeries countryside of North Nottinghamshire.

The concept of the scheme is to replicate a fine and substantial period farmhouse and a cluster of traditional buildings in a courtyard grouping, converted to create an exclusive residential enclave. There will in fact be four brand new timber framed homes with striking traditional brick elevations and a substantial L shaped conversion of a range of period brick and pantile buildings, which were in situ when the site was acquired.

The plots are generous in scale particularly when compared to conventional estate planning and three of the units face on to open fields with genuinely spectacular views.

The development offers a captivating fusion of vernacular architecture with the latest standards of thermal insulation, energy efficiency and overall specification, the product of which will be in many ways the 'best of both worlds' boasting reassuringly traditional external appearances with cutting edge interior design.

## ADVANTAGE 10 – YEAR STRUCTURAL WARRANTY

Each individual unit will benefit from a 10-year structural warranty.

## MILEAGE TO REGIONAL POPULATION CENTRES AND TRANSPORTATION HUBS

Southwell	7 miles
Newark on Trent	11 miles
Mansfield	11 miles
Nottingham	18 miles
Lincoln	29 miles
Sheffield	34 miles
Leicester	45 miles
East Midlands Airport	36 miles
Newark Northgate Station	11 miles
M1 Motorway (J27)	17 miles

## EPC RATING

A copy of the EPC can be viewed at  
[www.epcregister.com/searchReport.html](http://www.epcregister.com/searchReport.html) Ref No: 2457-3055-4301-5115-0204

The SAP rating will be calculated, commissioned by the developer, to inform the dwelling Emission Rate (DER) and Dwelling Fabric Energy Efficiency (DFEE). These figures then determine the energy assessment of the building and enable the production of the Energy Performance Calculation (EPC) .

## AGENTS NOTE - CGI IMAGES & AI IMAGES

The aerial image is computer generated for illustrative purposes only in order to give an overall artistic impression of the proposed development. There may be some variations at the sole discretion of the developers in accordance with planning and design criteria.

## CAPLA DEVELOPMENTS

Capla Developments have established an enviable track record in the small-scale rural development sector having completed a number of interesting projects over recent times.

## EAKRING

Eakring is a highly regarded Conservation village set in relatively unspoilt countryside between the thriving market towns of Southwell and Newark on Trent, with relatively easy access into the main regional centres of Nottingham, Lincoln and Derby.

## SOUTHWELL

Southwell is a historic Minster town between the main centres of Nottingham and Newark on Trent, having an extensive range of town centre amenities and professional services grouped principally Queen Street and King Street, leading through the Market Place to Burgage Green.

Southwell schooling is of a renowned standard across the age ranges and the town offers an extensive range of sporting and cultural activities – together with an active sports centre and swimming pool.

## NEWARK ON TRENT - LONDON MAINLINE FAST RAIL SERVICE

The large historic market town of Newark on Trent offers is the nearest town offering a comprehensive range of retail amenities, professional services, restaurants and leisure facilities including a sport centre, marina, cinema and a golf club. Newark is famous for its showground, home to the Newark and Nottinghamshire agricultural society, and landmark venue for numerous important antique fairs and events.

There is a fast direct rail link into London Kings Cross from Newark Northgate station in a scheduled journey time of 80/85 minutes.

## MANSFIELD

Mansfield is a thriving north Nottinghamshire town which offers direct access to the city of Nottingham, the M1 motorway and the surrounding regional centres of Southwell, Newark on Trent and further afield Derby, Sheffield and the South Yorkshire conurbation.



GREBE HOUSE  
(PLOT ONE)

HERON LODGE  
(PLOT TWO)  
**UNDER OFFER**

SANDERLING  
(PLOT THREE)  
**UNDER OFFER**

KINGFISHER  
(PLOT FIVE)  
**SOLD**

LAPWING BARN  
(PLOT FOUR)  
**UNDER OFFER**

## SERVICES

Mains water supply and mains electricity will be available. Air source energy efficient central heating circulating underfloor. High grade bespoke timber conservation specification sealed unit double glazing system. Mains drainage connection.

## LOCAL AUTHORITY

Newark & Sherwood District Council  
Castle House, Great North Road, Newark on Trent, Nottinghamshire NG24 1BY  
[www.newark-sherwooddc.gov.uk](http://www.newark-sherwooddc.gov.uk) 01636 650 000

## VIEWING ARRANGEMENTS

By arrangement through the offices of the selling agent who will arrange a personal site inspection meeting with the developer.





ALL MEASUREMENTS APPROXIMATE AND FLOORPLANS FOR IDENTIFICATION PURPOSES – DO NOT SCALE

## GREBE HOUSE (PLOT ONE)

PLOT 1303 yards<sup>2</sup> / 1090 m<sup>2</sup>

GIFA 3000 ft<sup>2</sup> / 278 m<sup>2</sup>

### FIRST FLOOR



### GROUND FLOOR



#### GROUND FLOOR

Entrance Hall	3.95m x 2.50m
Living Room One	5.20m x 3.95m
Living Room Two	3.95m x 3.85m
Dining Area	4.90m x 3.95m
Study	3.95m x 2.15m
Inner Lobby	2.40m x 1.45m
Cloakroom	2.40m x 1.25m
W.C.	2.40m x 1.00m
Kitchen & Family Area	5.65m x 5.30m
Rear Lobby	1.75m x 1.60m
Utility Room	3.60m x 1.75m
Double Garage	6.05m x 5.35m

#### FIRST FLOOR

Bedroom One	5.30m x 3.90m
Dressing Area One	2.60m x 2.10m
En Suite One	2.60m x 2.10m
Bedroom Two	4.00m x 2.90m
Dressing Area Two	1.95m x 1.85m
En Suite Two	1.95m x 1.85m
Bedroom Three	3.95m x 3.85m
First Floor Landing	3.95m x 3.85m
Bedroom Four	3.95m x 3.80m
Bathroom	2.40m x 2.40m
Bedroom Five	4.00m x 2.75m
Rear Wing Corridor	2.40m x 1.50m
	7.75m x 1.20m



## GROUND FLOOR

A remarkable new home capturing the essence of a traditional period farmhouse with the energy efficiency and refinements of contemporary sustainable design. Traditional six panelled fielded entrance door opening to:

### Entrance Hall

Contemporary two flight staircase in a light oak finish with glass balustrading rising to a landing gallery above - the half landing being illuminated by a striking traditional design double glazed sash window.

### Sitting Room/TV Room

Two sealed unit double glazed sash windows.

### Main Double Reception Room/Living Area

This large open plan living area features a central traditional fireplace with a double sided wood burning stove creating warmth and atmosphere.

### Inner Dining Room

Sash window to front aspect. Square arch openings either side of the fireplace to:

### Main Sitting Room

Having an interesting open vaulted ceiling - recessed lighting. Sealed unit double glazed French doors to front courtyard. Two cottage style double glazed windows to front aspect.

### Study

High vaulted ceiling. Sealed unit double glazed window.



### Inner Hall

Access to enclosed plant room/store room with a fitted global energy pressurised hot water cylinder.

### Superb Rotpunkt Living Kitchen

Extensive range of contrasting contemporary design Rotpunkt cabinets - the main L-shaped wall run featuring quartz countertops and inline appliances comprising two Neff double ovens, a central combination microwave with warming drawer beneath. Full height Caple larder fridge and separate freezer. Integrated Samsung automatic dishwasher. Distinct dining/relaxation area. Two sets of sealed unit double glazed French doors opening to garden courtyard and leading up to an elevated terrace overlooking the gardens, defined by brick walls and estate railing. Recessed ceiling lighting.

### Outer Lobby

In practise, the main entrance to Grebe House with a doorway opening into the entrance courtyard.

### Laundry/Utility Room

Further range of Rotpinkt contemporary units in a long wall run. Doorway connecting to rear garden.

The side hall/lobby has an internal door connected to the attached double garage.





## FIRST FLOOR

### Landing Gallery

Extensive long traditional landing. A series of vertically oriented rectangular arrow dot design windows and traditional multi paned sash windows lend character and excellent natural lighting to what is a remarkably spacious and characterful landing.

### Rear Bedroom One

Sealed unit double glazed doors to Juliet balcony overlooking the rear garden.

[Walk-In Dressing Room/Wardrobe](#)

[En Suite Shower Room](#)

### En Suite Bedroom Two

Sealed unit double glazed window to front courtyard aspect.

[Walk In Wardrobe/Dressing Room](#)

[En Suite Shower Room](#)

### Centre Bedroom Three

Sealed unit double glazed window to front aspect. Access to roof void.

### House Bathroom

### Front Bedroom Four

Sealed unit glazed sash window to Main Street aspect. Recessed ceiling lighting. Access to roof void.

### Front Bedroom Five

Sealed unit double glazed sash windows to front and rear aspects. Recessed lighting.







## OUTSIDE

### Double Garage

### Sheltered Extensive Garden

With upper gently sloping lawns relieved by a line of mature yew trees and a recently constructed flagstone terrace bounded by estate railing. Access to the upper lawn and flagstone terrace is from an imposing brick and stone stepped wide gauge pathway. A high degree of privacy, shelter and protection is created by mature hedgerow boundaries.



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