



MARTINSHAW
MEADOW

A P L A C E T O G R O W



MARTINSHAW

MEADOW

Welcome to Martins Shaw Meadow in the historic village of Ratby, Leicestershire. Superbly located just five miles northwest of the city of Leicester, Martins Shaw Meadow is an idyllic residential development offering 54 beautiful two, three, four and five-bedroom homes designed for modern living.

Surrounded by rolling countryside and easy access to the M1 motorway, London, Birmingham and beyond, these exceptional homes offer the best of both worlds for working professionals and families looking to enjoy village life but still have easy access to the city's more extensive amenities.

YOUR GREEN HAVEN

The development at Martinshaw Meadow is named after Martinshaw Wood. Located between the villages of Ratby and Groby, Martinshaw Wood, combined with Pear Tree Wood and Burroughs Wood (also owned by The Woodland Trust), adds up to 390 acres (158 hectares) and is the largest continuous woodland area in Leicestershire and the National Forest. Perfect for scenic country walks, and exploring.



EXPERIENCE VILLAGE CHARM



06 —



RATBY

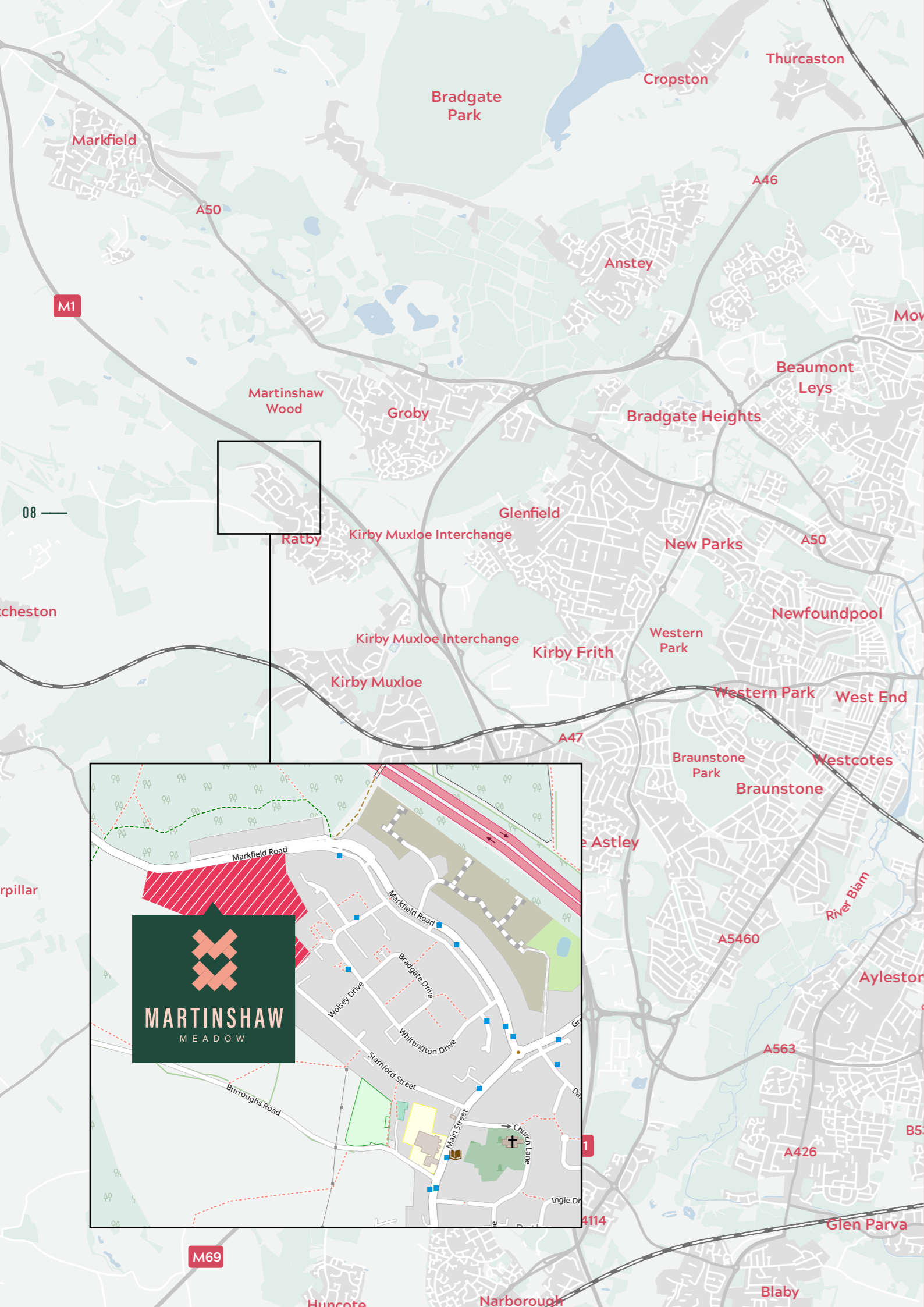
A highly sought-after area to live within Leicestershire, Ratby sits between the ancient forest of Charnwood and what was once Leicester Forest. With a history that stretches back to the Romans, Danes and Normans, annual community events that preserve and celebrate the past include Wakes Week, a Mummers Play and the Crow Pie Carnival.



— 07

The village has an excellent range of day-to-day amenities, with a new Co-op store, several hairdressers, a barber shop, a post office, three pubs and a primary school. Also, there is a village hall for local clubs, events and gatherings, and the Sports Club is home to the local football and cricket teams and a wide variety of recreational pursuits.

Neighbouring villages and market towns in the surrounding area include Hinckley, Market Bosworth, Ashby-de-la-Zouch, Coalville and Loughborough.



KEEPING YOU CONNECTED

Ideally located for commuting by road or rail, Martinshaw Meadow is just one mile from Junction 21a & 22 of the M1 motorway and five miles from Leicester's city centre. Ratby also has a regular bus service to and from the city.

Other major road links include the A444 and A50, and the M1, M69 and M42 motorway networks are easily accessible for travel north, south and west, with East Midlands International Airport 13 miles away.

East Midlands Railway offers a fast service from Leicester to London St Pancras in 1 hour 13 mins and Birmingham New Street in 45 minutes.

BY CAR

- Leicester train station — 30 MIN
- East Midlands Airport — 19 MIN
- Birmingham New Street — 73 MIN
- London St Pancras — 149 MIN
- Euston — 141 MIN

Source: Google maps September 2022



SITE PLAN

2 BED

The Broadway
Plots: 07,08,81,82

3 BED

The Derry
Plots: 15,16,17,18,43,44,54,55,56,57

The Clara
Plots: 09,10,23,24,25,26,79,80,83,84

The Greystones
Plots: 19,20,45,46,52,53

The Keel
Plots: 89,90

The Cullen
Plots: 05,06,21,22,47,66

The Emyvale
Plots: 03

4 BED

The Doyle
Plots: 14,50,51

The Howth
Plots: 02,12,13,73,74,77,78

The Kilberry
Plots: 01,04

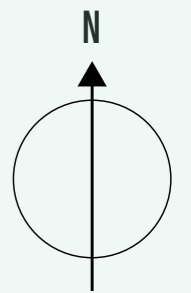
5 BED

The Kilmore
Plots: 11,75,76

Affordable homes



The development plan is for illustrative purposes only and is not intended to be scaled or used to indicate specific boundaries. Lagan Homes reserves the right to change this layout subject to changes in planning.



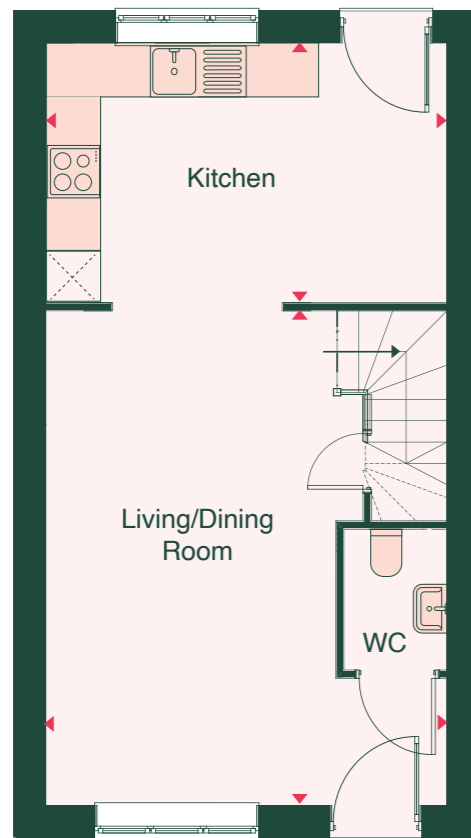
12

13

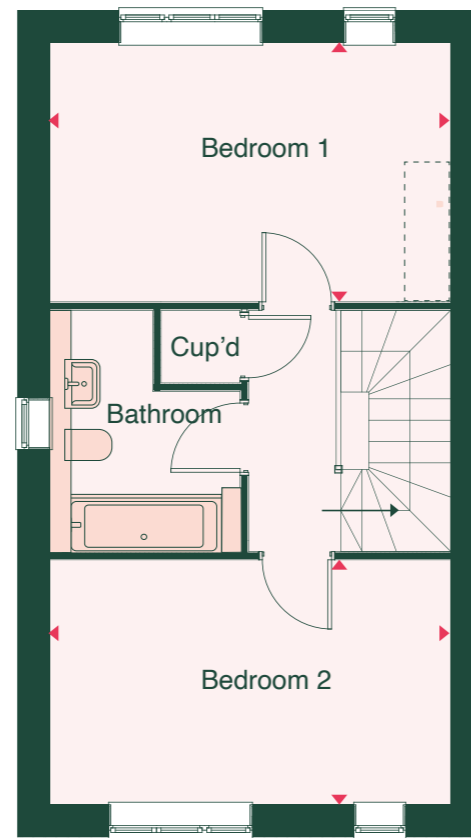
THE BROADWAY

2 BEDROOM | 1 BATHROOM | SEMI-DETACHED | PLOTS: 07,08,81,82

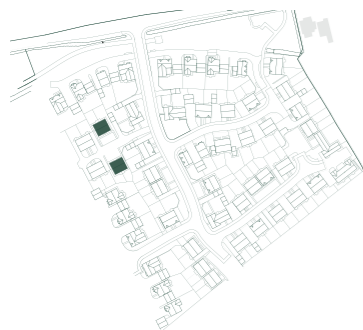
GROUND FLOOR



FIRST FLOOR



LOCATION



PROPERTY DIMENSIONS

	mm	Ft
KITCHEN	4,417 X 2,856MM	14'6" X 9' 4"
LIVING/DINING	3,190 X 5,447MM	10' 6" X 17' 10"
BEDROOM 1	4,417 X 2,856MM	14'6" X 9' 4"
BEDROOM 2	4,417 X 2,699MM	14'6" X 8' 10"

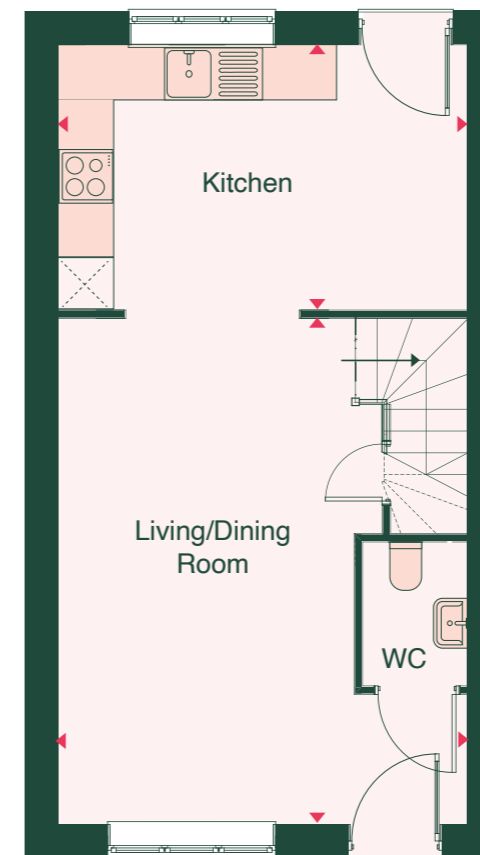


THE DERRY

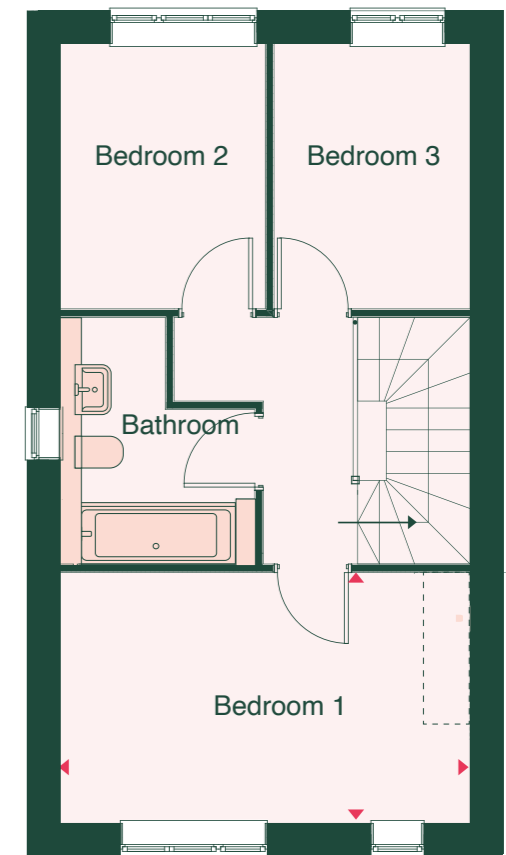
3 BEDROOM | 1 BATHROOM | SEMI-DETACHED | PLOTS: 15,16,17,18,43,44,54,55,56,57



GROUND FLOOR



FIRST FLOOR



LOCATION



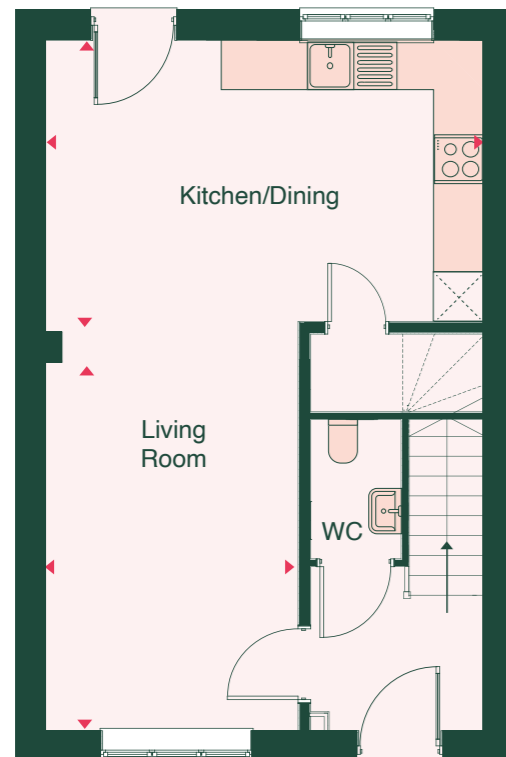
PROPERTY DIMENSIONS

	mm	Ft
KITCHEN	4,417 X 2,856MM	14'6" X 9' 4"
LIVING/DINING	3,190 X 5,447MM	10' 6" X 17' 10"
BEDROOM 1	4,417 X 2,699MM	14'6" X 8' 10"
BEDROOM 2	2,212 X 2,856MM	7' 3" X 9' 4"
BEDROOM 3	2,112 X 2,856MM	6' 11" X 9' 4"

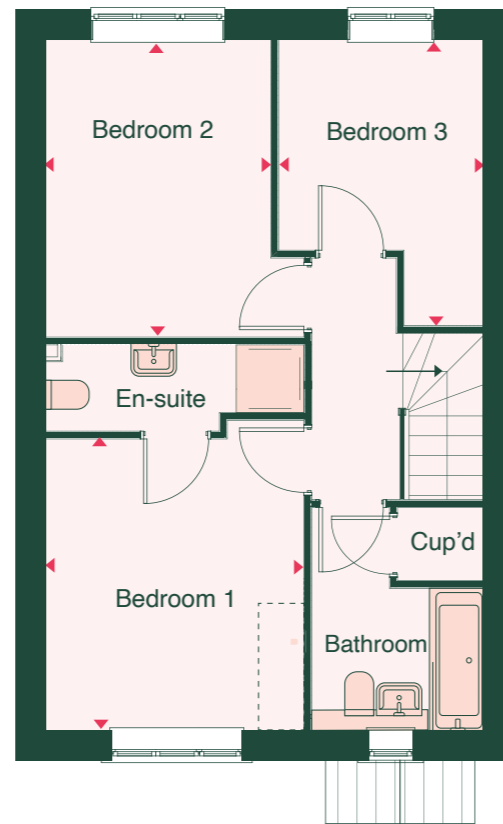
THE CLARA

3 BEDROOM | 2 BATHROOM | SEMI-DETACHED | PLOTS: 09,10,23,24,25,26,79,80,83,84

GROUND FLOOR



FIRST FLOOR



LOCATION



PROPERTY DIMENSIONS

	mm	Ft
KITCHEN/DINING	5,204 X 3,326MM	17'1" X 10'11"
LIVING	2,992 X 4,845MM	9'10" X 15'11"
BEDROOM 1	3,058 X 3,447MM	10'0" X 11'4"
BEDROOM 2	2,665 X 3,518MM	8'9" X 11'7"
BEDROOM 3	2,446 X 2,490MM	8'0" X 8'2"



Plans are not to scale. All dimensions are approximate and should not be used for carpets, appliance spaces or furniture. Maximum dimensions are shown by arrows on the floor plan. Lagan Homes has a policy of continuous improvement and individual features may vary from time to time.

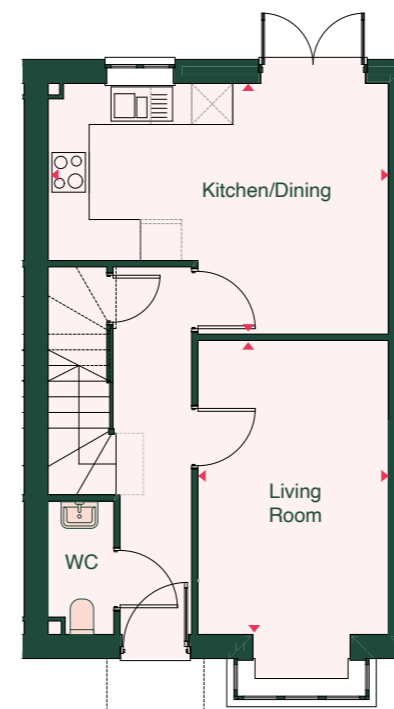
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THE GREYSTONES

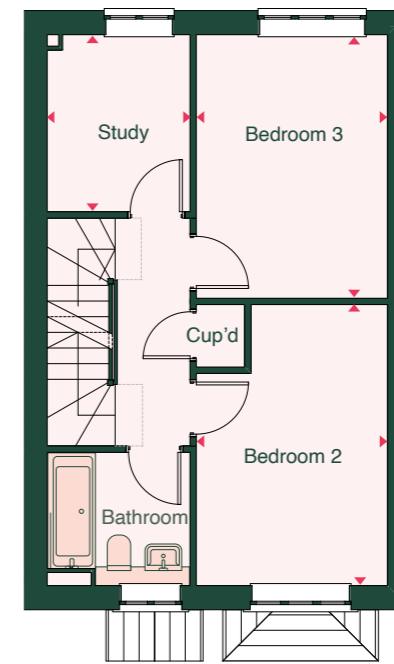
| 3 BEDROOM | 1 BATHROOM | SEMI-DETACHED | PLOTS: 19,20,45,46,52,53



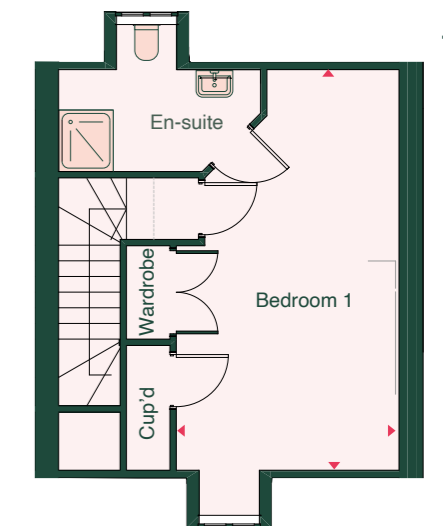
GROUND FLOOR



FIRST FLOOR



FIRST FLOOR



LOCATION



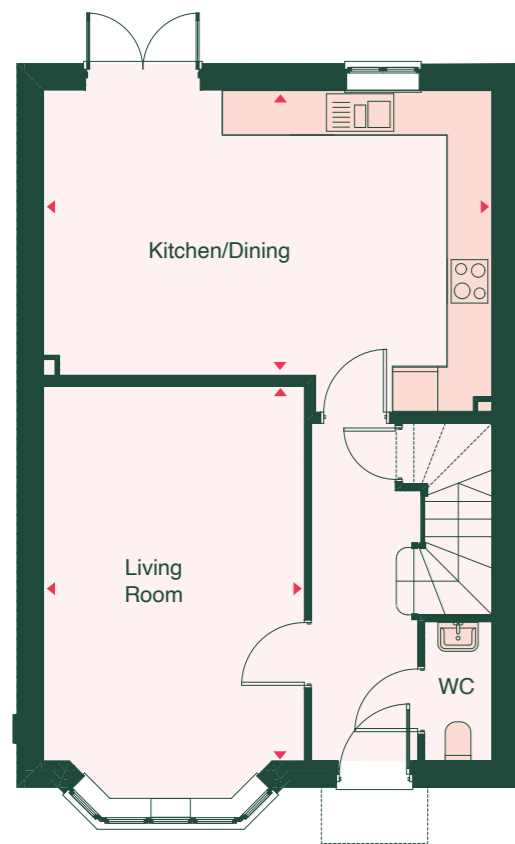
PROPERTY DIMENSIONS

	mm	Ft
KITCHEN/DINING	4,979 X 3,666MM	14'4" X 12'0" (MAX)
LIVING	4,300 X 2,788MM	14'1" X 9'2"
BEDROOM 1	5,859 X 3,258MM	19'3" X 10'8" (MAX)
BEDROOM 2	4,111 X 2,798MM	13'6" X 9'2" (MAX)
BEDROOM 3	3,855 X 2,798MM	12'8" X 9'2"
STUDY	2,088 X 2,590MM	6'11" X 8'8"

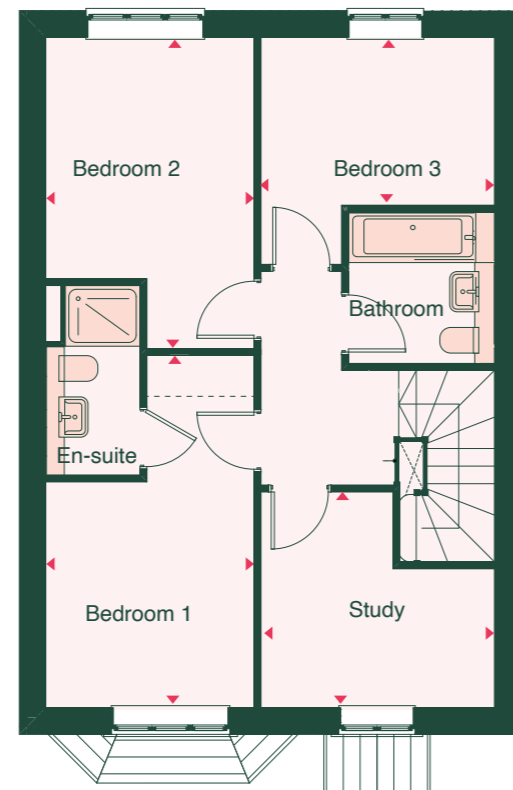
THE KEEL

3 BEDROOM | 2 BATHROOM | SEMI-DETACHED | PLOTS: 89,90

GROUND FLOOR



FIRST FLOOR



LOCATION



PROPERTY DIMENSIONS

	mm	Ft
KITCHEN/DINING	5,992 X 3,809MM	19'8" X 12'6"
LIVING	5,000 X 3,486MM	16'5" X 11'5"
BEDROOM 1	3,018 X 2,781MM	9'11" X 9'2" (MAX)
BEDROOM 2	4,159 X 2,781MM	13'8" X 9'2" (MAX)
BEDROOM 3	3,117 X 2,245MM	10'3" X 7'4"
STUDY	3,117 X 2,883MM	10'3" X 9'6" (MAX)



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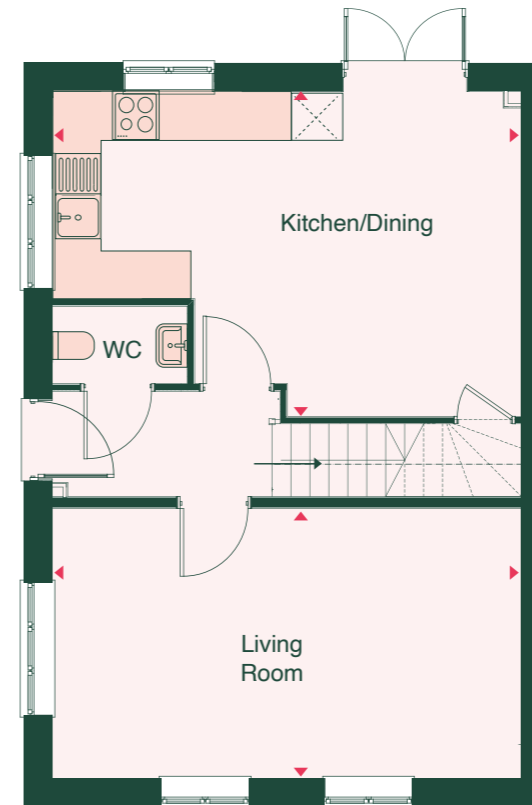
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THE CULLEN

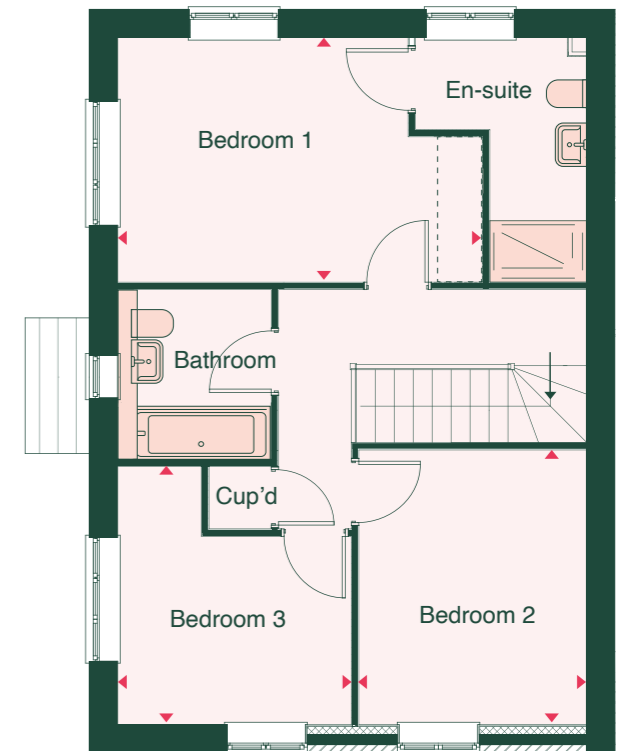
| 3 BEDROOM | 2 BATHROOM | SEMI-DETACHED | PLOTS: 05,06,21,22,47,66



GROUND FLOOR



FIRST FLOOR



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LOCATION



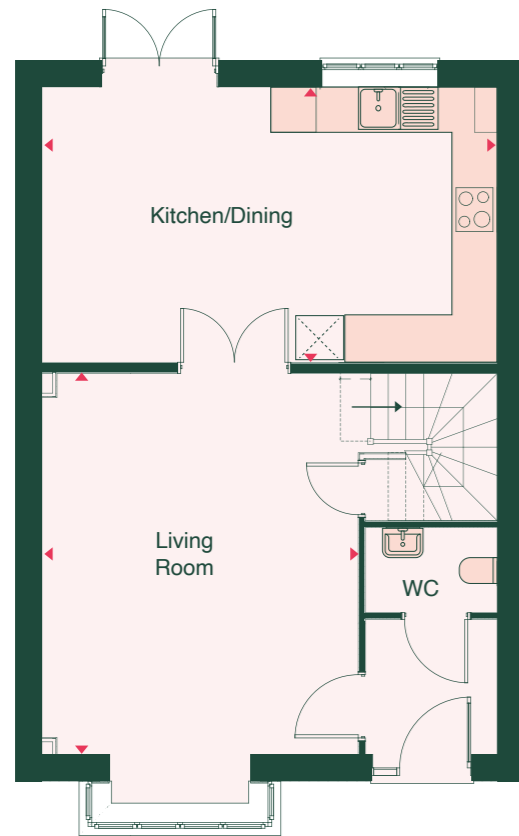
PROPERTY DIMENSIONS

	mm	Ft
KITCHEN/DINING	5,809 X 4,020MM	19'1" X 13'2"
LIVING	5,809 X 3,345MM	11'0" X 19'1"
BEDROOM 1	4,516 X 3,028MM	14'10" X 9'11" (MAX)
BEDROOM 2	2,823 X 3,402MM	9'3" X 11'2"
BEDROOM 3	2,893 X 3,195MM	9'6" X 10'6" (MAX)

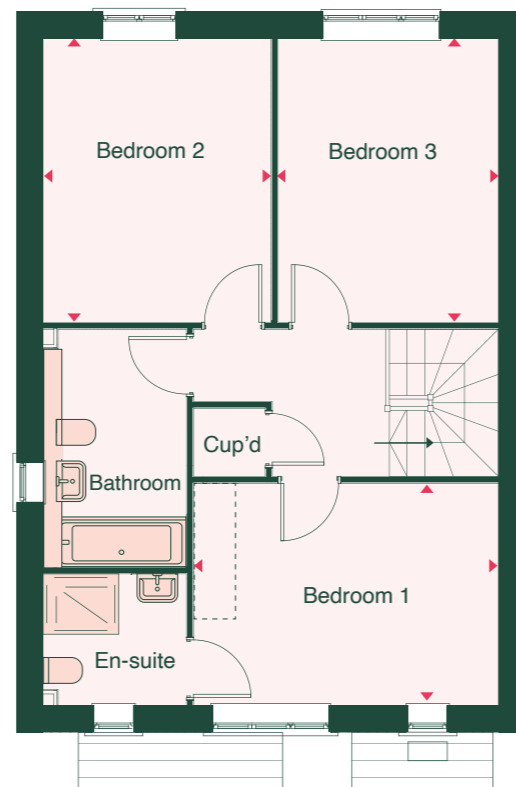
THE EMYVALE

| 3 BEDROOM | 2 BATHROOM | DETACHED | PLOTS: 03

GROUND FLOOR



FIRST FLOOR



LOCATION



PROPERTY DIMENSIONS

	mm	Ft
KITCHEN/DINING	6,034 X 3,648MM	19'10" X 12'0"
LIVING	4,192 X 5,048MM	13' 9" X 16' 7"
BEDROOM 1	4,041 X 2,949MM	13'3" X 9' 8"
BEDROOM 2	2,919 X 3,763MM	9' 7" X 12' 4"
BEDROOM 3	3,022 X 3,763MM	9'11" X 12' 4"



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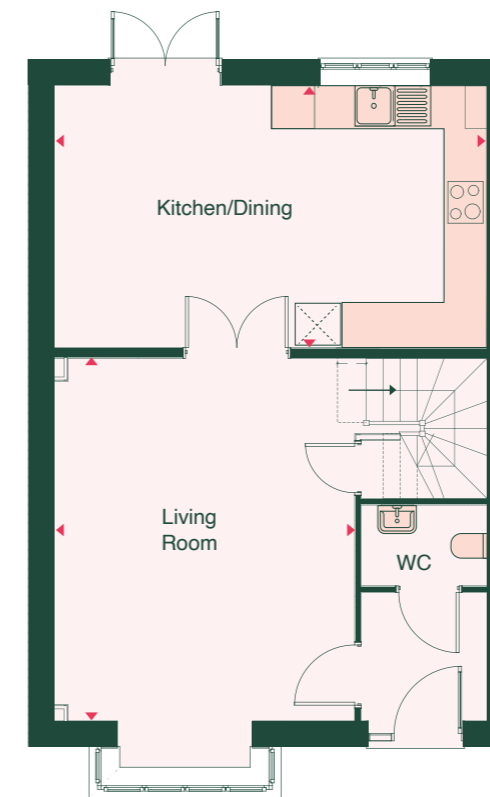
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THE DOYLE

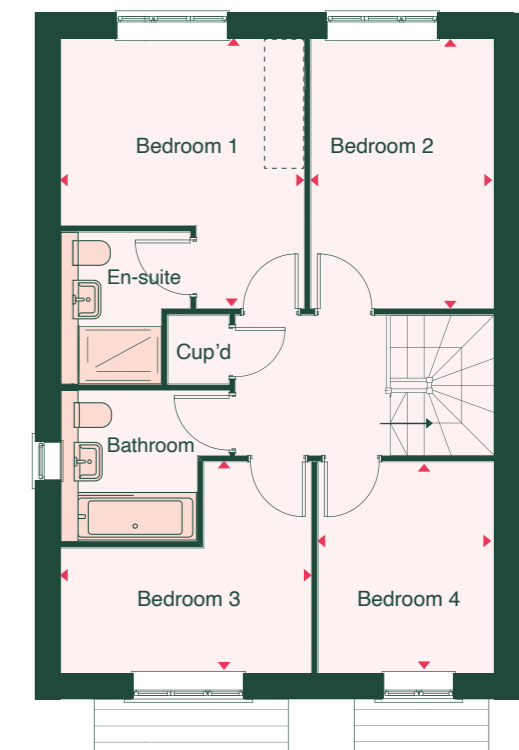
| 4 BEDROOM | 2 BATHROOM | DETACHED | PLOTS: 14,50,51



GROUND FLOOR



FIRST FLOOR



LOCATION



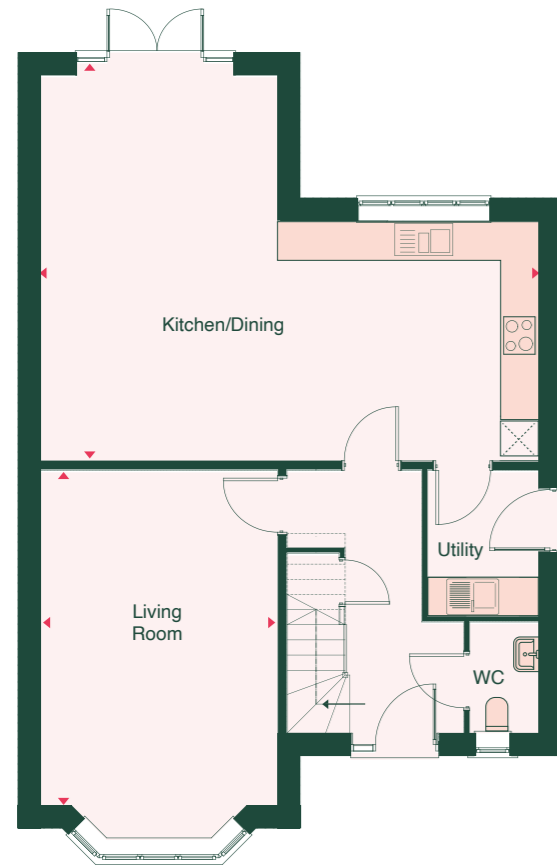
PROPERTY DIMENSIONS

	mm	Ft
KITCHEN/DINING	6,034 X 3,648MM	19' 10" X 12' 0"
LIVING	4,192 X 5,048MM	13' 9" X 16' 7"
BEDROOM 1	3,391 X 3,763MM	11' 2" X 12' 4" (MAX)
BEDROOM 2	2,550 X 3,763MM	8' 4" X 12' 4"
BEDROOM 3	3,491 X 2,949MM	11' 5" X 9' 8" (MAX)
BEDROOM 4	2,450 X 2,949MM	8' 0" X 9' 8"

THE HOWTH

4 BEDROOM | 2 BATHROOM | DETACHED | PLOTS: 02,12,13,73,74,77,78

GROUND FLOOR



FIRST FLOOR



LOCATION



PROPERTY DIMENSIONS

	mm	Ft
KITCHEN/DINING	7,721 X 5,974MM	25'4" X 19'7" (MAX)
LIVING	3,671 X 5,197MM	12'1" X 17'1"
UTILITY	1,722 X 2,257MM	5'8" X 7'5"
BEDROOM 1	3,671 X 4,890MM	12'1" X 16'1" (MAX)
BEDROOM 2	3,957 X 3,574MM	13'0" X 11'9"
BEDROOM 3	3,671 X 3,328MM	12'1" X 10'11"
BEDROOM 4	2,807 X 4,279MM	9'4" X 14'0"

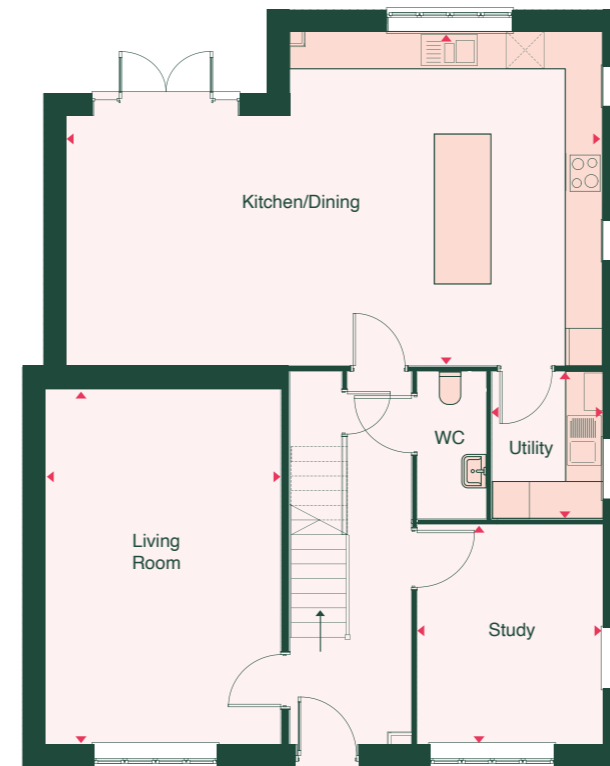


THE KILBERRY

4 BEDROOM | 3 BATHROOM | DETACHED | PLOTS: 01,04



GROUND FLOOR



FIRST FLOOR



33

LOCATION



PROPERTY DIMENSIONS

	mm	Ft
KITCHEN/DINING	8,621 X 5,359MM	28'3" X 17'7"
LIVING	3,787 X 5,696MM	12'5" X 18'8"
STUDY	2,979 X 3,524MM	9'9" X 11'7"
UTILITY	1,779 X 2,364MM	5'10" X 7'9"
BEDROOM 1	5,021 X 4,412MM	16'6" X 14'6" (MAX)
BEDROOM 2	4,006 X 3,418MM	13'2" X 11'3" (MAX)
BEDROOM 3	3,866 X 3,481MM	12'8" X 11'5"
BEDROOM 4	2,956 X 3,416MM	9'8" X 11'3"

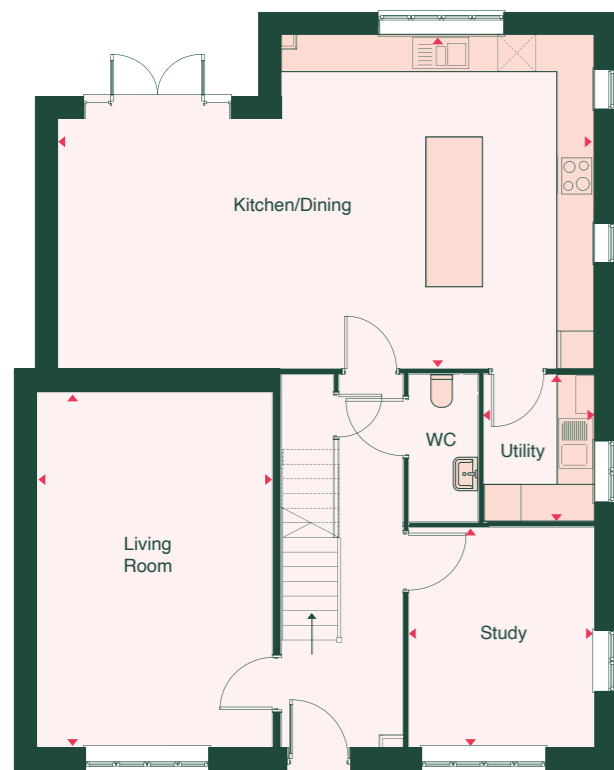
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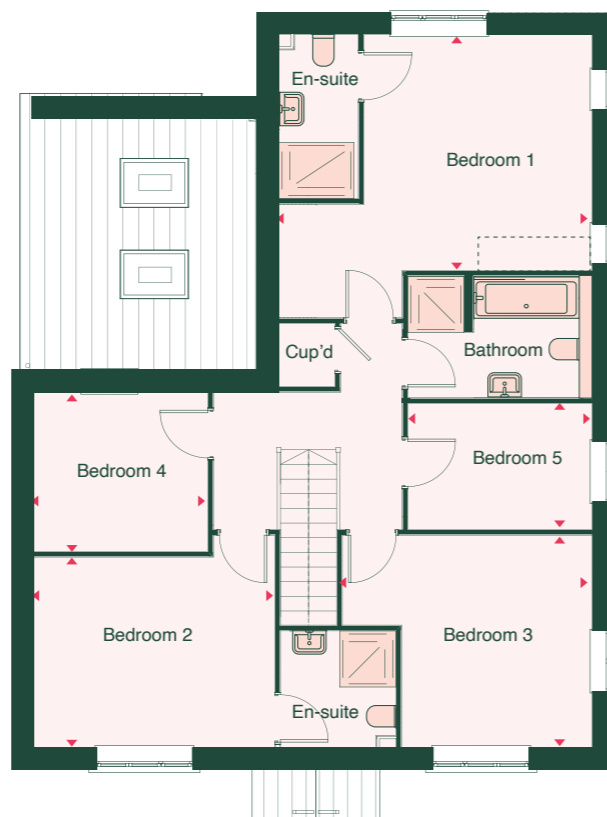
THE KILMORE

5 BEDROOM | 3 BATHROOM | DETACHED | PLOTS: 11,75,76

GROUND FLOOR



FIRST FLOOR



LOCATION



PROPERTY DIMENSIONS

	mm	Ft
KITCHEN/DINING	8,621 X 5,359MM	28'3" X 17'7"
LIVING	3,787 X 5,696MM	12'5" X 18'8"
STUDY	2,979 X 3,524MM	9'9" X 11'7"
UTILITY	1,779 X 2,364MM	5'10" X 7'9"
BEDROOM 1	5,021 X 3,784MM	16'6" X 12'5" (MAX)
BEDROOM 2	3,866 X 3,053MM	12'8" X 10'0"
BEDROOM 3	4,006 X 3,405MM	13'2" X 11'2" (MAX)
BEDROOM 4	2,793 X 2,549MM	9'2" X 8'4"
BEDROOM 5	2,956 X 2,020MM	9'8" X 6'8"



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SPECIFICATIONS

	The Broadway	The Derry	The Clara	The Greystones	The Keel	The Cullen	The Emyvale	The Doyle	The Howth	The Kilberry	The Kilmore
Gas Fired Central Heating with Combination Boiler	✓	✓	✓	✓	✓	✓	✓	✓			
Gas Fired Central Heating with Boiler and Cylinder									✓	✓	✓
Dual Zone Heating	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
UPVC windows with double glazing. Colour white outside / white inside. Window style as Planning Approval	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
UPVC 'French style' Patio doors to Patio area. Colour white outside / white inside.				✓	✓	✓	✓	✓	✓	✓	✓
UPVC Single door to Patio area. Colour white outside / white inside.	✓	✓	✓								
Composite or UPVC main entrance front door with letter plate, door viewer and chain. Colour outside, refer to material schedule / white inside	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Main entrance outside light with PIR sensor and mains wired doorbell - Any other external lighting locations shown on the technical drawings are wiring only	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
LED recessed downlights in kitchen, bathroom and en-suite where applicable - Pendant / batten lights with energy efficient lamps to remaining rooms	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
White electrical fittings, switches and sockets, USB socket to kitchen and bedroom 1	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Fitted kitchen with choice* of colour of unit doors with laminate worktop in kitchen - Development specific choice. Standard range with optional upgrades	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Fitted Base unit in utility with choice of colour of unit doors with laminate worktop - Development specific choice.									✓	✓	✓
Appliances Manufacturer to be advised - Subject to supply chain availability at the time - Confirmation at reservation											
4 Burner Gas Hob	✓	✓	✓	✓	✓	✓	✓	✓			
5 Burner Gas hob									✓	✓	✓
Integrated double oven in tall housing					✓	✓	✓	✓	✓	✓	✓
Built Under Single oven	✓										
Built Under double oven		✓	✓	✓							
Glass splash back to hob where design permits.	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Space only for freestanding fridge and freezer	✓	✓	✓	✓	✓	✓					
Integrated fridge freezer							✓	✓	✓	✓	✓
Extract fan above Hob	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Fitted kitchen base unit - (Potential location for future dishwasher)	✓	✓	✓	✓	✓	✓	✓	✓			
Integrated dishwasher									✓	✓	✓
Space for washing machine in Kitchen	✓	✓	✓	✓	✓	✓	✓	✓			
Space for washing machine in Utility									✓	✓	✓
Inset stainless steel 1.5 bowl sink with mixer tap in kitchen	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Inset stainless steel single bowl sink with mixer tap in utility									✓	✓	✓
Ideal standard sanitary ware with chrome fittings (Supply chain related item subject to change**)	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Bedroom 1 en-suite - shower enclosure - Idealrain shower with riser rail shower			✓	✓	✓	✓	✓	✓	✓	✓	✓
En-suite 2 shower enclosure - IS shower with riser rail only										✓	✓
Main bathroom - bath with hair rinse station only			✓	✓	✓	✓	✓	✓	✓	✓	✓
Main bathroom with exposed shower station over bath and glass shower screen & fully tiled walls to showering area	✓	✓						✓			
Standard panel radiator to main bathroom / en-suite	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Cloakroom Ceramic wall tiling splashback to basin.	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Ceramic wall tiling - half height to some walls with sanitary furniture in bathroom / en-suite where applicable. (Plot specific)	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Ceramic Wall tiling - full height tiling to walls of separate en-suite shower enclosure			✓	✓	✓	✓	✓	✓	✓	✓	✓
Plastered ceilings and walls finished in contract matt white emulsion	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
MDF Architraves and skirting's finished in white with chrome Ironmongery,	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Shaver point to bedroom 1 en-suite			✓	✓	✓	✓	✓	✓	✓	✓	✓
Shaver point to main bathroom	✓	✓									
Media plate to living room	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Mains wired smoke detectors (or carbon monoxide / heat detectors where required) with battery back up	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
TV aerial point to living room and bedroom 1	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Riven paving slabs to main entrance door (Plot specific locations)	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Riven paving slabs to side paths and patio areas (Plot specific locations)	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Tarmacadam or block paviments to car driveways / parking to properties (Refer to external materials schedule for plot specific locations)	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Landscape front gardens. Topsoil only to rear garden, for purchasers' contractor to prepare for any turfing.(Refer to external landscape designs)	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Outside tap					✓	✓			✓	✓	✓

*Choices are dependent on stage of construction, please ask the Sales Advisor for details. This specification is for guidance only. We recommend that you inspect the full specification prior to reservation and confirm all details with the Sales Advisor at point of purchase. We reserve the right to change or substitute alternative items of similar quality. Specification is correct at the time of printing. Please note TV and telephone points only are provided, purchaser to arrange own connections, including extensions.

**Lagan Homes reserves the right to replace products with equivalent products affected by supply chain issues.

LOCAL EDUCATION



Ratby and the surrounding area are ideal for families with an excellent choice of primary and secondary schools. In the village, Ratby Primary School has a 'Good' Ofsted rating, and the neighbouring Groby, which is just over one mile away and a 4-minute drive, has Elizabeth Woodville Primary School (Good), Lady Jane Grey Primary School (Outstanding) and Martinshaw Primary School (Good).

The choice of state secondary schools includes Bosworth Academy (Outstanding), Heath Lane Academy (Good), Brookvale Groby Learning Campus (Outstanding), and Dixie Grammar School, a popular independent school, in Market Bosworth.

Further education and vocational courses are available at Leicester College; De Montfort and Birmingham universities offer a wide range of foundation, undergraduate and postgraduate courses.





ON THE DOORSTEP

There is plenty to do, see and explore in Ratby and the local area. Starting with Martinshaw Wood on the edge of the village. Set across 103 hectares (254 acres), this vast and picturesque woodland is steeped in history and features a diverse range of habitats and wildlife. With links to the neighbouring woodlands and an extensive path network, it is a wonderful place to explore, go horse riding, walk or cycle.

For fun family days out, there is Twycross Zoo, a 28-minute drive away, or Tropical Birdland, a 10-minute drive and for more active days out, Treetop Adventure Golf (15 mins drive / 6.1 miles), Wacky Warehouse (28 mins / 12 miles) and Gorse Hill City Farm

Source: Google maps September 2022

(12 mins/ 5 miles). Or for keen gardeners and a leisurely stroll, there is National Trust property, Stoneywell stately home and gardens (10 mins / 5 miles).

As you would expect, Leicester has many more options to discover and enjoy like the 360 indoor Play Centre, Leys Leisure Centre, Meridian Leisure Park for bowling and the latest blockbusters and an independent cinema and arts venue at the Phoenix Cinema & Arts Centre. Or for space enthusiasts, there is the National Space Centre.



SUSTAINABLE ENVIRONMENT

As an established residential developer, sustainability is the greatest challenge facing our industry today and at Lagan Homes we recognise that everything we do has an impact on both people and the environment. We take pride in fulfilling our duty to operate as a responsible business and aim to continuously reduce our environmental impact, which is reflected in the way we design and build our homes leading to a reduction in our carbon footprint every year.

Increasingly, we employ green construction methods by reducing, recycling and re-using waste, to optimise resources and minimise disruption. Our building materials are responsibly sourced and we aim to ensure that our homes and communities are built in a way that is respectful of the plants and wildlife in the surrounding area.

Our new homes are designed with energy efficiency as a key consideration, using the latest technologies, methods and materials to help cut down carbon emissions. Such as;



Good levels of insulation



High-efficiency heating systems



Low energy lighting



Quality construction on-site



Energy efficient boilers

In turn these measures help to improve the quality of life for our customers by significantly reducing the cost it takes to run a new home in one of our newly created communities.

Every effort is made to combine the character of our exteriors with that of their locations. When buying a new-build home with Lagan Homes you can be certain that alongside the thoughtful design and high-quality specification, your home has been created to maximise energy efficiency. 100% of all our homes built in 2022 were rated EPC B or above, and by buying a new build home this will help reduce carbon emissions by more than 2.2 tonnes a year. On average this could mean as a new home owner you could save **£3,100** on energy bills a year compared to an older house, keeping you warm in winter and saving you money for the more enjoyable things in life.

Disclaimer: Energy saving figures quoted are provided by the Home Builders Federation (HBF) Energy Report “Watt a Save” updated February 2023 based on the Government’s Energy Price Guarantee (EPG) cap increase on 1 April 2023

WHY CHOOSE LAGAN HOMES

Lagan Homes is a family company with over 40 years of experience building well-designed homes to the highest standards. We are committed to creating sustainable communities and environments for generations to come.

Customer Care

Our passion for customer care ensures we deliver a prompt and friendly customer experience, which includes our emergency call service.

Environmental

Our new homes are built with the latest energy-efficient technology and environmental considerations.

Safety & Security

Double glazing, window locks*, multi-point locking system to main doors, smoke, heat and carbon monoxide detectors to current electrical appliances throughout, giving homeowners peace of mind. (*excluding emergency escape windows).

New Home Warranty

All homes at Martinshaw Meadow come with a 10-year NHBC warranty.

Two Year Warranty

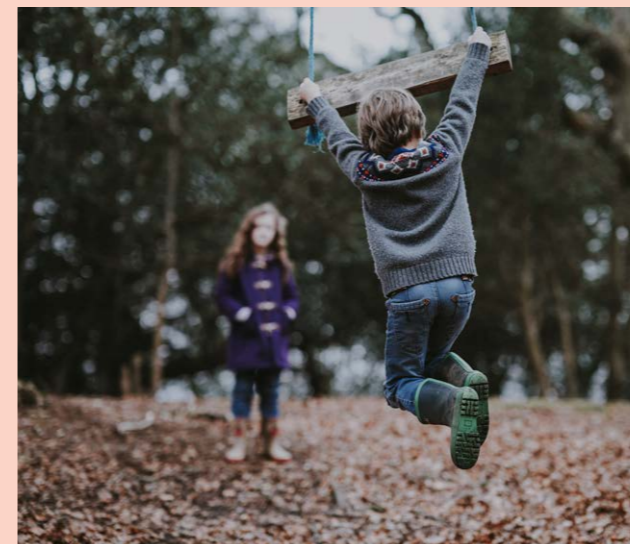
Every new Lagan Home comes with a two-year customer care warranty subject to NHBC guidelines.

Your New Home

Homeowners have the satisfaction of knowing that Martinshaw Meadow represents a team effort involving the dedication, commitment and expertise of our finest architects and craftsmen. Please see our detailed specification.

5 Star Home Builder

Our commitment to excellent customer service and aftercare alongside our high level of expertise and dedication to build quality homes has been recognised for customer satisfaction with the Home Builders federation.





MARTINSHAW

M E A D O W

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