



HAYES VIEW

COTGRAVE

A COLLECTION OF 3 & 4 BEDROOM HOMES



ALLISON
HOMES

ALL ABOUT A COMMUNITY DESIGNED WITH YOUR LIFESTYLE IN MIND

Welcome to your new home
at **Hayes View**



MODERN LIVING MEETS HISTORIC TOWN CHARM

Introducing Hayes View, where modern living meets the charm of a historic town. Situated in Cotgrave, Nottinghamshire, this desirable collection of 45 energy-efficient homes is thoughtfully designed to provide the comfort and versatility to cater for contemporary lifestyles.

Cotgrave puts all the essentials and more on your doorstep. The town centre features a variety of shops, a post office, butchers and convenience store for daily necessities. There are also a number of local pubs/restaurants, with establishments like The Manvers Arms and The Rose and Crown providing welcoming atmospheres for socialising over food and drinks. There is also a shopping centre that plays home to a Co-op Food store, eateries and the Cotgrave Medical Centre, which includes an on-site pharmacy.

For everything else, Nottingham city centre is just 20 minutes away by road and offers a huge variety of shopping, leisure and entertainment. From 1,000 years of history at Nottingham Castle to world famous music at Rock City, there's something for everyone.



Steeped in history, Cotgrave possesses a unique charm and heritage that resonates throughout the community. By blending modern facilities with historical character, it has created a vibrant and welcoming environment for all residents.

For those who enjoy an active lifestyle, the town presents a wealth of opportunities. Cotgrave Leisure Centre boasts a 25m swimming pool, a fully equipped gym and various sports facilities. Alternatively, the local football club provides a great opportunity to get involved with the community while keeping fit. Furthermore, the Radcliffe-on-Trent Golf Club is located just a seven-minute drive away.

Nature enthusiasts will appreciate nearby Cotgrave Country Park, offering scenic walking and cycling trails amidst tranquil lakes and the picturesque Nottingham to Grantham Canal. Another option is nearby Hollygate Park, where you can find open space and a children's play area.



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Discover the perfect blend of modern comfort and historical charm at Hayes View, a community designed with your lifestyle in mind.

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Families can choose from a selection of nearby schools, with Cotgrave Candleby Lane School and Cotgrave Church of England Primary school both within five minutes by car from Hayes View. For secondary education, South Nottinghamshire Academy and Toothill Secondary School are both a 10-minute drive away. Further education can be found in nearby Nottingham, which boasts a range of colleges and a well-regarded university.

Commuting and travel are made effortless with Cotgrave's excellent transport connections. Proximity to the A52 ensures swift access to Nottingham and surrounding areas, connecting with the A46 and A1. Regular bus services further enhance connectivity, making daily commutes and leisure travel convenient.

By rail, nearby Radcliffe-on-Trent station will take you to Nottingham in 10 minutes where you can change for London, Liverpool, Birmingham and Leeds. For international journeys, East Midlands Airport is less than half an hour away by car and provides an ideal gateway to Europe.



ALL ABOUT THE QUALITY

Synonymous with the quality of design and craftsmanship associated with all Allison Homes developments, all the houses at Hayes View benefit from a high standard specification.

This includes contemporary kitchens with steel splashbacks, integrated appliances (on selected homes), a ceramic or induction hob and chimney-style extractors.

In all homes the bathrooms and en suites feature white Hansgrohe sanitaryware. To help reduce energy bills, all homes feature an energy efficient air source heat pump and thermostatic radiator valves to all habitable rooms. Low energy LED down lights to the kitchen, bathroom and en suite also come as standard.

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We know we are not just building houses, we are creating the most important spaces in people's lives that our customers will love to live in now and throughout the years ahead.

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Each home at Hayes View has been designed to maximise light and space and, according to location, comes equipped with a 7Kw EV Charger.

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ALL ABOUT HOMES BUILT ON SOLID VALUES

We are passionate about beautiful design that fits with evolving lifestyles, creating homes that are modern, sustainable and affordable.

Our love of quality and great craftsmanship underpins everything we do, because homes are such an important and integral part of all of our lives.

That's why we ensure every Allison home is something exceptional.



ALL ABOUT THE SPECIFICATION

3 BEDROOM HOMES
4 BEDROOM HOMES

3 BEDROOM HOMES
4 BEDROOM HOMES

INTERNAL FIXTURES AND FITTINGS

GENERAL

Traditional construction	•	•
NHBC 10 year warranty	•	•
Single colour (white) matt emulsion wall and ceiling colour throughout	•	•
Smooth ceilings throughout	•	•
Internal joinery painted white	•	•
Staircase handrails and newel caps in white	•	
Staircase handrails and newel caps in oak		•
Ironmongery	•	•
Smooth white 5 vertical panel internal doors	•	•

KITCHEN

Choice of Kitchen unit door fronts from selected range*	•	•
Choice of laminate worktops with matching upstands from selected range*	•	•
Soft close hinges to all cupboard doors	•	•
Stainless steel splashback	•	•
Single bowl sink with mixer tap	•	
1.5 bowl sink with mixer tap (detached properties only)	•	•
Integrated single oven	•	
Integrated eye level double oven (detached properties only)	•	•
Integrated ceramic hob	•	
Integrated induction hob (detached properties only)	•	•
Stainless steel chimney hood	•	
Curved glass chimney hood (detached properties only)	•	•
Plumbing and removable unit for future installation of dishwasher (where applicable)	•	
Integrated dishwasher (detached properties only)	•	•
Space and plumbing for washing machine	•	•
Tumbledryer space (where applicable)	•	•

CLOAKROOM

White sanitaryware	•	•
Contemporary mixer taps	•	•
Tiled splashback to basin - choice from standard range	•	•
Soft closed toilet seats	•	•

BATHROOM

White sanitaryware	•	•
Contemporary mixer taps	•	•
Bath filler mixer	•	•
Bath shower filler mixer with shower riser rail (No En Suite)	•	
White heated towel rail (where applicable)	•	•
Half height tiling behind bath - choice from standard range	•	•
Full height tiling and screen to shower area (no En Suite)	•	
Soft closed toilet seats	•	•

EN SUITE

White sanitaryware	•	•
Contemporary mixer taps	•	•
White heated towel rail (where applicable)	•	•
Shower enclosure and screen to En Suite (where applicable)	•	•
Full height tiling to shower area	•	•
Soft closed toilet seats	•	•

HEATING AND HOT WATER

Pre-finished Radiators	•	•
Thermostatic radiator valves to most radiators	•	•
Smart meters as standard	•	•

3 BEDROOM HOMES
4 BEDROOM HOMES

INTERNAL FIXTURES AND FITTINGS

ELECTRICAL

White LED downlighters to Kitchen	•	•
White LED downlighters to Bathroom and En Suite (where applicable)	•	•
Low energy lighting	•	•
All sockets to be white fittings	•	•
Telephone points to Living Room, Hallway/Cupboard and Bedroom 1	•	•
TV points to Living Room (media plate), Family Room (where applicable) and Bedroom 1	•	•
Mains wired smoke detectors fitted to Building Regulation standards	•	•
Mains wired carbon monoxide detector fitted to Building Regulation standards	•	•
Fibre internet for high speed connectivity	•	•

FLOOR FINISHES

Range of carpets and flooring available as upgrade option*	•	•
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EXTERNAL FIXTURES AND FITTINGS

GENERAL

House type bricks and roof tiles as per external plot schedule/charter plan	•	•
Double glazed uPVC windows throughout, white handles	•	•
500mm mineral wool insulation to roof space	•	•
Footpaths and driveways as per charter plan	•	•

EXTERNAL DOORS

GRP skin external front door with chrome lever furniture	•	•
<i>French uPVC doors to rear/side</i>		

GARDENS

Front garden turfing and planting to approved landscape scheme	•	•
Paths, patios and fencing to approved layout	•	•
External tap	•	•
Turfing to rear garden upgrade option available	•	•

EXTERNAL LIGHTING AND ELECTRICS

Front exterior PIR light fitting provided	•	•
Power and lighting to garage where within curtilage (where applicable)	•	•
Car charger provided by parking spaces as per car charging location plan	•	•

3 BEDROOM HOMES
4 BEDROOM HOMES

3 BEDROOM HOMES

The Lynford, The Radford, The Cranford & The Gosford

4 BEDROOM HOMES

The Cottenham, The Northam, The Eltham & The Oakham

*Subject to build stage. These particulars shall not form any contract and Allison Homes reserve the right to alter specification and/or design without notice. Purchasers are advised to check with our Sales Executives on the plot of their choice.

SITEPLAN



- THE LYNFORD**
3 bedroom home
Homes 1, 8, 17, 20, 25 & 45
- THE RADFORD**
3 bedroom home
Homes 30, 34 & 41
- THE CRANFORD**
3 bedroom home
Homes 26, 27, 28, 29, 31, 32, 35 & 40
- THE GOSFORD**
3 bedroom home
Homes 3, 6, 7, 33, 36, 39 & 44
- THE COTTENHAM**
4 bedroom home
Homes 4, 5, 9, 10, 18, 37 & 38
- THE NORTHAM**
4 bedroom home
Homes 14, 15 & 43

- THE ELTHAM**
4 bedroom home
Homes 2, 12, 16 & 19
- THE OAKHAM**
4 bedroom home
Homes 11, 13 & 42

- MS Marketing Suite
- SH Show Home
- Affordable Homes
- LAP Local Area of Play
- BCP Bin Collection Point
- SUDS Sustainable Urban Drainage System



HAYES VIEW

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Every care has been taken to ensure the accuracy of these particulars, but the contents shall not form part of any contract and the vendors reserve the right to alter specification and/or delay without notice. The site plan is drawn to show the relative position of individual properties. NOT TO SCALE. This is a two dimensional drawing and will not show land contours and gradients, boundary treatments or local authority street lighting. Landscaping shown is for illustration purposes only and is subject to change. Footpaths subject to change. Purchasers are advised to check with our Sales Executives on the home of their choice. The site details and individual house types are subject to planning variation.

OUR HOMES



THE LYNFORD

3 bedroom home
Homes 1, 8, 17, 20, 25 & 45



THE RADFORD

3 bedroom home
Homes 30, 34 & 41



THE CRANFORD

3 bedroom home
Homes 26, 27, 28, 29, 31, 32,
35 & 40



THE GOSFORD

3 bedroom home
Homes 3, 6, 7, 33, 36, 39 & 44



THE COTTENHAM

4 bedroom home
Homes 4, 5, 9, 10, 18, 37 & 38



THE NORTHAM

4 bedroom home
Homes 14, 15 & 43



THE ELTHAM

4 bedroom home
Homes 2, 12, 16 & 19



THE OAKHAM

4 bedroom home
Homes 11, 13 & 42



HAYES VIEW
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THE LYNFORD

3 bedroom home

Homes 1, 8, 17, 20, 25 & 45



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HAYES VIEW
COTGRAVE

THE LYNFORD

3 bedroom home

Homes 1, 8, 17, 20, 25 & 45

FIRST FLOOR

Bedroom 1	3.28m x 4.28m	10'9" x 14'1"
En Suite	2.16m x 1.90m	7'1" x 6'3"
Bedroom 2	3.01m x 2.92m	9'11" x 9'7"
Bedroom 3	2.78m x 2.92m	9'1" x 9'7"
Bathroom	1.90m x 2.16m	6'3" x 7'1"

GROUND FLOOR

Living Room	3.28m x 3.67m	10'9" x 12'0"
Kitchen/Dining	5.53m x 2.66m	18'2" x 8'9"
Utility	1.74m x 1.89m	5'9" x 6'2"
WC	1.45m x 1.89m	4'9" x 6'2"

HAYES VIEW

COTGRAVE



FIRST FLOOR



GROUND FLOOR

THE RADFORD

3 bedroom home
Homes 30, 34 & 41



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HAYES VIEW
COTGRAVE

THE RADFORD

3 bedroom home
Homes 30, 34 & 41

FIRST FLOOR

Bedroom 1	2.89m x 5.35m	9'6" x 17'7"
Bedroom 2	3.95m x 3.14m	12'11" x 10'4"
Bedroom 3	3.41m x 2.12m	11'2" x 6'11"
Bathroom	2.16m x 2.00m	7'1" x 6'7"

GROUND FLOOR

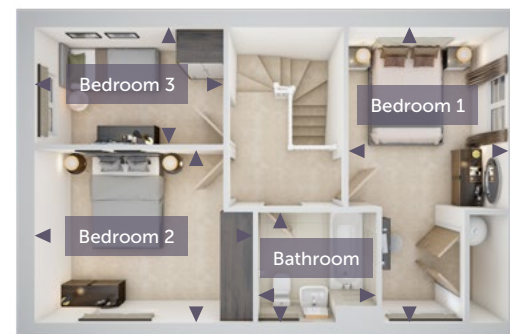
Living Room	2.83m x 5.35m	9'3" x 17'6"
Kitchen/Dining	2.75m x 5.35m	9'0" x 17'7"
WC	1.65m x 1.80m	5'5" x 5'11"

HAYES VIEW

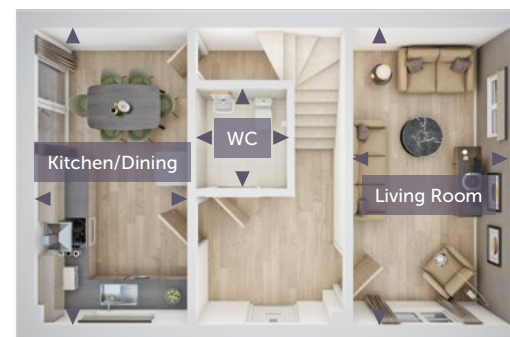
COTGRAVE



ALLISON
HOMES



FIRST FLOOR



GROUND FLOOR

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THE CRANFORD

3 bedroom home

Homes 26, 27, 28, 29, 31, 32, 35 & 40



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HAYES VIEW
COTGRAVE

THE CRANFORD

3 bedroom home

Homes 26, 27, 28, 29, 31, 32, 35 & 40

FIRST FLOOR

Bedroom 1	3.67m x 2.76m	12'1" x 9'1"
En Suite	1.36m x 2.29m	4'6" x 7'6"
Bedroom 2	2.67m x 3.05m	8'9" x 9'12"
Bedroom 3	2.36m x 3.46m	7'9" x 11'4"
Bathroom	2.01m x 2.16m	6'7" x 7'1"

GROUND FLOOR

Living Room	4.13m x 4.51m	13'7" x 14'10"
Kitchen/Dining	5.12m x 3.07m	16'10" x 10'1"
WC	1.35m x 1.68m	4'5" x 5'6"

HAYES VIEW

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FIRST FLOOR



GROUND FLOOR

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THE GOSFORD

3 bedroom home

Homes 3, 6, 7, 33, 36, 39 & 44



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HAYES VIEW
COTGRAVE



THE GOSFORD

3 bedroom home

Homes 3, 6, 7, 33, 36, 39 & 44

FIRST FLOOR

Bedroom 1	3.38m x 3.30m	11'1" x 10'10"
En Suite	1.50m x 2.21m	4'11" x 7'3"
Bedroom 2	2.66m x 3.15m	8'9" x 10'4"
Bedroom 3	2.22m x 2.62m	7'3" x 8'7"
Bathroom	2.85m x 2.17m	9'4" x 7'1"

GROUND FLOOR

Living Room	4.97m x 2.85m	16'4" x 9'4"
Kitchen/Dining	4.04m x 4.25m	13'3" x 13'11"
Utility	0.95m x 1.59m	3'1" x 5'3"
WC	1.81m x 1.52m	5'11" x 5'0"

HAYES VIEW

COTGRAVE



FIRST FLOOR



GROUND FLOOR

THE COTTENHAM

4 bedroom home

Homes 4, 5, 9, 10, 18, 37 & 38



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HOMES



HAYES VIEW
COTGRAVE

THE COTTENHAM

4 bedroom home

Homes 4, 5, 9, 10, 18, 37 & 38

FIRST FLOOR

Bedroom 1	3.26m x 4.03m	10'8" x 13'3"
En Suite	1.76m x 1.82m	5'9" x 5'12"
Bedroom 2	3.56m x 3.44m	11'8" x 11'4"
Bedroom 3	3.03m x 3.66m	9'11" x 12'0"
Bedroom 4	2.51m x 4.25m	8'3" x 13'11"
Bathroom	2.18m x 2.00m	7'2" x 6'7"

GROUND FLOOR

Living Room	3.56m x 4.57m	11'8" x 15'0"
Kitchen/Dining	6.36m x 3.06m	20'10" x 10'0"
WC	1.45m x 1.85m	4'9" x 6'1"

HAYES VIEW

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FIRST FLOOR



GROUND FLOOR

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THE NORTHAM

4 bedroom home
Homes 14, 15 & 43



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HAYES VIEW
COTGRAVE

THE NORTHAM

4 bedroom home Homes 14, 15 & 43

FIRST FLOOR

Bedroom 1	3.42m x 2.89m	11'3" x 9'6"
En Suite	2.14m x 1.46m	7'0" x 4'9"
Dressing Room	1.76m x 1.75m	5'9" x 5'9"
Bedroom 2	3.72m x 3.50m	12'2" x 11'6"
Bedroom 3	2.65m x 3.39m	8'8" x 11'1"
Bedroom 4	2.85m x 3.15m	9'4" x 10'4"
Bathroom	2.56m x 2.00m	8'5" x 6'7"

GROUND FLOOR

Living Room	3.36m x 4.65m	11'0" x 15'3"
Kitchen/Dining	4.72m x 3.66m	14'0" x 12'0"
Family Area	3.51m x 2.87m	11'6" x 9'5"
Utility	1.65m x 1.65m	5'5" x 5'5"
Study	2.64m x 2.12m	8'8" x 6'11"
WC	0.91m x 1.65m	3'0" x 5'5"

HAYES VIEW

COTGRAVE



FIRST FLOOR



GROUND FLOOR

THE ELTHAM

4 bedroom home
Homes 2, 12, 16 & 19



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HOMES



HAYES VIEW
COTGRAVE

THE ELTHAM

4 bedroom home

Homes 2, 12, 16 & 19

FIRST FLOOR

Bedroom 1	3.17m x 3.21m	10'5" x 10'6"
En Suite	2.16m x 1.22m	7'1" x 4'0"
Bedroom 2	3.17m x 3.02m	10'5" x 9'11"
Bedroom 3	3.18m x 3.02m	10'5" x 9'11"
Bedroom 4	2.05m x 3.21m	6'9" x 10'6"
Bathroom	2.16m x 2.00m	7'1" x 6'7"

GROUND FLOOR

Living Room	3.11m x 6.32m	10'2" x 20'9"
Kitchen	3.46m x 2.73m	11'4" x 8'11"
Dining Area	2.79m x 3.59m	9'2" x 11'9"
Utility	1.81m x 2.10m	5'11" x 6'11"
WC	1.50m x 1.80m	4'11" x 5'11"

HAYES VIEW

COTGRAVE



FIRST FLOOR



GROUND FLOOR

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THE OAKHAM

4 bedroom home
Homes 11, 13, & 42



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HAYES VIEW
COTGRAVE

THE OAKHAM

4 bedroom home
Homes 11, 13, & 42

FIRST FLOOR

Bedroom 1	3.62m x 4.57m	11'11" x 15'0"
En Suite 1	2.50m x 1.21m	8'2" x 4'0"
Bedroom 2	3.62m x 3.74m	11'11" x 12'3"
En Suite 2	2.50m x 1.21m	8'2" x 4'0"
Bedroom 3	2.40m x 3.95m	7'10" x 13'0"
Bedroom 4	2.82m x 2.53m	9'3" x 8'4"
Bathroom	2.16m x 2.00m	7'1" x 6'7"

GROUND FLOOR

Living Room	3.62m x 4.37m	11'11" x 14'4"
Kitchen	3.33m x 2.96m	10'11" x 9'9"
Dining Area	3.89m x 2.96m	12'9" x 9'9"
Utility	2.08m x 1.90m	6'10" x 6'3"
Study	1.90m x 2.53m	6'3" x 8'4"
WC	1.45m x 1.90m	4'9" x 6'3"

HAYES VIEW

COTGRAVE



FIRST FLOOR



GROUND FLOOR



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