



RAVENSWOOD
REACH

LONGDALE LANE, NOTTINGHAM

A new development of 2, 3, 4 & 5-bedroom homes

LaganHomes[®]



The computer generated image represents a typical street scene, however elevational treatments, handing, garage position, optional extras, fencing and landscaping may vary. Please ask the sales adviser for details of specific plots.



RAVENSWOOD
REACH

Welcome to RAVENSWOOD REACH

An exciting collection of beautiful new homes, ranging from 2-bedroom bungalows to 5-bedroom detached residences, in a stunning village location situated mid-way between Nottingham and Mansfield.



In and around RAVENSWOOD REACH



Ravenshead has a long and rich history dating back to before Norman times.

After the Conquest in 1066, what is now Sherwood Forest was a popular hunting ground for the Norman kings. A century later, Henry II founded an Augustinian priory at Newstead Abbey, which later became the ancestral home of Lord Byron.

Modern day Ravenshead has a good range of local amenities, including a local convenience store, a Sainsbury's local, a thriving farm shop and several pubs. One of the pubs, The Hutt, occupies a delightful 15th century building, erected on the site of a Royal Hutt, one of seven built to house the men patrolling Sherwood Forest to protect the King's deer.

Adjacent to Ravenswood Reach is Ravenshead Leisure Centre, which has two sports halls, tennis courts, a ball court and football pitches. There is also a purpose built Village Hall, which hosts a wide range of activities from badminton and ballroom dancing to yoga and zumba.

Cherubs Longdale Nursery is a short walk from Ravenswood Reach. Abbey Gates Primary School is nearby, and Ravenshead C of E Primary School is just over a mile away, both are Ofsted rated "Good".





Ravenwood Reach is situated on the southern side of the village, just a short drive from the A60, which connects Mansfield and Nottingham.

Newstead Abbey and its 300 acres of parkland, is a popular tourist destination. The park and gardens are open all year round apart from Christmas day, and the house is open at weekends.

Mansfield, which is just over 5 miles to the north, offers a good choice of retail parks, shopping centres, supermarkets and local shops as well as a wide range of leisure activities. Sherwood Forest is just a few miles to the north east of Mansfield. With the legendary Major Oak tree estimated to be around 1,000 years old, a visitor centre and café, it is perfect for a family day out.

The city of Nottingham is a creative and vibrant place and a UNESCO City of Literature. Often called the 'Home of English Sport' it can claim a Premier League football team, The National Ice Centre, The Holme Pierrepont National Watersports Centre and Trent Bridge international cricket ground. It is also home to The University of Nottingham, who's famous most famous alumnus is the author D.H.Lawrence.





RAVENSWOOD
REACH

LONGDALE LANE, NOTTINGHAM

DEVELOPMENT PLAN

development PLAN



2-bed bungalows Plots

- Southwell 17, 30, 31, 33, 34
- Woodford 18, 32
- Arderne 47
- Gifford 9
- Loxley 12, 14
- Medwin 16

3-bed bungalows

- Argyle 13
- Brougham 15

2-bed apartments

- Leigh 19-22

2-bed homes

- Shelley 38
- Scarlet 39

3-bed homes

- Minerva 35
- Birkin 36, 37
- Bonnington 40
- Medora 41
- Milbanke 42
- Sandby 45
- Annesley 23, 24
- Reville 29

4-bed homes

- Hawksmoor 43
- Hind 44
- Melbourne 46
- Clairmont 8
- Kirkby 10, 11
- Bigsby 26
- Halanby 27, 28
- Sherwood 25

5-bed homes

- Edleston 2, 3
- Chamberlain 1, 6
- Seaton 4
- Wedderburn 5
- Mallory 7

V Visitor Parking Space
BCP Bin Collection Point

Existing property

Open countryside



Protection for new-build home buyers

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.

R the SOUTHWELL

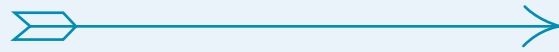


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the SOUTHWELL



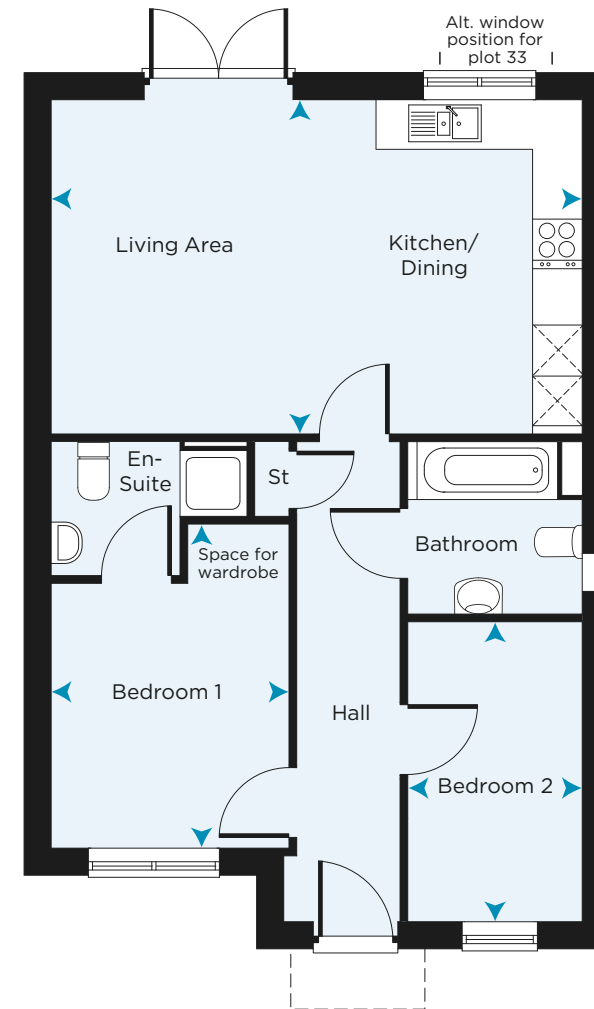
Plots 17, 30, 31, 33, 34

A 2 bedroom detached bungalow

Ground Floor

Living/Kitchen/ Dining	6,423mm x 4,043mm	21'1" x 13'3"
Bedroom 1	3,818mm x 2,877mm	12'6" x 9'5"
En-Suite		
Bedroom 2	3,628mm x 2,110mm	11'11" x 6'11"
Bathroom		

Ground Floor



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 plan. Lagan Homes has a policy of continuous improvement and individual features may vary from time to time. Please ask the Sales Adviser for details of specific plots.



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R the WOODFORD



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the WOODFORD



Plots 18, 32

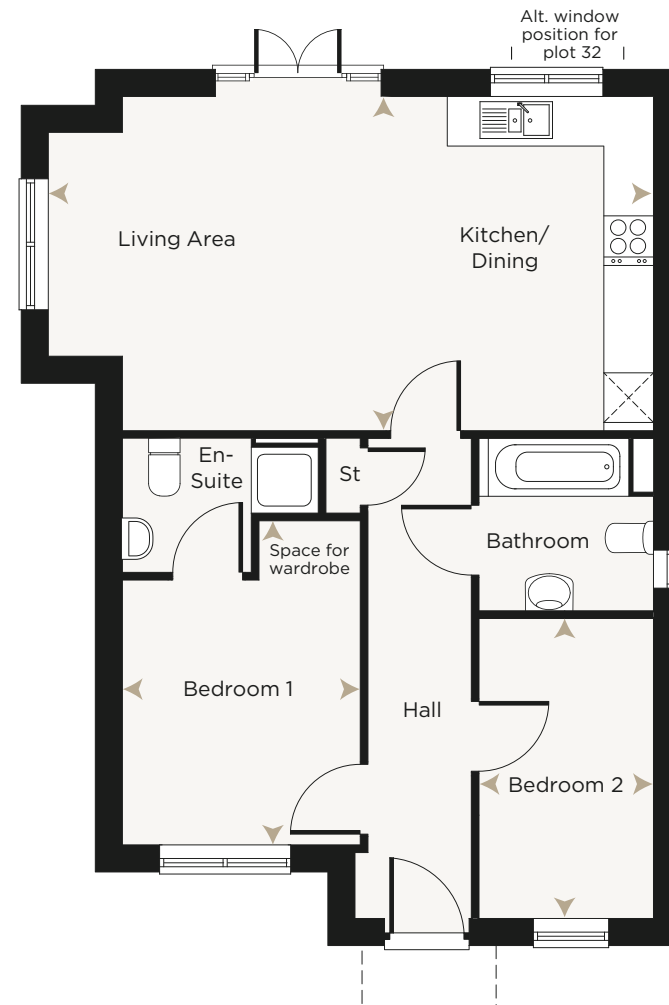
A 2 bedroom detached bungalow

Ground Floor

Living/Kitchen/ Dining	7,313mm x 4,043mm	24'0" x 13'3"
Bedroom 1	3,818mm x 2,877mm	12'6" x 9'5"
En-Suite		
Bedroom 2	3,628mm x 2,110mm	11'11" x 6'11"
Bathroom		

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Ground
Floor



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R the ARDERNE



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the ARDERNE



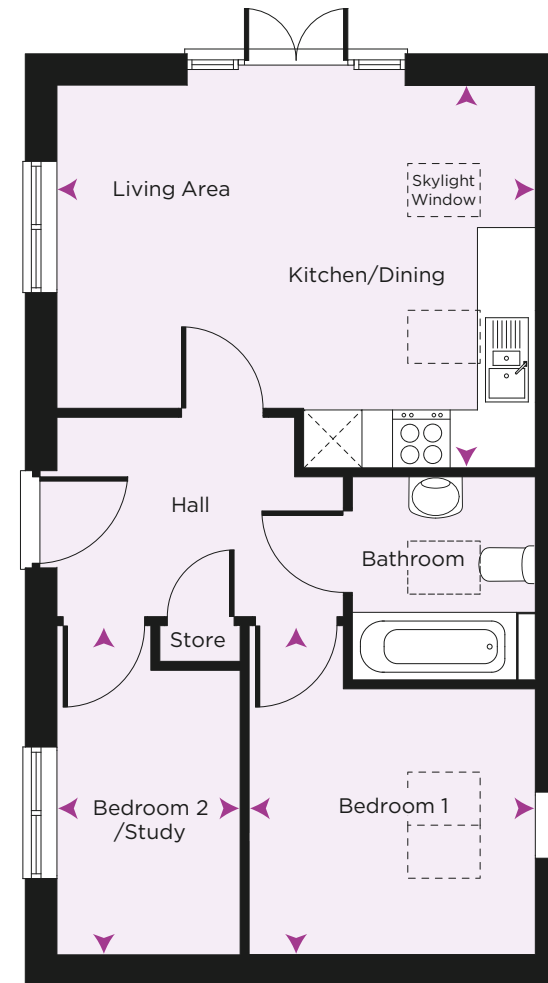
Plot 47

A 2 bedroom detached bungalow

Ground Floor

Living/Kitchen/ Dining	4,959mm x 3,964mm	16'3" x 13'0"
Bedroom 1	3,409mm x 2,967mm	11'2" x 9'9"
Bedroom 2/ Study	3,412mm x 1,899mm	11'2" x 6'3"
Bathroom		

Ground Floor



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R the SHELLEY



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the SHELLEY



Plot 38

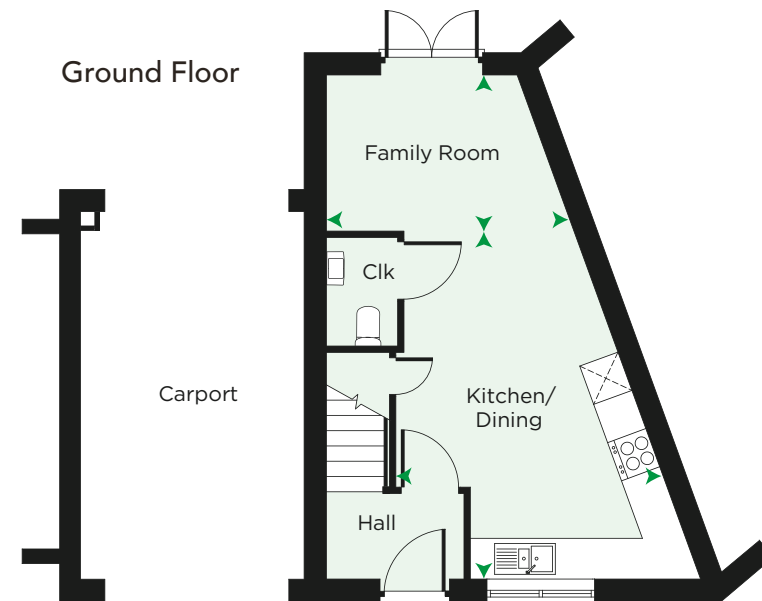
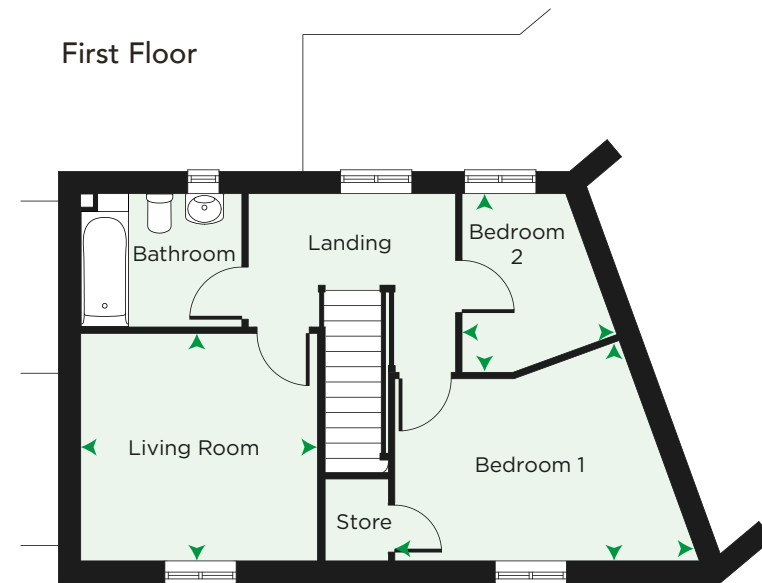
A 2 bedroom semi-detached home

First Floor

Living Room	3,488mm x 3,352mm	11'5" x 11'0"
Bedroom 1	4,486mm x 3,455mm	14'9" x 11'4"
Bedroom 2	2,633mm x 2,282mm	8'8" x 7'6"
Bathroom		

Ground Floor

Kitchen/Dining	5,125mm x 3,392mm	16'10" x 11'2"
Family Room	2,809mm x 2,300mm	9'3" x 7'7"
Cloakroom		



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Protection for new-build home buyers



R the SCARLET



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the SCARLET



Plot 39

A 2 bedroom semi-detached home

First Floor

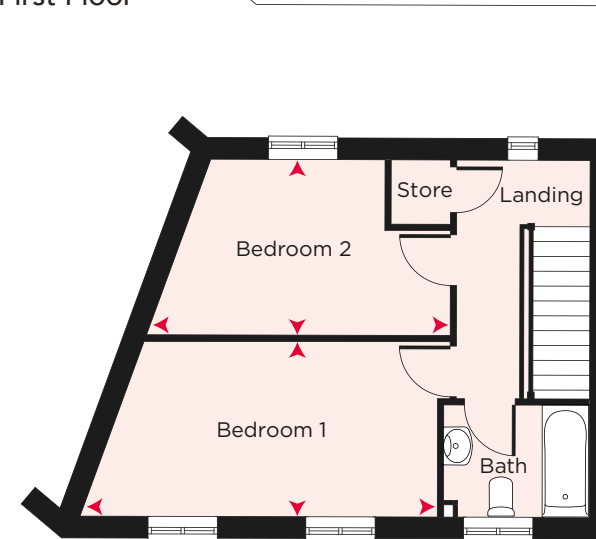
Bedroom 1	5,387mm x 2,658mm	17'8" x 8'9"
Bedroom 2	4,575mm x 2,659mm	15'0" x 8'9"
Bathroom		

Ground Floor

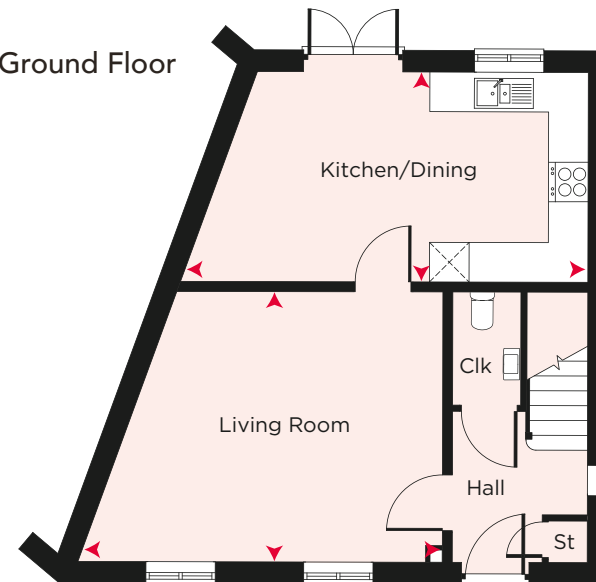
Living Room	5,495mm x 4,097mm	18'0" x 13'5"
Kitchen/Dining	6,144mm x 3,178mm	20'2" x 10'5"
Cloakroom		

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First Floor



Ground Floor



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R the MINERVA



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the MINERVA



Plot 35

A 3 bedroom link-detached home

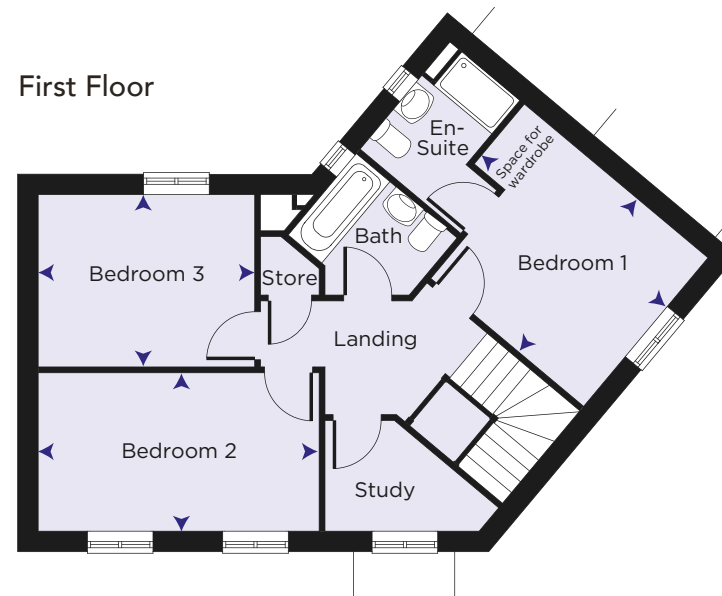
First Floor

Bedroom 1	3,832mm x 3,101mm	12'7" x 10'2"
En-Suite		
Bedroom 2	4,496mm x 2,535mm	14'9" x 8'4"
Bedroom 3	3,465mm x 2,757mm	11'4" x 9'1"
Study	2,467mm x 1,772mm	8'1" x 5'10"
Bathroom		

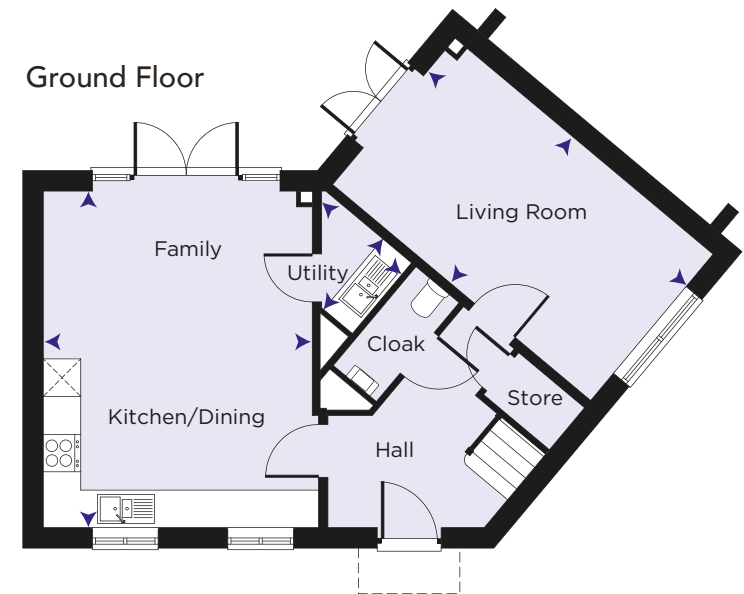
Ground Floor

Living Room	5,385mm x 3,054mm	17'8" x 10'0"
Kitchen/Dining/ Family	5,385mm x 4,404mm	17'8" x 14'5"
Utility	1,790mm x 1,475mm	5'10" x 4'10"
Cloakroom		

First Floor



Ground Floor



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R the BIRKIN



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REACH



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the BIRKIN



Plots 36, 37

A 3 bedroom semi-detached home

Second Floor

Bedroom 1	3,836mm x 3,375mm	12'7" x 11'1"
Dressing Room	2,154mm x 1,562mm	7'1" x 5'2"
En-Suite		

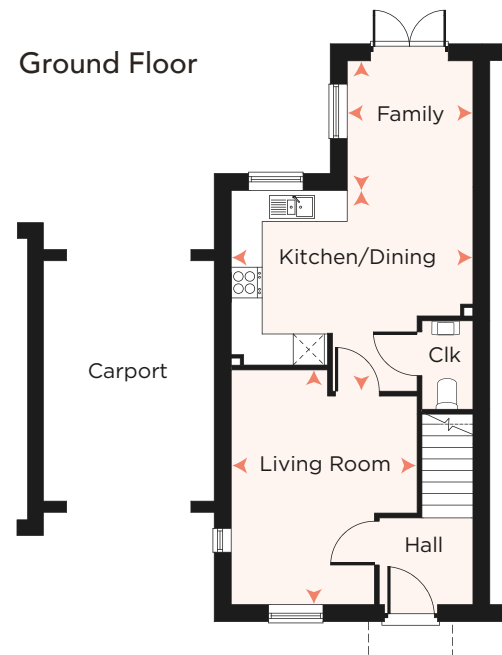
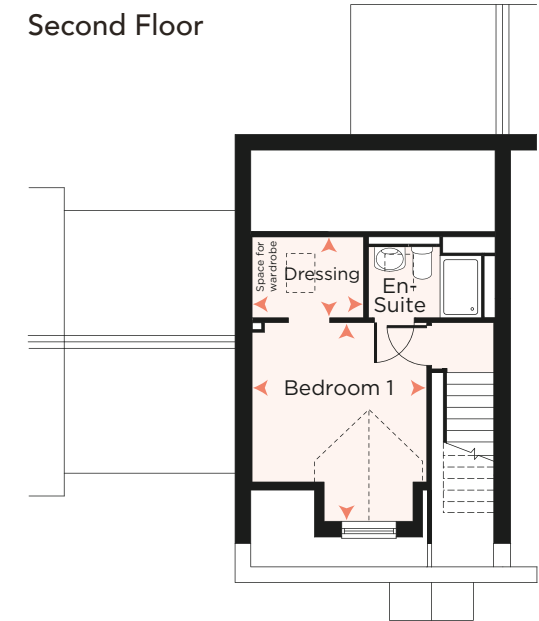
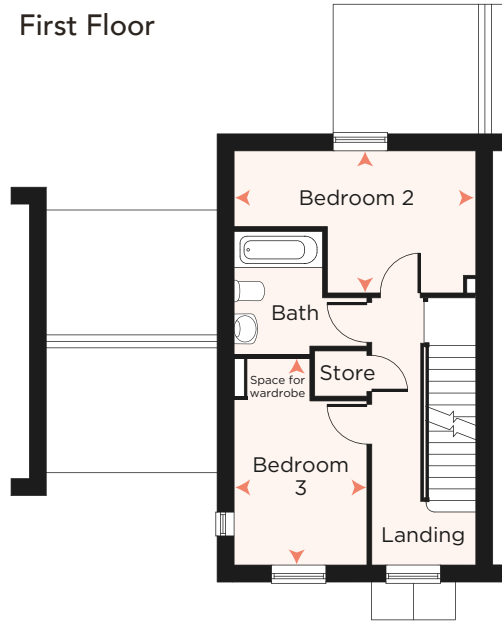
First Floor

Bedroom 2	4,668mm x 2,745mm	15'4" x 9'0"
Bedroom 3	3,169mm x 2,565mm	10'5" x 8'5"
Bathroom		

Ground Floor

Living Room	4,533mm x 3,590mm	14'10" x 11'9"
Kitchen/Dining	4,665mm x 3,871mm	15' 3" x 12' 8"
Family	2,478mm x 2,427mm	8' 1" x 7' 11"
Cloakroom		

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R the BONNINGTON



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the BONNINGTON



Plot 40

A 3 bedroom end-terraced home

Second Floor

Bedroom 1	4,427mm x 3,607mm	14'6" x 11'10"
Dressing Room	2,154mm x 1,720mm	7'1" x 5'8"
En-Suite		

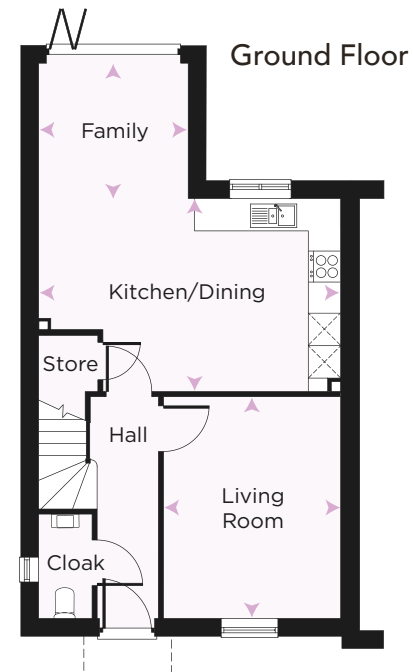
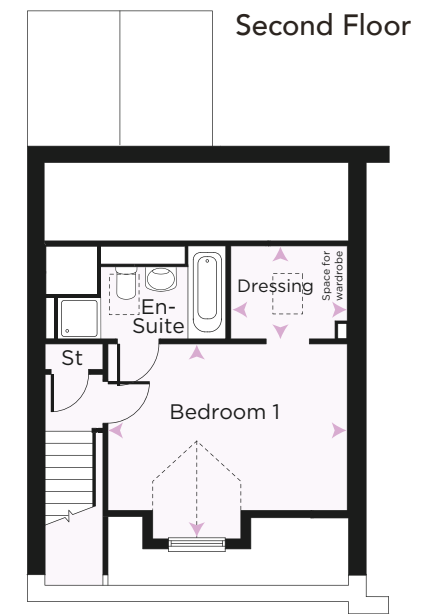
First Floor

Bedroom 2	3,191mm x 2,634mm	10'6" x 8'8"
Bedroom 3	3,191mm x 2,933mm	10'6" x 9'7"
Study	2,933mm x 2,306mm	9'7" x 7'7"
Bathroom		

Ground Floor

Living Room	4,104mm x 3,281mm	13'6" x 10'9"
Kitchen/Dining	5,600mm x 3,575mm	18' 4" x 11' 8"
Family	2,769mm x 2,503mm	11' 6" x 8' 2"
Cloakroom		

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R the MEDORA



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the MEDORA



Plot 41

A 3 bedroom mid-terrace home

Second Floor

Bedroom 1	3,848mm x 3,472mm	12'8" x 11'5"
Dressing Room	2,154mm x 1,570mm	7'1" x 5'2"
En-Suite		

First Floor

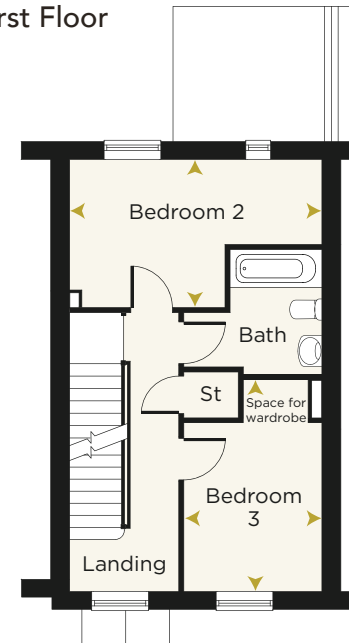
Bedroom 2	4,668mm x 2,744mm	15'4" x 9'0"
Bedroom 3	3,120mm x 2,555mm	10'3" x 8'5"
Bathroom		

Ground Floor

Living Room	4,531mm x 3,590mm	14'10" x 11'9"
Kitchen/Dining	4,665mm x 3,875mm	15' 3" x 12' 8"
Family	3,522mm x 2,503mm	11' 6" x 8' 2"
Cloakroom		

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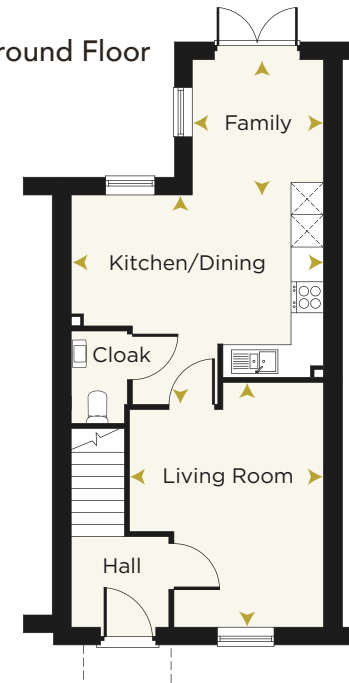
First Floor



Second Floor



Ground Floor



Protection for new-build home buyers

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R the MILBANKE



RAVENSWOOD
REACH



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the MILBANKE



Plot 42

A 3 bedroom end of terrace home

Second Floor

Bedroom 1	3,848mm x 3,472mm	12'8" x 11'5"
Dressing Room	2,154mm x 1,570mm	7'1" x 5'2"
En-Suite		

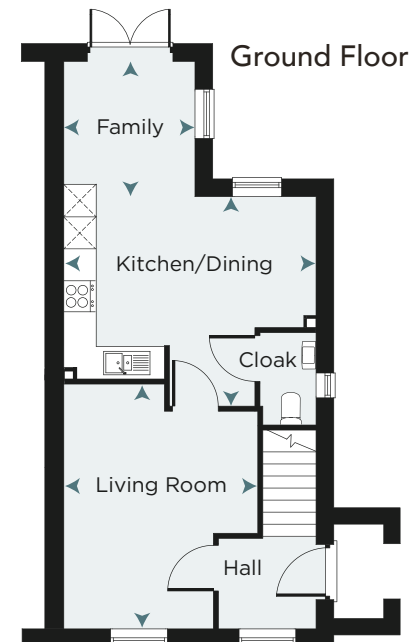
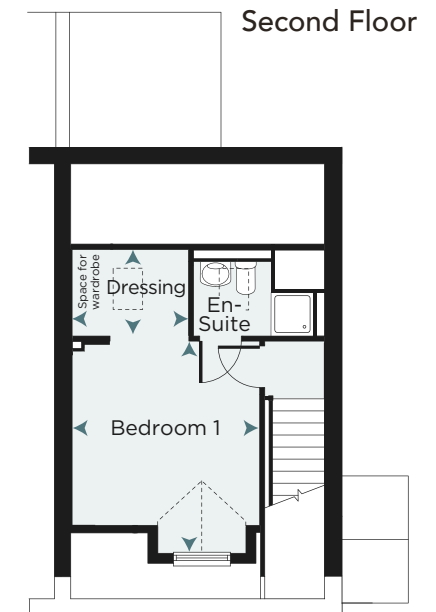
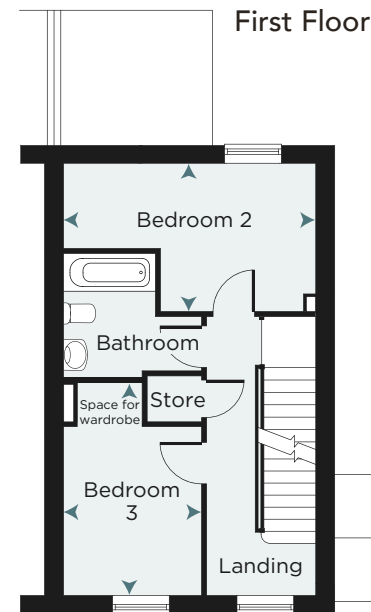
First Floor

Bedroom 2	4,668mm x 2,744mm	15'4" x 9'0"
Bedroom 3	3,120mm x 2,555mm	10'3" x 8'5"
Bathroom		

Ground Floor

Living Room	4,531mm x 3,590mm	14'10" x 11'9"
Kitchen/Dining	4,665mm x 3,875mm	15' 3" x 12' 8"
Family	3,522mm x 2,503mm	11' 6" x 8' 2"
Cloakroom		

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Protection for new-build home buyers

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R the SANDBY



RAVENSWOOD
REACH



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the SANDBY



Plot 45

A 3 bedroom semi-detached home

First Floor

Bedroom 1 3,877mm x 2,930mm 12'9" x 9'7"

En-Suite

Bedroom 2 3,496mm x 3,062mm 11'6" x 10'1"

Bedroom 3 3,496mm x 2,930mm 11'6" x 9'7"

Study 2,031mm x 1,833mm 6'8" x 6'2"

Bathroom

Ground Floor

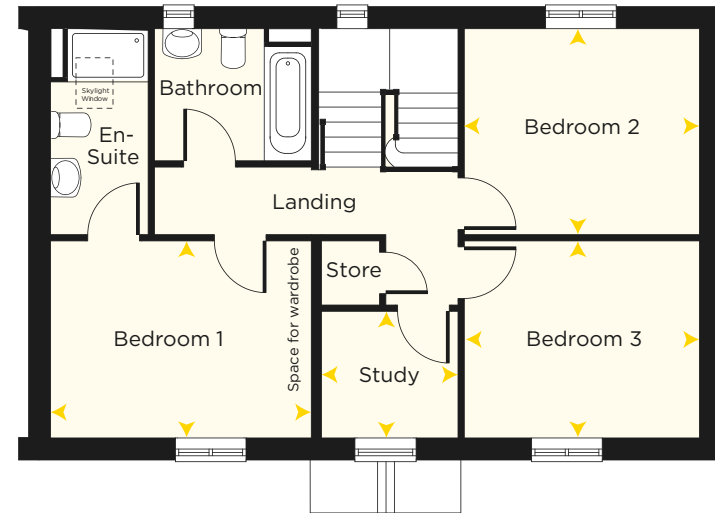
Living Room 3,995mm x 3,439mm 13'1" x 11'3"

Kitchen/Dining/
Family 6,085mm x 3,878mm 20'0" x 12'9"

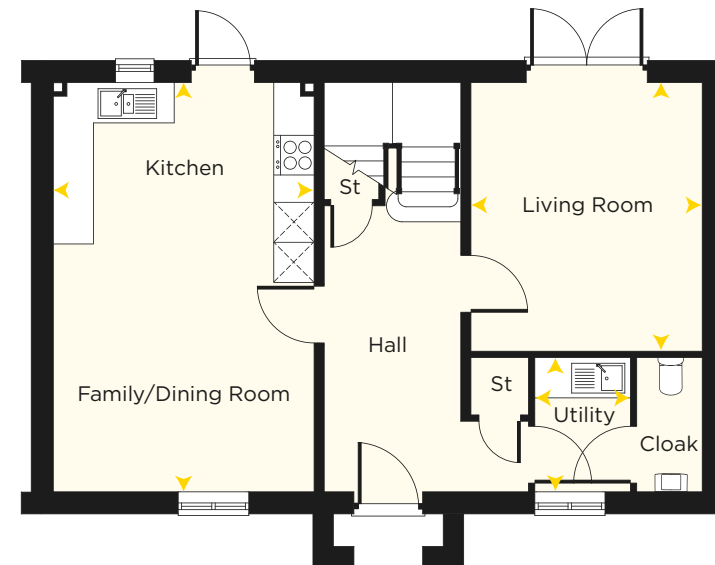
Utility 1,997mm x 1,422mm 6'7" x 4'8"

Cloakroom

First Floor



Ground Floor



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R the KIRKBY



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the KIRKBY



Plots 10, 11

A 4 bedroom detached home

First Floor

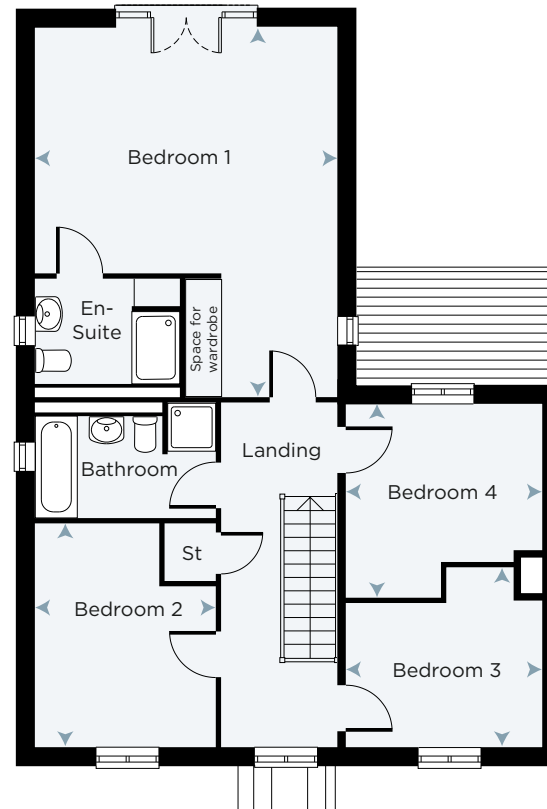
Bedroom 1	6,160mm x 5,034mm	20'2" x 16'6"
En-Suite		
Bedroom 2	3,803mm x 3,009mm	12'6" x 9'10"
Bedroom 3	3,268mm x 2,982mm	10'9" x 9'9"
Bedroom 4	3,268mm x 3,220mm	10'9" x 10'7"
Bathroom		

Ground Floor

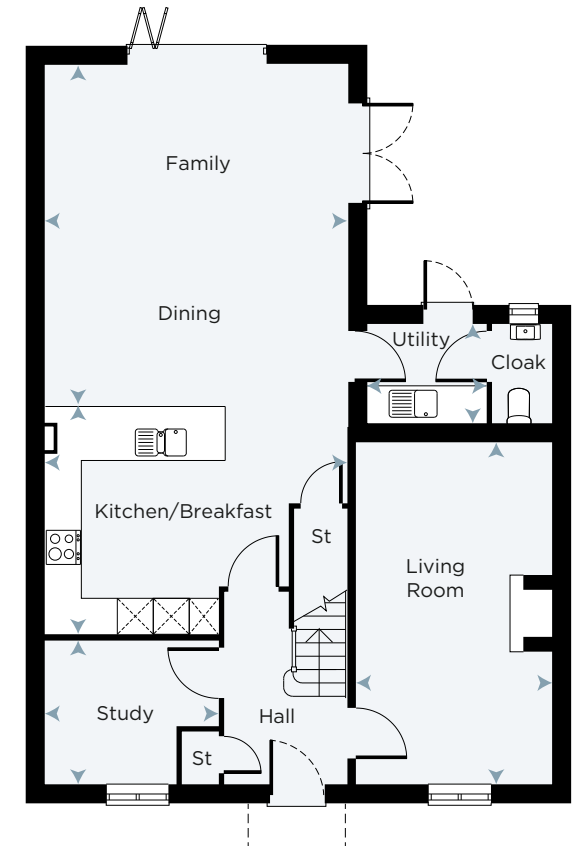
Living Room	5,696mm x 3,268mm	18'8" x 10'9"
Kitchen/Breakfast	5,034mm x 3,800mm	16'6" x 12'6"
Family/Dining	5,686mm x 5,034mm	18'8" x 16'6"
Utility	1,773mm x 1,530mm	5'8" x 5'0"
Study	2,879mm x 2,395mm	9'5" x 7'10"
Cloakroom		

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First Floor



Ground Floor



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R the HAWKSMOOR



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the HAWKSMOOR



Plot 43

A 4 bedroom detached home

First Floor

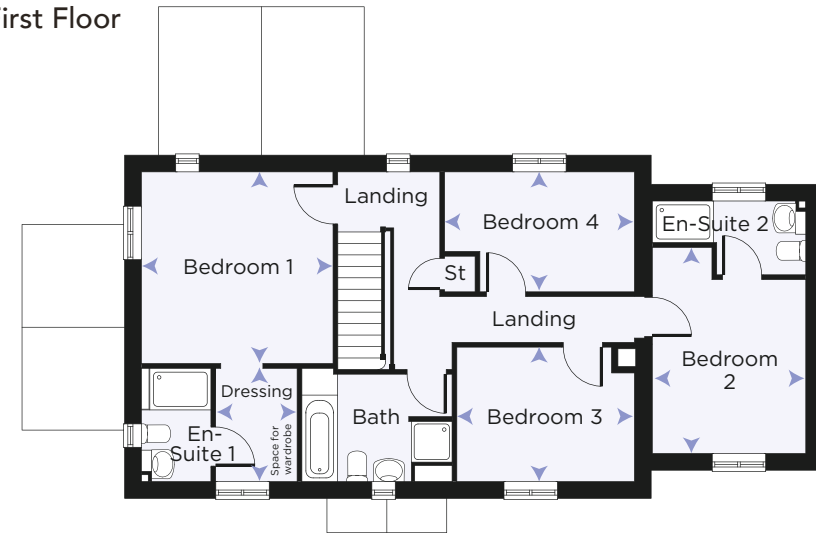
Bedroom 1	3,775mm x 3,765mm	12'5" x 12'4"
Dressing Room	2,227mm x 1,600mm	7'4" x 5'3"
En-Suite 1		
Bedroom 2	3,967mm x 3,015mm	13'0" x 9'11"
En-Suite 2		
Bedroom 3	3,489mm x 2,643mm	11'5" x 8'8"
Bedroom 4	3,729mm x 2,356mm	12'3" x 7'9"
Bathroom		

Ground Floor

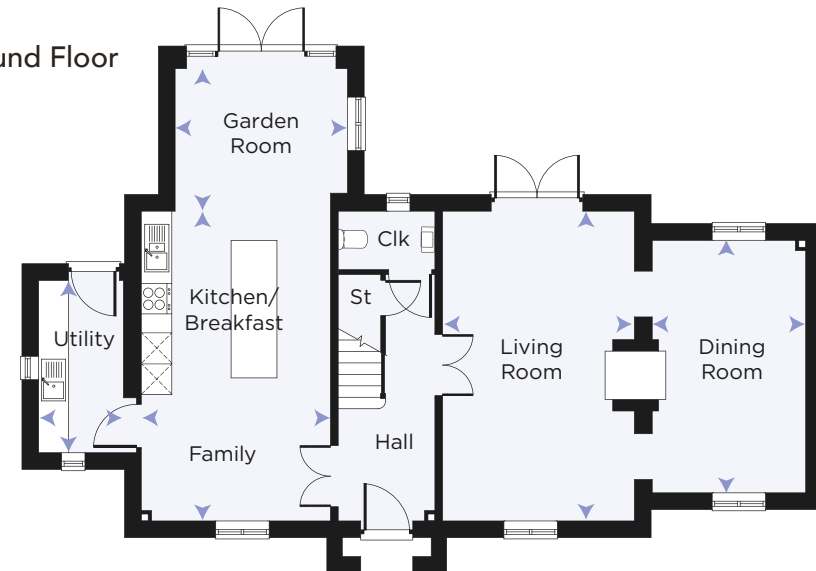
Living Room	6,085mm x 3,767mm	20'0" x 12'4"
Dining Room	4,960mm x 3,015mm	16'3" x 9'11"
Kitchen/ Breakfast/Family	6,437mm x 3,717mm	21'1" x 12'2"
Garden Room	3,385mm x 2,448mm	11'1" x 8'0"
Utility	3,386mm x 1,665mm	11'1" x 5'6"
Cloakroom		

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First Floor



Ground Floor



Protection for new-build home buyers



R the HIND



RAVENSWOOD
REACH



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the HIND



Plot 44

A 4 bedroom semi-detached home

First Floor

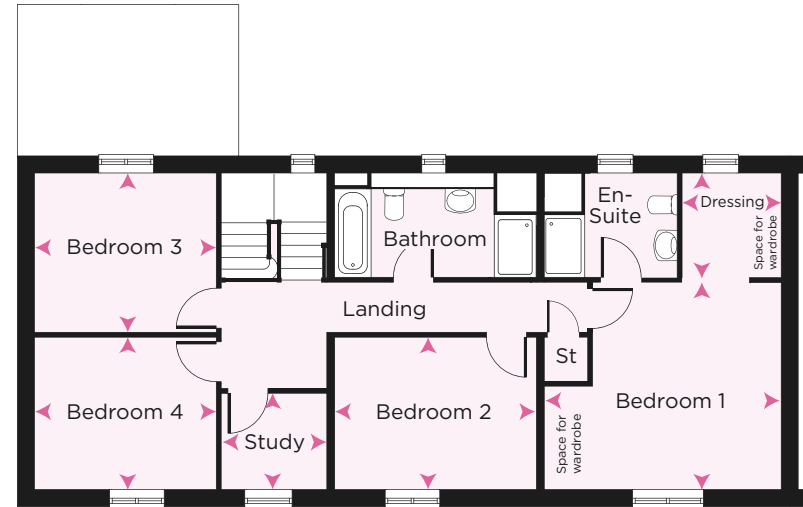
Bedroom 1	4,555mm x 3,987mm	14'11" x 13'1"
Dressing Room	3,062mm x 2,027mm	10'1" x 6'8"
En-Suite		
Bedroom 2	3,877mm x 2,930mm	12'9" x 9'7"
Bedroom 3	3,497mm x 3,062mm	11'6" x 10'1"
Bedroom 4	3,497mm x 2,930mm	11'6" x 9'7"
Study	2,031mm x 1,851mm	6'8" x 6'1"
Bathroom		

Ground Floor

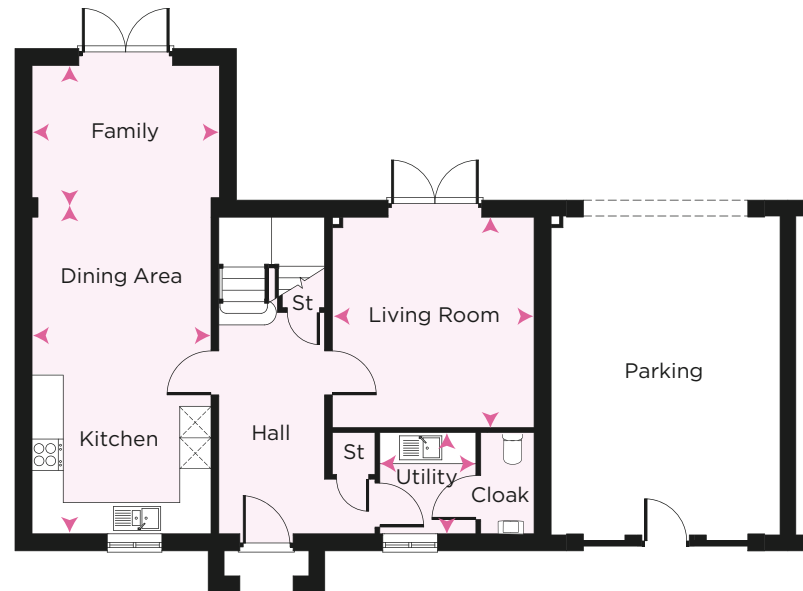
Living Room	4,045mm x 3,877mm	13'3" x 12'9"
Kitchen/Dining	6,460mm x 3,440mm	21'2" x 11'3"
Family Area	3,600mm x 2,540mm	11'10" x 8'4"
Utility	1,947mm x 1,846mm	6'5" x 6'1"
Cloakroom		

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 plan. Lagan Homes has a policy of continuous improvement and individual features may vary from time to time. Please ask the Sales Adviser for details of specific plots.

First Floor



Ground Floor



Protection for new-build home buyers



R the MELBOURNE



RAVENSWOOD
REACH



The computer generated images represent the house types, however elevational treatments, handing, garage position, fencing and landscaping may vary.

the MELBOURNE



Plot 46

A 4 bedroom detached home

First Floor

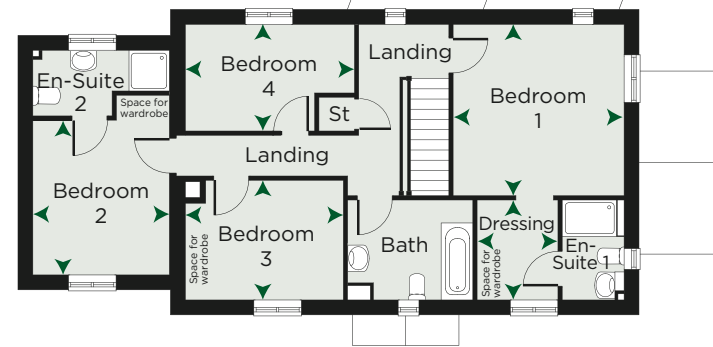
Bedroom 1	3,785mm x 3,775mm	12'5" x 12'5"
Dressing Room	2,207mm x 1,600mm	7'3" x 5'3"
En-Suite 1		
Bedroom 2	3,967mm x 3,015mm	13'0" x 9'11"
En-Suite 2		
Bedroom 3	3,489mm x 2,643mm	11'5" x 8'8"
Bedroom 4	3,734mm x 2,356mm	12'3" x 7'9"
Bathroom		

Ground Floor

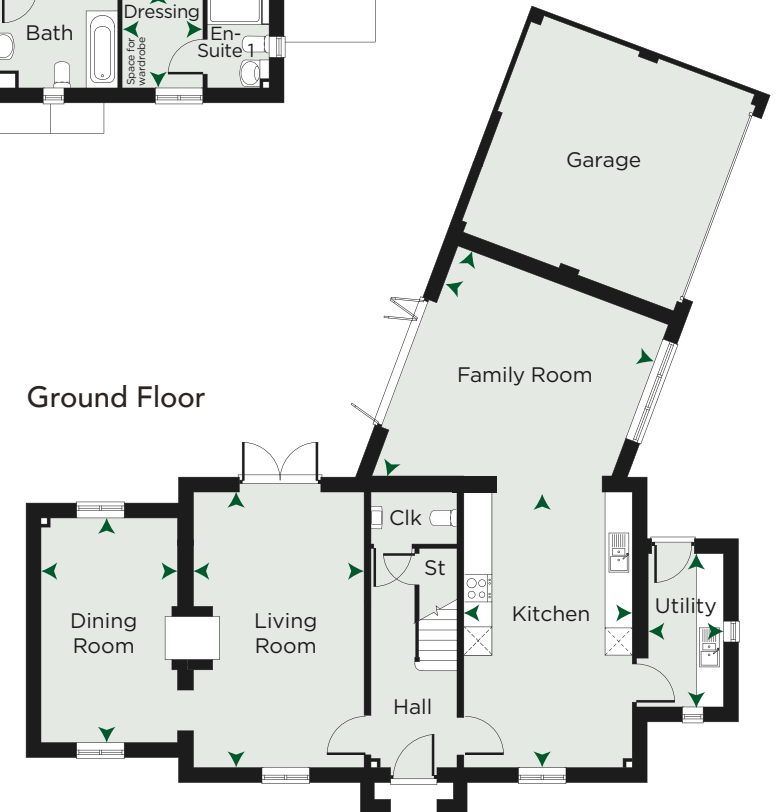
Living Room	6,085mm x 3,767mm	20'0" x 12'4"
Dining Room	4,960mm x 3,015mm	16'3" x 9'11"
Kitchen	6,085mm x 3,717mm	20'0" x 12'2"
Family Room	5,423mm x 4,960mm	17'10" x 16'3"
Utility	3,385mm x 1,665mm	11'1" x 5'6"
Cloakroom		

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First Floor



Ground Floor



Protection for new-build home buyers



R the EDLESTON



RAVENSWOOD
REACH



The computer generated images represent the house types, however elevational treatments, handing, garage position, fencing and landscaping may vary.

the EDLESTON



Plots 2, 3

A 5 bedroom detached home

Second Floor

Bedroom 2	5,165mm x 3,814mm	16'11" x 12'6"
Dressing Room 2	2,683mm x 2,510mm	8'10" x 8'3"
En-Suite 2		
Bedroom 3	4,822mm x 4,494mm	15'10" x 14'9"
Shower Room		

First Floor

Bedroom 1	6,085mm x 3,085mm	20'0" x 10'1"
Dressing Room 1	3,434mm x 1,592mm	11'3" x 5'3"
Sitting Area	4,408mm x 1,958mm	14'6" x 6'5"
En-Suite 1		
Bedroom 4	4,494mm x 3,085mm	14'9" x 10'1"
Bedroom 5	4,494mm x 2,907mm	14'9" x 9'6"
Bathroom		

Ground Floor

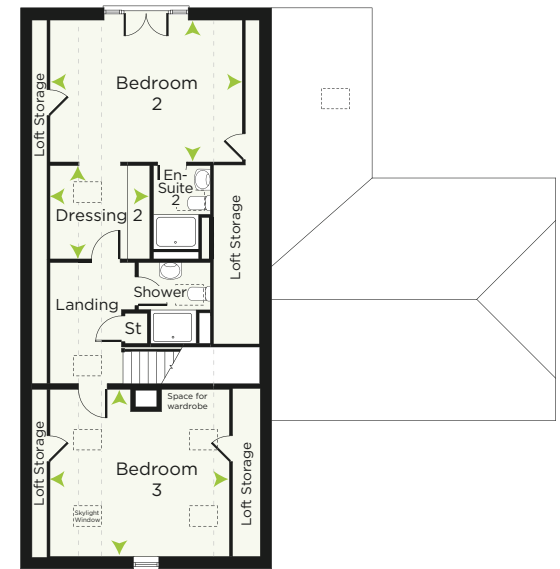
Living Room	6,085mm x 4,457mm	20'0" x 14'7"
Family/Dining	8,775mm x 4,218mm	28'9" x 13'10"
Kitchen	6,085mm x 3,425mm	20'0" x 11'3"
Utility	3,140mm x 2,491mm	10'4" x 8'2"
Cloakroom		

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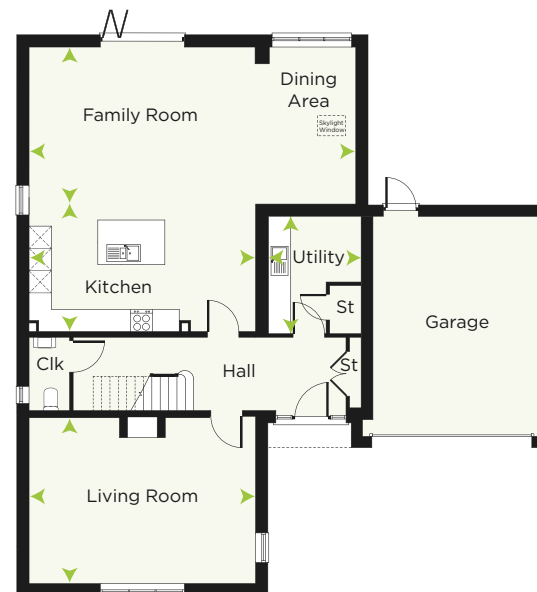
First Floor



Second Floor



Ground Floor



Protection for new-build home buyers

LaganHomes®

R the CHAMBERLAIN



RAVENSWOOD
REACH



The computer generated images represent the house types, however elevational treatments, handing, garage position, fencing and landscaping may vary.

the CHAMBERLAIN



Plots 1, 6

A 5 bedroom detached home

Second Floor

Bedroom 4	4,822mm x 4,494mm	15'10" x 14'9"
Bedroom 5	4,481mm x 2,906mm	14'8" x 9'6"
Dressing/Storage	4,479mm x 2,913mm	14'8" x 9'7"
Shower Room		

First Floor

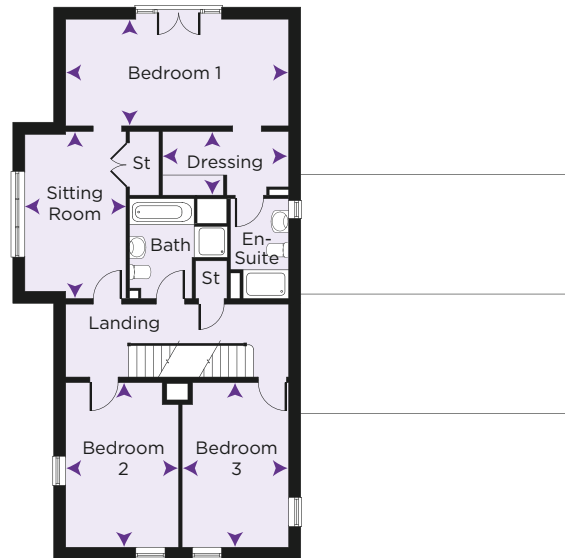
Bedroom 1	6,085mm x 2,913mm	20'0" x 9'7"
Dressing Room	3,446mm x 1,741mm	11'4" x 5'9"
Sitting Room	4,562mm x 2,761mm	15'0" x 9'1"
En-Suite		
Bedroom 2	4,494mm x 3,083mm	14'9" x 10'1"
Bedroom 3	4,494mm x 2,910mm	14'9" x 9'7"
Bathroom		

Ground Floor

Living Room	6,085mm x 4,454mm	20'0" x 14'7"
Family Room	6,085mm x 3,340mm	20'0" x 11'0"
Kitchen/Dining	7,200mm x 4,285mm	23'7" x 14'1"
Utility	2,494mm x 1,739mm	8'2" x 5'8"
Cloakroom		

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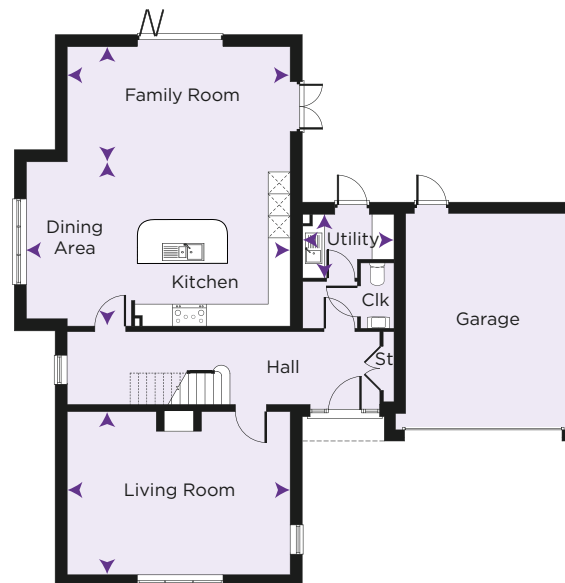
First Floor



Second Floor



Ground Floor



Protection for new-build home buyers



R the SEATON

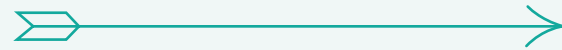


RAVENSWOOD
REACH



The computer generated images represent the house types, however elevational treatments, handing, garage position, fencing and landscaping may vary.

the SEATON



Plot 4

A 5 bedroom detached home

Second Floor

Bedroom 1	4,759mm x 3,982mm	15'7" x 13'1"
Dressing Room	4,759mm x 3,553mm	15'7" x 11'8"
En-Suite 1		

First Floor

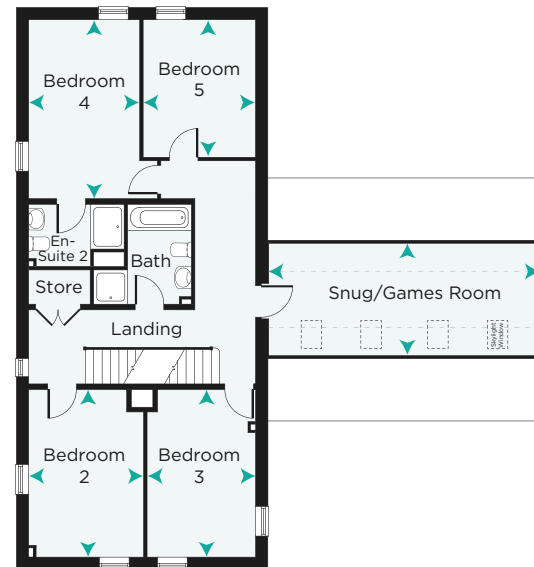
Bedroom 2	4,494mm x 3,082mm	14'9" x 10'1"
En-Suite 2		
Bedroom 3	4,494mm x 2,909mm	14'9" x 9'7"
Bedroom 4	4,798mm x 2,978mm	15'9" x 9'9"
Bedroom 5	3,751mm x 3,014mm	12' 3" x 9' 10"
Snug/Games Room	7,280mm x 3,015mm	23'11" x 9'11"
Bathroom		

Ground Floor

Living Room	6,085mm x 4,454mm	20'0" x 14'7"
Kitchen/Family/Dining	7,588mm x 6,085mm	24'11" x 20'0"
Utility	3,117mm x 2,504mm	10'3" x 8'3"
Cloakroom		

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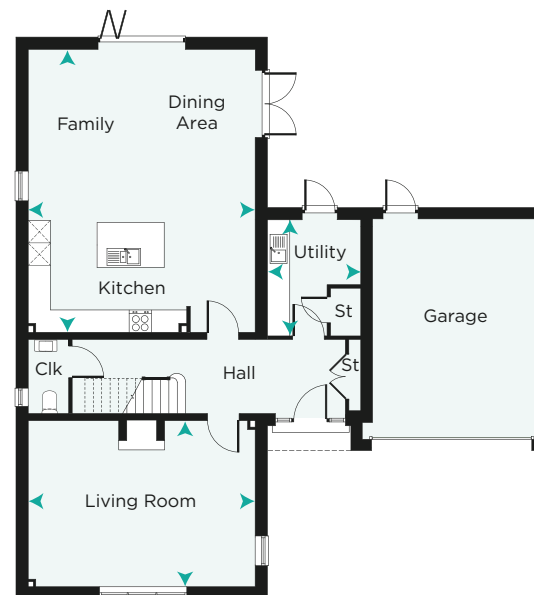
First Floor



Second Floor



Ground Floor



Protection for new-build home buyers



R the WEDDERBURN



RAVENSWOOD
REACH



The computer generated images represent the house types, however elevational treatments, handing, garage position, fencing and landscaping may vary.

the WEDDERBURN



Plot 5

A 5 bedroom detached home

Second Floor

Bedroom 4	4,822mm x 4,494mm	15'10" x 14'9"
Bedroom 5	4,479mm x 2,973mm	14'8" x 9'9"
Dressing/Storage	4,479mm x 2,942mm	14'8" x 9'8"
Bathroom 2		

First Floor

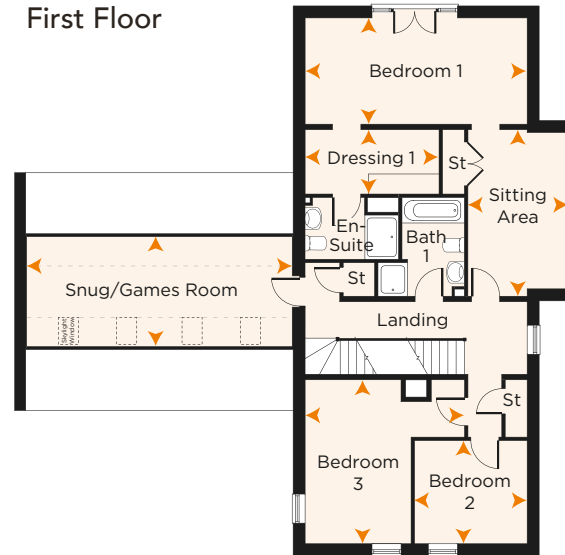
Bedroom 1	6,085mm x 2,913mm	20'0" x 9'7"
Dressing Room	3,671mm x 1,764mm	12'1" x 5'9"
Sitting Area	4,564mm x 2,743mm	15'0" x 9'0"
En-Suite		
Bedroom 2	3,088mm x 3,001mm	10'2" x 9'10"
Bedroom 3	4,494mm x 2,904mm	14'9" x 9'6"
Snug/Games Room	7,328mm x 3,045mm	24'0" x 9'11"
Bathroom 1		

Ground Floor

Living Room	6,085mm x 4,454mm	20'0" x 14'7"
Family Room	6,085mm x 3,342mm	20'0" x 11'0"
Kitchen/Dining	7,200mm x 4,285mm	23'7" x 14'1"
Utility	3,114mm x 2,481mm	10'3" x 8'2"
Cloakroom		

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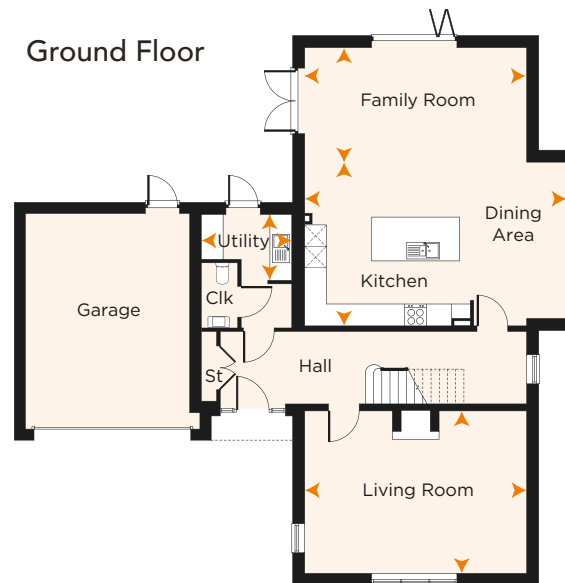
First Floor



Second Floor



Ground Floor



Protection for new-build home buyers

LaganHomes



RAVENSWOOD
REACH

LONGDALE LANE, NOTTINGHAM

SPECIFICATION

	Southwell P17, 30, 31, 34	Southwell P33	Woodford	Arderne	Gifford	Loxley	Medwin	Argyle	Brougham	Leigh	Shelley	Scarlet	Minerva	Birkin	Bonnington	Medora	Milbanke	Sandby	Annesley	Reville	Hawksmoor	Hind	Melbourne	Clairmont	Kirkby	Bigsby	Halanby	Sherwood	Edleston	Chamberlain	Seaton	Wedderburn	Mallory		
HEATING																																			
Gas fired heating with combination boiler	■	■	■	■	■	■	■	■	■	■	■	■	■					■	■	■		■				■	■	■							
Gas fired heating with boiler and cylinder											■	■	■	■	■	■	■				■	■	■	■	■	■	■	■	■	■	■	■	■	■	
Dual zone heating					■						■	■	■					■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	
Triple zone heating															■	■	■												■	■	■	■	■	■	
EXTERNAL FEATURES																																			
UPVC windows and double glazing. Colour ivory	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	
Aluminium bifold doors, double glazed. Colour ivory						■			■															■		■			■	■	■	■	■	■	
GRP front entrance door, with letterplate, door viewer and chain. Colour black exterior and white interior	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	
Glass Juliette balcony to bedroom 1 French doors																									■				■	■	■	■	■	■	
Main entrance chrome external light with PIR sensor. All other external lighting is wire only	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	
Mains wired doorbell	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	
Slabs and patio buff riven to front/side and rear elevation as site plan	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	
Turf – front and rear garden, turf as landscape plan	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	
External tap	■	■	■	■	■	■	■	■	■		■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	
KITCHEN/UTILITY																																			
Fitted kitchen with choice of colour of unit doors, with laminate worktops in kitchen	■		■	■		■	■	■	■	■	■	■	■	■	■	■	■	■	■	■					■		■	■	■						
Fitted kitchen with choice of colour of unit doors, with Quartz worktops in kitchen		■			■																	■	■	■		■				■	■	■	■	■	
Fitted utility with choice of colour of unit doors, with laminate worktops in utility													■					■		■	■	■	■	■	■		■	■	■	■	■	■	■	■	
AEG double oven					■																■	■	■	■	■	■									
AEG 80cm induction hob					■																		■	■	■	■									
AEG 60cm induction hob																						■	■	■	■	■									
AEG extractor hood					■																■	■	■	■	■	■									
Electrolux single oven			■	■			■			■	■	■								■															
Electrolux double oven	■	■				■		■	■				■	■	■	■	■	■	■	■							■	■	■						
Electrolux 60cm induction hob	■	■	■	■		■	■	■	■	■	■	■	■	■	■	■	■	■	■	■						■	■	■	■						
Electrolux extractor hood	■	■	■	■		■	■	■	■	■	■	■	■	■	■	■	■	■	■	■						■	■	■	■						
Electrolux integrated fridge freezer 50/50	■	■	■		■	■	■	■						■	■	■	■	■	■			■	■	■	■	■	■	■	■	■	■	■	■	■	■
Electrolux integrated dishwasher	■	■	■		■	■	■	■											■			■	■	■	■	■	■	■	■	■	■	■	■	■	■
Glass splash to hob	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■
Space for fridge freezer				■						■	■	■	■						■	■						■	■	■	■						
Fitted base unit for future dishwasher										■	■	■	■	■	■	■	■		■	■						■	■	■	■						

	Southwell P17, 30, 31, 34	Southwell P33	Woodford	Arderne	Gifford	Loxley	Medwin	Argyle	Brougham	Leigh	Shelley	Scarlet	Minerva	Birkin	Bonington	Medora	Milbanke	Sandby	Annesley	Reville	Hawksmoor	Hind	Melbourne	Clairmont	Kirkby	Bigsby	Halanby	Sherwood	Edleston	Chamberlain	Seaton	Wedderburn	Mallory									
JOINERY & IRONMONGERY																																										
Oak veneer 5 vertical panel doors													■																													
White 5 vertical panel doors					■									■	■	■	■	■				■	■	■		■	■	■	■													
White 4 panel doors	■	■	■	■		■	■	■	■	■	■	■							■		■	■	■																			
Chrome finished Internal door handles	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■					
Sliding mirror door wardrobe with blanket shelf and rail to bedroom 1					■			■	■				■					■		■			■	■	■	■	■	■	■	■	■	■	■	■	■	■	■					
Hinged door wardrobe with blanket shelf and rail to bedroom 1														■	■	■	■				■	■																				
FINISHINGS																																										
Plasterboard and skim walls – white	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■				
Plasterboard and skim ceilings – white	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■			
MDF skirting and architrave – white	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■			
Staircase with hardwood varnished handrail and newel caps													■					■		■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■				
Staircase with softwood painted handrail and varnished newel caps											■	■		■	■	■	■		■									■	■													
ELECTRICAL																																										
Low energy down lights to kitchen, bathroom and en-suite (where applicable to design)	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■			
Shaver point to en-suite 1	■	■	■	■	■		■	■					■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■		
Shaver point to bathroom (if no en-suite)							■			■	■	■	■		■	■	■	■			■	■																				
Mains wired smoke detectors (or carbon monoxide where required) with battery backup	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■		
2 way lighting to bedroom 1														■	■	■	■						■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■		
USB point to kitchen and bedroom 1	■			■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	
Wire only to rear external light fitting				■		■	■	■			■	■		■	■	■	■		■		■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	
Power, socket and LED strip light to garage – site specific garage location	■*	■	■		■	■	■	■	■									■		■	■		■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	
Low level LED marker light matt white to stair string													■																													
Low Level LED on sensor to en-suite 1														■	■	■	■						■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	
Electric vehicle chargers																									■																	
WARRANTIES																																										
2 year homeowner warranty with Lagan Homes	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	
10 year Premier Guarantee warranty	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■

*Except plot 34. Lagan Homes reserves the right to replace products with equivalent products affected by supply chain issues. Appliances manufacturer Electrolux/AEG – subject to supply chain availability at the time – confirmation at reservation. Choices are dependent on stage of construction, please ask the Sales Adviser 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 Adviser 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.



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



Quality construction on-site



High-efficiency heating systems



Energy efficient appliances



Low energy lighting



Save £2,200 on energy bills*

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 2024 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 £2,200 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.



* Energy saving figures quoted are provided by the Home Builders Federation (HBF) Energy Report "Watt a Save" Updated August 2024 under Ofgem's latest price cap. Photographs show typical show home interiors from previous developments.



Privately family owned homebuilder



Experienced team



Eco-friendly design and construction methods



6000+ homes built since 1983



11 live sites

why choose LAGAN HOMES?

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

CUSTOMER CARE

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

ENVIRONMENTAL

Our new homes often include the latest energy efficient technology and environmental considerations.

SAFETY AND SECURITY

Double glazing, window locks*, multi-point locking system to main doors, smoke / heat / carbon monoxide detector to current electrical requirements, to provide peace of mind. (*window locks to ground floor).

NEW HOME WARRANTY

All homes at Ravenswood Reach come with a 10 Year Premier Guarantee, with the first 2 years provided by Lagan Homes' customer care team.

TWO YEAR WARRANTY

Every new Lagan home comes with a two year customer care warranty subject to Premier Guarantee guidelines.

YOUR NEW HOME

Home owners have the satisfaction of knowing that Ravenswood Reach 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

Awarded the prestigious 5 star rating for customer satisfaction by Home Builders Federation.



optional EXTRAS

We recognise that each of our purchasers may have unique requirements, so in addition to our generous standard specification, we offer a range of optional extras to enhance your new home.

Tailor your home to your unique requirements with our range of options and extras available subject to the build stage. These can then be included during the construction process to ensure that your home is just the way you want it on the day you move in.

Optional extras will depend upon the stage of build but can include:

- Kitchen unit, worktop and lighting upgrades
- Bathroom upgrades and extra tiling
- Fitted carpets, floor tiling and Karndean flooring
- Extra electrical, lighting and BT points
- Hard landscaping



“

*Well designed
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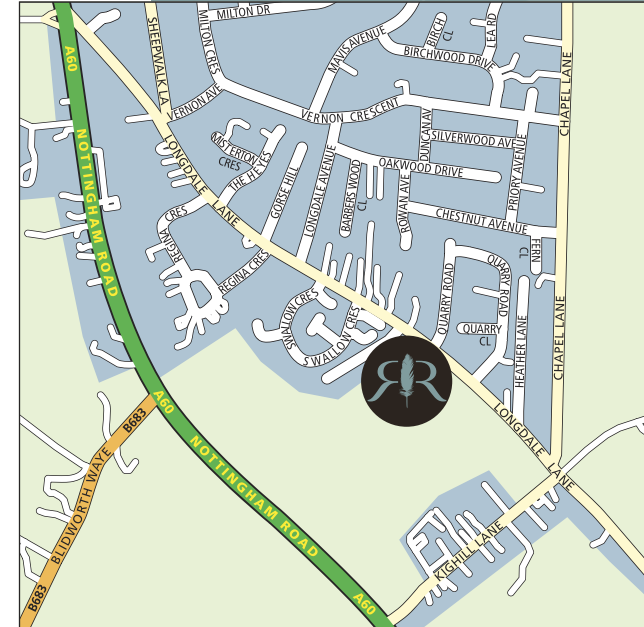
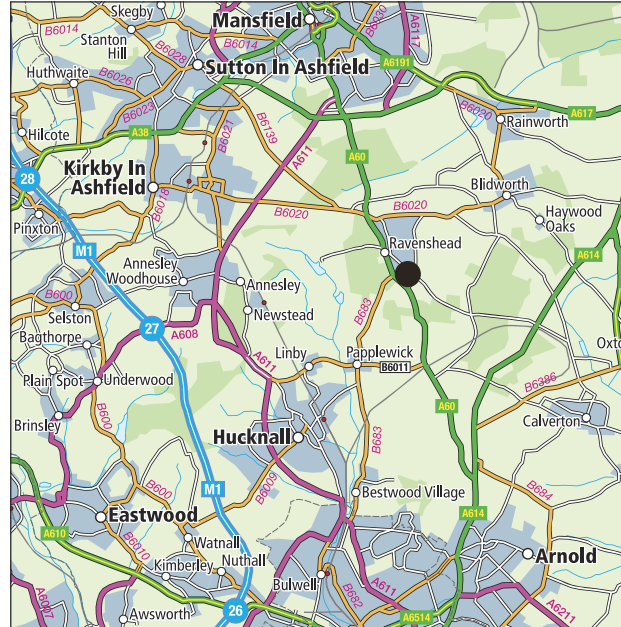


Please ask your
Sales Adviser for
full details and
pricing

the LOCATION

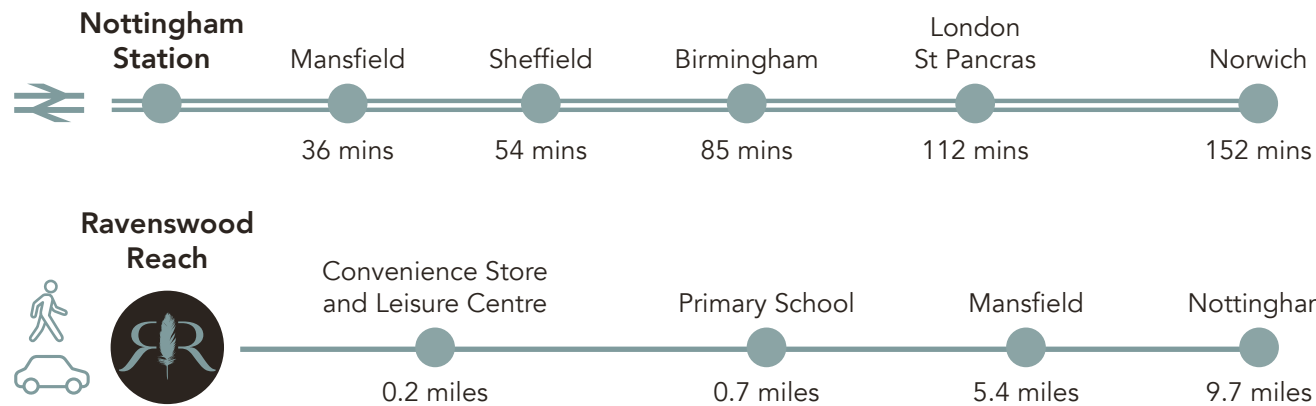


Ravenswood Reach is conveniently located for travel and commuting, with excellent transport links to both Nottingham and Mansfield.



Junction 27 of the M1 motorway is just 6 miles away. Ravenshead has its own community transport organisation and there are regular commercial buses from Ravenshead to both Mansfield and Nottingham.

The nearest train station is in Mansfield with regular services to Worksop and Nottingham. A little further away, Nottingham train station has regular services to Sheffield, Birmingham and London.



Times and distances are for indicative purposes only and sourced from National Rail and Google maps (August 2024).



RAVENSWOOD
REACH

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