

FISH POND FARM

NEWARK ROAD EAKRING
NOTTINGHAMSHIRE NG22 0DB

*An exciting opportunity to secure
a sustainable brand new country property
on an exclusive five-unit rural development scheme*



In an attractive Conservation village setting bordering Dukeries countryside

Land & Estate Agents
Property Consultants



The Country Property Specialists
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 will be deposited in due course at
<https://www.epcregister.com/searchReport.html>

Ref No: tbc.

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

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.



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 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 yards² / 1090 m²

GIFA 3000 ft² / 278 m²



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



HERON LODGE (PLOT TWO)

PLOT 1207 yards² / 1010 m²

GIFA 2400 ft² / 223 m²

FIRST FLOOR



GROUND FLOOR



GROUND FLOOR

Living Area	5.50m x 5.20m
Dining Area	5.70m x 3.30m
Study	3.15m x 1.80m
Utility	3.65m x 1.80m
W.C.	1.85m x 1.80m
Entrance Hall	3.30m x 3.05m
Entrance Lobby	1.75m x 1.70m
Kitchen	5.90m x 5.35m
Family Area	3.10m x 2.10m
Double Garage	6.35m x 5.35m

FIRST FLOOR

Bedroom One	4.55m x 3.60m
En Suite One	2.75m x 1.50m
Dressing Area	1.65m x 1.50m
Bedroom Two	4.00m x 3.60m
En Suite Two	2.60m x 1.85m
Lobby (En Suite Two)	1.15m x 1.00m
Bedroom Three	4.00m x 3.00m
Bathroom	2.60m x 1.85m
Rear Wing Corridor	7.85m x 1.10m



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SANDERLING (PLOT THREE)

PLOT 698 yards² / 584 m²

GIFA 2000 ft² / 185 m²

FIRST FLOOR



GROUND FLOOR

Living Area & Dining Area	8.55m x 5.20m
Entrance Hall	3.40m x 2.55m
	3.75m x 2.25m
W.C.	2.30m x 1.30m
Kitchen, Breakfast Area & Family Area	7.10m x 3.30m
Utility	4.85m x 1.95m
	1.80m x 1.80m

FIRST FLOOR

Bedroom One	4.00m x 3.60m
Lobby (B1)	1.60m x 1.10m
En Suite One	2.75m x 1.50m
Bedroom Two	5.20m x 3.30m
Bedroom Three	4.00m x 2.40m
Bathroom	4.00m x 2.00m
Landing	5.20m x 2.30m
Main Block Corridor	4.60m x 1.10m



GROUND FLOOR



LAPWING BARN (PLOT FOUR)

PLOT 920 yards² / 770 m²

GIFA 2800 ft² / 260 m²



Entrance Hall	4.00m x 2.65m
Corridor	4.55m x 1.80m
Living Area	7.35m x 6.20m
Family Area	7.95m x 3.15m
Kitchen	
& Dining Area	7.20m x 3.05m
Utility	3.40m x 1.75m
Study	3.40m x 2.30m

Bedroom One	7.00m x 4.00m
Dressing Area	4.15m x 2.15m
En Suite One	3.40m x 2.35m
Bedroom Two	4.60m x 4.20m
En Suite Two	3.45m x 2.35m
Bedroom Three	4.60m x 2.80m
Bedroom Four	4.60m x 2.80m
Bathroom	2.80m x 2.65m
W.C.	1.60m x 1.25m
Double Garage	5.90m x 5.50m



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